

## REQUEST FOR INFORMATION

The Royal Canadian Mounted Police (RCMP) is seeking information on the availability of existing combined office, special purpose, outdoor, and secure parking space for lease, meeting the following criteria:

### ***Prerequisite:***

Information provided by the owner or an owner's agent, shall include the location of the building, current zoning, specific location of space within the building, area of space and details pertaining to private/public parking facilities. Agents submitting a response to this Request for Information **must** provide the RCMP with a letter from the owner authorizing them to do so.

**NOTE: Sub-leased space will not be accepted and/or reviewed.**

### ***Location:***

Must be located in the City of Prince Albert with geographic boundaries as follows:

Western Boundary – 10<sup>th</sup> Ave West

Northern Boundary – 15<sup>th</sup> St

Southern Boundary – City Limits

Eastern Boundary – 15<sup>th</sup> Ave East

### ***Lease Term:***

Lease term is Five (5) years, with 2 x Two (2) year options to renew, commencing April 1, 2021. Proposed space must be available at least six (6) months prior to the lease commencement date.

Must be willing to use RCMP standard lease.

### ***Requirements:***

1. Total combined office and special purpose space is approximately 977 m<sup>2</sup>
  - Office component approximately 424 m<sup>2</sup>
  - Special purpose component approximately 553 M<sup>2</sup>
  - Fenced outdoor storage approximately 412.8m<sup>2</sup> - gravel or paved
    - o Good drainage, well lit at night;
    - o Sliding gate;
    - o Electrified parking for 20 vehicles - Fence not required;
2. Interior clearance of 16 feet minimum, to accommodate racking system;
3. Two grade level overhead doors 12' wide x 14' high
  - 1 exterior man door (must meet fire egress regulations)
  - 1 man door to office area;

4. Fire alarm system;
5. Sprinkler system must meet current codes and/or RCMP fit-up standards, already installed and able to accommodate in-rack sprinklers;
6. Meets all pertinent National Building and Fire codes as well as all Provincial and/or Municipal Codes and/or Regulations relating to the building and/or property;
7. Meets all current environmental standards and is not and have never been contaminated, nor can the building contain asbestos;
8. Ability to provide turn-key fit-up. Scope of Work is dependent on the site, but may include such items as design, securing the fenced compound, electrified parking, demising walls, racking, in-rack sprinkler system, washrooms, floor drains, LAN room and cable runs, as well as other items as may be identified by the RCMP;

Preference may be given to properties that meet all requirements. If existing space does not meet all requirements, but can be easily achieved, please identify the deficiencies.

The RCMP may visit the proposed sites, upon reasonable notice, to determine suitability.

***Responses:***

To reply to this RFI, please provide your response as follows:

**By email to:** [NWR\\_Leasing\\_Mailbox@RCMP-GRC.gc.ca](mailto:NWR_Leasing_Mailbox@RCMP-GRC.gc.ca)

**By Courier to:**

Royal Canadian Mounted Police  
Attention: Leasing Unit  
Suite 703  
10065 Jasper Avenue  
Edmonton, Alberta T5J 3B1

***Responses Requested by :***

It is the responsibility of the Respondent to ensure that its response in writing is received no later than March 29, 2019 at 2 :00 p.m. MDT.

***Security Requirement:***

If awarded, there may be a security requirement, which may entail the following:

- a) Personnel Security Screening: Upon request by the RCMP, the Owner and any personnel working under the potential lease may be required to provide a valid Security Clearance and/or Criminal Record Check.

And/or

- b) The Owner and their personnel must be willing to provide all necessary information to the RCMP in order to obtain the required security clearance. The security clearance process will be conducted by members of the RCMP Departmental Security Section and may be required prior to notification of award of any lease and/or at any time after the closing date of a successful offer submission, if deemed necessary.

Failure to obtain and maintain a successful Security Clearance or comply with any of the security requirements will be considered non-compliant and/or the lease null and void and will be given no further consideration.

This is not a tender process, nor a request for proposal, but only an inquiry as to the availability of space to lease. The RCMP will not necessarily invite offers or lease any space. The RCMP may issue an invitation to tender for this possible leasing requirement or other leasing requirements based on information it receives as a result of this advertisement or based on any other information that may come to its attention prior to the closing date of the Request for Information; or it may invite offers by way of public tender. The RCMP 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 identified in the RFI process.

**Respondents are solely responsible for their own expenses in preparing and delivery a response to this RFI.**