

**INVITATION TO SUBMIT AN EXPRESSION OF INTEREST (EOI)  
AS TO THE AVAILABILITY OF SPACE FOR LEASE  
IN THE CITY OF YELLOWKNIFE, NT  
FILE NUMBER 81001193**

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 fifteen (15) years, commencing on or about October 1, 2021, plus an option to extend the lease for one (1) additional period of five (5) years;
- approximately 204 usable square metres (um<sup>2</sup>) of contiguous office space, 1,166 um<sup>2</sup> of contiguous warehouse space, and 1,500 um<sup>2</sup> of contiguous, fenced compound space;
- the proposed space must be available approximately fifty-two (52) 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 offered space must be contiguous and on one floor;
  2. the entrance to the compound space must be through a secure gate;
  3. the warehouse space must have two (2) grade level overhead doors, each having a minimum size of 3658mm X 3658mm (12' X 12');
  4. the warehouse space must be heated;
  5. the warehouse must have one 220V receptacle;
  6. the proposed space must have all basic utilities, including telecommunications, water, sewer, gas and electricity;
  7. 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;
  8. The dimensions of the proposed space must be compatible for efficient design and use;
- the proposed space must be located in the city of Yellowknife, NT and in close proximity to the Yellowknife Airport;
- 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  
10025 Jasper Avenue  
Edmonton, Alberta T5J 1S6  
Attention: Tammy Routley, Leasing Officer

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

Please indicate File No. 81001193 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 January 31, 2019. 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 or land, current zoning, specific location of space within the building (if applicable), measured area of space, architectural drawings identifying the proposed space with washrooms, exits and other design elements, 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 Tammy Routley, Leasing Officer, by phone at 780-267-3486 or by email to: [tammy.routley@pwgsc-tpsgc.gc.ca](mailto:tammy.routley@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.