



**RETURN BIDS TO:**

**RETOURNER LES SOUMISSIONS À:**

**Bid Receiving - PWGSC/Réception des soumissions -  
TPSGC**  
11 Laurier St. / 11, rue Laurier  
Place du Portage, Phase III  
Core 0B2 / Noyau 0B2  
Gatineau  
Quebec  
K1A 0S5  
Bid Fax: (819) 997-9776

**SOLICITATION AMENDMENT  
MODIFICATION DE L'INVITATION**

The referenced document is hereby revised; unless otherwise indicated, all other terms and conditions of the Solicitation remain the same.

Ce document est par la présente révisé; sauf indication contraire, les modalités de l'invitation demeurent les mêmes.

**Comments - Commentaires**

**Vendor/Firm Name and Address**  
Raison sociale et adresse du  
fournisseur/de l'entrepreneur

**Issuing Office - Bureau de distribution**  
P3 Procurement Directorate/Direction des  
approvisionnement en P3  
11 Laurier St. / 11, rue Laurier  
Place du Portage, Phase III  
Gatineau QC  
Gatineau  
Quebec  
K1A 0S5

<b>Title - Sujet</b> Preservation Facility (LOI)	
<b>Solicitation No. - N° de l'invitation</b> 5Z011-170055/B	<b>Amendment No. - N° modif.</b> 001
<b>Client Reference No. - N° de référence du client</b> 5Z011-170055	<b>Date</b> 2017-07-17
<b>GETS Reference No. - N° de référence de SEAG</b> PW-\$\$NB-002-73092	
<b>File No. - N° de dossier</b> nb002.5Z011-170055	<b>CCC No./N° CCC - FMS No./N° VME</b>
<b>Solicitation Closes - L'invitation prend fin</b> <b>at - à 02:00 PM</b> <b>on - le 2018-01-01</b>	
<b>Time Zone</b> Fuseau horaire Eastern Daylight Saving Time EDT	
<b>F.O.B. - F.A.B.</b> Specified Herein - Précisé dans les présentes	
<b>Plant-Usine:</b> <input type="checkbox"/> <b>Destination:</b> <input type="checkbox"/> <b>Other-Autre:</b> <input checked="" type="checkbox"/>	
<b>Address Enquiries to: - Adresser toutes questions à:</b> Zwicker, Dawn	<b>Buyer Id - Id de l'acheteur</b> nb002
<b>Telephone No. - N° de téléphone</b> (613) 301-1676 ( )	<b>FAX No. - N° de FAX</b> ( ) -
<b>Destination - of Goods, Services, and Construction:</b> <b>Destination - des biens, services et construction:</b> LIBRARY AND ARCHIVES CANADA PLACE DE LA CITE 8TH FL. 550 DE LA CITE BLVD GATINEAU Quebec K1A0N4 Canada	

**Instructions: See Herein**

**Instructions: Voir aux présentes**

<b>Delivery Required - Livraison exigée</b>	<b>Delivery Offered - Livraison proposée</b>
<b>Vendor/Firm Name and Address</b> Raison sociale et adresse du fournisseur/de l'entrepreneur	
<b>Telephone No. - N° de téléphone</b> <b>Facsimile No. - N° de télécopieur</b>	
<b>Name and title of person authorized to sign on behalf of Vendor/Firm</b> <b>(type or print)</b> <b>Nom et titre de la personne autorisée à signer au nom du fournisseur/ de l'entrepreneur (taper ou écrire en caractères d'imprimerie)</b>	
<b>Signature</b>	<b>Date</b>

## **Letter of Interest (LOI): Gatineau 2 Preservation Facility, Library and Archives of Canada**

This Letter of Interest (LOI) is released by the Government of Canada as a follow up to the [Gatineau 2 Preservation and Access Facility LOI posted on June 10, 2016](#), which followed the announcement of the construction of a new state-of-the-art preservation facility, outlined in the Library and Archives of Canada (LAC) [2016-17 Report on Plans and Priorities](#).

This is not a bid solicitation. This LOI will not result in the award of any contract, nor result in the creation of any source list; therefore, whether or not any potential supplier responds to this LOI, it will not preclude that supplier from participating in any future procurement. The information obtained pursuant to this LOI may or may not be used in any Request for Qualifications (RFQ) or Request for Proposals (RFP) at a future date. The Government of Canada will not reimburse any respondent for expenses incurred in responding to this LOI.

