

**INVITATION TO SUBMIT AN EXPRESSION OF INTEREST (EOI)
AS TO THE AVAILABILITY OF SPACE FOR LEASE
IN THE CITY OF OTTAWA, ONTARIO
FILE NUMBER 5225-2-2018-7**

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

Section A: Lease Components

- a lease term of approximately ten (10) years, commencing on or about October 1, 2019, plus option to extend the lease for one (1) additional period of five (5) years;
- approximately 6,000 usable square metres (um²) of contiguous warehouse space, and four (4) parking spaces;
- the proposed space must be available approximately twelve (12) months prior to the above-noted lease commencement date so all space may be prepared for occupancy;
- the proposed space should satisfy or be capable of satisfying the following criteria:
 1. Minimum ceiling height of nine (9) feet and two (2) inches;
 2. Floor loading requirement of 219 lbs. /square foot;
 3. Exclusive use of two (2) loading docks:
 - a. 53 foot tractor trailer rig compatible complete with:
 - fork lift compatible dock levelers;
 - dock lock and related controls;
 - large maneuvering area.
 - b. Panel van compatible complete with sufficient turning area;
 4. Freight elevator: to meet the capacity of 10,000 lbs (**only required if space is not located on the ground floor, submitting multiple or mezzanine floors**).
- the proposed space must be located in the city of Ottawa and within the following boundaries (the geographical boundaries include sites on either side of the roads):

North: Ottawa River
South: Hunt Club Road, Prince of Wales Drive, Fallowfield Road,
East: Blair Road, Innes Road, Highway 417, Walkley Road, Hawthorne Road
West: Moodie Drive,
- 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
191 Promenade du Portage, 4th floor
Gatineau, Quebec
K1A 0S5

or by email to the contact listed below in Section F.

Please indicate File No. **5225-2-2018-7** 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 their response by April 12, 2018. Any response received after this date may not be considered.

Section D: Information Provided by Interested Parties or Agents of Interested Parties

Information provided by interested parties or agents of interested parties 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 Emmanuel Lalonde, Leasing Officer by phone at 613-797-4943 or by email to: emmanuel.lalonde@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.