

**Public Advertisement for an Expression of Interest (EOI)**

**INVITATION TO SUBMIT AN EXPRESSION OF INTEREST (EOI)  
AS TO THE AVAILABILITY OF SPACE FOR LEASE  
IN THE CITY OF WINNIPEG  
FILE NUMBER 81000220**

Public Works and Government Services Canada (PWGSC) is asking interested parties to provide information for a potential lease of office/warehouse space that meets the following criteria:

**Section A: Lease Components**

- a lease term of approximately five (5) years, commencing on or about October 1, 2018, plus two (2) options to extend the lease for an additional period of one (1) year each;
- approximately 266.3 usable square metres (um<sup>2</sup>) of contiguous office space and 2,774.2 um<sup>2</sup> of contiguous warehouse space;
- the proposed space must be available at least thirty-one (31) weeks prior to the above-noted lease commencement date so all space(s) may be prepared for occupancy;
- the proposed space should satisfy or be capable of satisfying the following criteria:
  1. the proposed space must be located on the ground floor;
  2. the warehouse portion of the leased premises shall have:
    - a minimum unobstructed warehouse ceiling height of 5.5 metres (18') throughout measured from the top of the finished floor to the underside of the lowest obstruction of the ceiling, including HVAC, electrical, and sprinkler system;
    - a minimum floor loading capacity of 12 kPa (250 psf) throughout for fully loaded pallet racking and forklift traffic;
    - two (2) loading docks with 1.3 metre (4.25') high dock access;
    - 2 dock level doors having a minimum size of 2.44m x 3.05m (8' x 10');
    - ability to provide 3-phase power for carousel operation;
    - a man door for pedestrian access;
  3. Buildings offered must provide sufficient access to the loading docks to allow for easy access of large trucks and trailers, consisting of a maximum trailer length of 17.4 metres (57');
  4. the building/property must have public parking;
  5. the proposed space must have all basic utilities, including telecommunications, water, sewer, gas and electricity;
  6. be fully accessible to persons with a disability;
  7. have acceptable space for the installation of a bicycle rack;
  8. a public transit stop must be within 500 metres of the building main entrance, and the frequency of service must not be greater than 30 minute intervals between the hours of 0700 hours and 1800 hours, Monday to Friday inclusive; there must be an accessible walking route between the public transit stop and the building;
  9. the physical characteristics of the Lands and the Building and the area and environment surrounding it, including neighbouring land uses, shall be compatible with the Lessee's intended use of the accommodation;

- the proposed space must be located within the City of Winnipeg;
- on or before the lease commencement date, the proposed space will have to comply with all requirements contained in PWGSC's *Standards for Leased Accommodation*, a copy of which may be obtained from the contact listed in Section F;

Note: PWGSC may wish to visit or inspect the proposed space upon reasonable notice and a threat and risk assessment may be undertaken in order to assess potential threats to the security of the proposed space and to the public.

## **Section B: Responses**

Interested parties are requested to submit their response to this EOI in writing to the following address:

Public Works and Government Services Canada  
5<sup>th</sup> Floor, ATB Place North  
10025 Jasper Avenue  
Edmonton, Alberta T5J 1S6  
Attention: Christie Koch

by email to the contact listed below in Section F.

Please indicate File No. 81000220 on all correspondence.

## **Section C: Responses Requested by**

As this may be the only invitation to submit an Expression of Interest for this potential lease project, owners or their agents should provide responses by December 13, 2016. Any response received after this date may not be considered.

## **Section D: Information Provided by an Interested Party or an Interested Party's Agent**

Information provided by an interested party or by a party's agent should include the file number, the location and municipal address of the building, current zoning, specific location of space within the building, measured area of space, architectural drawings identifying the proposed space with washrooms, exits and other design elements, private/public parking facilities, and details addressing the criteria listed above in Section A. Agents submitting a response to this EOI must provide PWGSC with a letter authorizing them to do so.

## **Section E: Security Requirement**

If this EOI results in a future tender process, the building owners of the proposed spaces will have to hold a valid security clearance at the Reliability level, approved and granted by the Canadian Industrial Security Directorate (CISD) of PWGSC prior to award. All parties interested in this potential lease project are advised to obtain this security clearance level in advance. Information regarding security clearance can be obtained on the website of the CISD/PWGSC at <http://ssi-iss.tpsgc-pwgsc.gc.ca>. Please contact the person listed in Section F to initiate the security clearance process.

## **Section F: Additional Information**

For more information, please contact Christie Koch, Senior Leasing Officer by phone at (780) 224-6378 or by email to: [christie.koch@pwgsc-tpsgc.gc.ca](mailto:christie.koch@pwgsc-tpsgc.gc.ca).

### **Section G: List of Available Space**

This EOI is issued in order to invite interested parties to demonstrate their interest in providing the requirements described herein. This information may be included in a list of available space and used for potential future solicitations.

### **Section H: Not a Solicitation Process**

Note that this is not a tender process, nor a request for proposal, but only an inquiry as to the availability of space to lease. PWGSC will not necessarily invite offers, or lease any space, and may not post any future ads related to this request. The information provided through this EOI may be included in a source list of available space and PWGSC may issue an invitation to tender for other leasing requirements based on this information, or based on any other information which may come to its attention prior to an issuance of an invitation to tender; or it may invite offers by way of public tender. PWGSC reserves the right to proceed with an Invitation to Offer to Lease by inviting only parties deemed to most effectively meet specific operational, security and public safety requirements.