### **BACKGROUND**

This project is a solution to LAC's ongoing and future needs for special purpose infrastructure that provides appropriate preservation and access space for its analogue archival holdings. The construction of this new facility will enable the further consolidation of LAC's archival holdings to its Gatineau, Quebec campus and provide LAC with the means to sustain its renewed real property portfolio for the foreseeable future.

A Procurement Options Analysis (POA) was performed to confirm the optimal procurement method for the Project. Based on the qualitative and quantitative analysis of the POA, the design, build, finance, operation and maintenance (DBFOM) is the preferred delivery model.

### **OBJECTIVE OF LOI**

- Highlight the Gatineau 2 Preservation Facility Project Objectives
- Outline the approach to the P3 procurement to ensure a fair, open and transparent process
- Identify associated contracts for the Project
- Inform the industry and industry associations of potential upcoming contracting opportunities

### **ENQUIRIES**

Respondents with questions regarding this LOI may direct their enquiries to the Contracting Authority identified herein. Since this is not a bid solicitation, Canada will not necessarily respond to all enquiries in writing or by circulating answers to all potential suppliers. Enquiries may be submitted in either official language of Canada.

### **CONTRACTING AUTHORITY**

Patrick Kelly  
Place du Portage, Phase III  
11 Laurier Street  
Gatineau QC J8X 4A6  
Email: [TSPGC.GATINEAU.2.PWGSC@tpsgc-pwgsc.gc.ca](mailto:TSPGC.GATINEAU.2.PWGSC@tpsgc-pwgsc.gc.ca)

### **CLOSING DATE**

This LOI may be augmented with additional updates, and may include a call for input from industry. A response is not required at this time. The LOI closing date published herein is therefore not the final deadline for comments or input. The LOI closing date may be extended if and when subsequent phases are initiated.

## **PROJECT DESCRIPTION**

Canada intends to procure a Private Partner to deliver the design, build, finance, operation and maintenance of an estimated 11,920 m<sup>2</sup> LEED certified preservation facility (the Gatineau 2 Preservation Facility) that supports a 500 year archival preservation objective with predefined environmental set points, and that would be operated and maintained over a 30-year Operating Term. It is expected that the facility will include an Automated Storage and Retrieval System (ASRS).

The Private Partner may also be required to re-shelve certain vaults contained within LAC's existing Preservation Centre (PC), and may provide operation and maintenance services of the PC for a minimum 30-year Operating Term.

## **PROCUREMENT PROCESS**

The provision of design, build, finance, operation, and maintenance services is expected to be procured through a Public-Private Partnership (P3) process. Due to the complexity of the Project, the procurement may be conducted through one continuous process consisting of two separate and sequential stages:

### **Stage 1 – Request for Qualifications – Fall 2017**

- Process will be open to any Canadian or international company or consortium
- Respondents are expected to be evaluated according to specific criteria in the following categories:
  - o Team Partnering, Design, Construction, Operations and Maintenance, and Financing.
- The three highest ranked qualified respondents would be identified and invited to proceed to the Request for Proposals stage

### **Stage 2 – Request for Proposals – Winter/Spring 2018**

- The three Proponents identified in Stage 1 will be invited to submit technical and financial proposals
- A Project Agreement will be signed between the selected Private Partner and the Government of Canada

## **PRIVATE PARTNER TEAMING**

The Private Partner shall be comprised of Prime Members. A Prime Member is an individual, corporation, partnership or other legal entity, exclusive to one Respondent for the purposes of the Project. It is expected that the Private Partner team would be comprised of the following Prime Members;

- **Project Lead Prime Member** is expected to lead all Team Members in the delivery of the Project, and may also hold another Prime Member or Equity Member role;

- **Construction Prime Member** is expected to undertake 30% or more of the construction work based on total estimated construction costs of the Project.
- **Design Prime Member** is expected to play the lead design role for the Project and undertake over 50% of the design work.
- **Operations and Maintenance Prime Member** is expected to play the lead operations and maintenance role for the Project and undertake over 50% of the operations and maintenance work based on total estimated operations and maintenance costs of the Project.
- **Financing Prime Member** is expected to be responsible for arranging the financing of the Project, including the management and coordination of lenders.

Respondent **Equity Member(s)** are expected to be named and evaluated in the RFQ. Equity Members include individuals, corporations, partnerships or other legal entities, exclusive to one Respondent for the purposes of the Project, who will have an ownership interest in the Consortium.

Please note that the Automated Storage and Retrieval System (ASRS) Team Members are not expected to be proposed or evaluated until the anticipated RFP phase of the procurement.

### KEY INDIVIDUALS

It is anticipated that the following key individuals will be included in the Prime Member teams:

<b>Project Lead Prime Member Key Individuals</b>
Up to three (3) with roles designated by the Respondent
<b>Design Prime Member Key Individuals</b>
Principal/Lead Design Architect
Senior Design Architect
Project/Quality Manager
Lead Landscape Architect
Lead Structural Engineer
Lead Mechanical Engineer
Lead Electrical Engineer
Lead Civil Engineer
<b>Construction Prime Member Key Individuals</b>
Director of Construction
Project/Construction Manager
Quality Manager
Health & Safety Officer
Site Superintendent
<b>Operations and Maintenance Development Prime Member Key Individuals</b>
Facility Manager
<b>Financing Prime Member Key Individuals</b>
Up to three (3) with roles designated by the Respondent

## ASSOCIATED CONTRACTS FOR THE GATINEAU 2 PROJECT

Contracts have been awarded, or are expected to be awarded, for the following requirements in association with the Gatineau 2 Project. Suppliers should be aware that being awarded any of the following contracts would preclude their participation as a member of the prospective consortia of the Gatineau 2 Preservation Facility P3 Procurement Process. The objectives and approximate timeframe of Procurement listed are for reference only and may vary from the solicitations published. Other contracts that are not listed below may be awarded.

Expertise	Incumbent	Objective
<b>Advocate Architect</b>	GRC Architects + Dialog Architects	<ul style="list-style-type: none"> <li>• Perform studies and technical analysis for the project (e.g. architectural, shelving)</li> <li>• Present recommendations to inform Canada of options and alternatives, and assess options (pros/cons)</li> <li>• Prepare the necessary indicative design drawings to effectively guide designs by the proponents in order to meet the objectives of the Project</li> <li>• Prepare performance specifications and service specifications</li> <li>• Provide technical advice and assistance during the P3 RFQ and RFP process</li> <li>• Advise on the content of technical evaluation submission requirements and criteria</li> <li>• Participate in technical evaluation committees (as required)</li> <li>• Provide expertise during the P3 Design, Construction, and Post-construction phases.</li> </ul>
<b>Cost Consultant</b>	Turner & Townsend	<ul style="list-style-type: none"> <li>• Develop preliminary and Class “C” Cost Estimates in conjunction with the indicative designs developed by the Advocate Architect</li> <li>• Provide cost analysis in support of a risk workshop forming part of the procurement options analysis conducted by PPP Canada</li> </ul>
<b>Fairness Monitor</b>	Knowles Consultancy Services Inc. and Hill International Inc.	<ul style="list-style-type: none"> <li>• Provide oversight of the procurement process to ensure fairness, transparency, and integrity.</li> </ul>
<b>Financial and Insurance Advisor</b>	Deloitte and Forum Assurance	<ul style="list-style-type: none"> <li>• Provide input to project planning and development of the Project’s Procurement Options Analysis, including Market Sounding, Risk Workshop</li> <li>• Develop and provide advice on the Project’s Payment Mechanism and insurance requirements</li> <li>• Support Project’s Financial Close</li> </ul>
<b>Legal Advisor</b>	Norton Rose Fulbright	<ul style="list-style-type: none"> <li>• Provide legal advice</li> <li>• Contract negotiation</li> <li>• Preparation of legal documents associated with the</li> </ul>

Expertise	Incumbent	Objective
		procurement process (e.g. Project Agreement, Schedules)
<b>Independent Certifier</b>	Expected Winter 2019	<ul style="list-style-type: none"> <li>• Joint appointment with duty of care obligations to both Canada and the Private Partner.</li> <li>• Verify the compliance of work performed by the Private Partner</li> <li>• Monitor the Project's progress against the Project Agreement</li> <li>• Certify substantial completion in accordance with the Project Agreement</li> <li>• Provide monthly reporting to LAC and Private Partner through construction</li> <li>• Services required throughout Design and Construction</li> </ul>

### **GOVERNMENT OF CANADA'S INTEGRITY REGIME**

The Government of Canada is committed to open, fair and transparent contracts and real property agreements. A strong government-wide Integrity Regime has been put in place to ensure that the Government conducts business with ethical suppliers in Canada and abroad. It will foster ethical business practices, ensure due process for suppliers and uphold the public trust in the procurement process. All respondents will be required to comply with the Integrity Regime (<http://www.tpsgc-pwgsc.gc.ca/ci-if/ci-if-eng.html>)

### **SECURITY REQUIREMENTS**

TBD