
PUBLIC WORKS AND
GOVERNMENT SERVICES
CANADA

ADDENDUM NO. 1

COMPLEX REAL ESTATE TRANSACTIONS
REAL ESTATE SERVICES DIRECTORATE

PROJECT NO. 5225-2-2020-5
599 TREMBLAY ROAD DEVELOPMENT PROJECT

DATE: May 6, 2020

The following changes to the Request for Qualification document are effective immediately and form part of the Contract Documents.

This Amendment Consists of Two Parts:

PART 1: QUESTIONS AND RESPONSES

Question 1

I have a question regarding **Figure 3 – Parcel Map** at page 29 of 71. Will the proponent own the land in purple at the end of the contract agreement? Also, will the proponent act as private promoter to develop the sector? Is it an incentive for the proponent to provide a response to the RFQ?

Response 1

No. Please refer to page 33, Appendix B, section 5(1)(c) of the RFQ.

PART 2: REVISIONS TO THE REQUEST FOR QUALIFICATIONS

Revisions 1 to 4 of this Addendum are to allow Respondents to use the epost Connect service provided by Canada Post Corporation to transmit their Responses electronically.

Revisions 5 to 8 of this Addendum are to amend the project information data.

Revision 9 of this Addendum is to correct a minor divergence between the English and French versions of the RFQ.

Revision 10 of this Addendum is to replace the format of the Information Session, which instead of a live webcast, will now be a narrated presentation uploaded to Buyandsell.gc.ca.

1. Section 4.4 is deleted in its entirety and replaced with the following:

DELETE

4.4 Delivery of Responses

4.4.1 Delivery to Bid Receiving Unit

- (1) Responses must be submitted only to the PWGSC Bid Receiving Unit in accordance with 4.11.
- (2) Respondents must deliver their Responses to the following address (the "Response Address"):

Bid Receiving - PWGSC / Réception des soumissions - TPSGC
11 Laurier/11, rue Laurier Place du Portage, Phase III
Core 0B2 / Noyau 0B2
Gatineau, Québec K1A 0S5

4.4.2 Transmission by facsimile, email or epost Connect

- (1) Responses by facsimile, email or epost Connect will not be accepted.

INSERT

4.4 Delivery of Responses

4.4.1 Delivery

- (1) Responses must be submitted directly to the Bid Receiving Unit as described in Section 4.4.2 or by epost Connect as described in Section 4.4.3. If a Respondent simultaneously provides copies of its Response in hard copy and through epost Connect, and if there is a discrepancy between the wording of any of the hard copies and the electronic copy provided through epost Connect, the wording of the electronic copy provided through epost Connect will take precedence over the wording of the other copies.

4.4.2 Delivery to Bid Receiving Unit

- (1) Responses can be submitted in hard copy to the PWGSC Bid Receiving Unit in accordance with Section 4.11.
- (2) Respondents must deliver their Responses to the following address (the "Response Address"):

Bid Receiving - PWGSC / Réception des soumissions - TPSGC
11 Laurier/11, rue Laurier Place du Portage, Phase III
Core 0B2 / Noyau 0B2
Gatineau, Québec K1A 0S5

4.4.3 Delivery using epost Connect

- (1) Responses can be submitted by using the epost Connect service provided by the Canada Post Corporation. For Respondents choosing to submit using epost

Connect, the email address to initiate the process is:

tpsdc.dgareceptiondessoumissions-abbidreceiving.pwgsc@tpsdc-pwgsc.gc.ca .

Note: Responses will not be accepted if emailed directly to this email address. This email address is to be used 1) to open an epost Connect conversation, as detailed in PWGSC's Standard Instructions 2003 (<https://buyandsell.gc.ca/policy-and-guidelines/standard-acquisition-clauses-and-conditions-manual/1/2003/24#transmission-by-facsimile>), or 2) to send Responses through an epost Connect message if the Respondent is using its own licensing agreement for epost Connect. The epost Connect system has a limit of 1GB per single message posted and a limit of 20GB per conversation.

- (2) To submit a Response using epost Connect service, the Respondent must either:
 - (a) send directly its Response only to the specified PWGSC Bid Receiving Unit, using its own licensing agreement for epost Connect provided by Canada Post Corporation; or
 - (b) send as early as possible, and in any case, at least six business days prior to the RFQ closing date and time, (in order to ensure a response), an email that includes the Project number to the specified PWGSC Bid Receiving Unit requesting to open an epost Connect conversation. Requests to open an epost Connect conversation received after that time may not be answered.
- (3) If the Respondent sends an email requesting epost Connect service to the email address provided in paragraph (1) above, an officer of the Bid Receiving Unit will then initiate an epost Connect conversation. The epost Connect conversation will create an email notification from Canada Post Corporation prompting the Applicant to access and action the message within the conversation. The Respondent will then be able to transmit its Response afterward at any time prior to the RFQ closing date and time.
- (4) If the Respondent is using its own licensing agreement to send its Response, the Respondent must keep the epost Connect conversation open until at least 30 business days after the RFQ closing date and time.
- (5) The Project number must be identified in the epost Connect message field of all electronic transfers.
- (6) It should be noted that the use of epost Connect service requires a Canadian mailing address. Should a Respondent not have a Canadian mailing address, they may use the Bid Receiving Unit address specified in the RFQ in order to register for the epost Connect service.
- (7) For Responses transmitted by epost Connect service, PWGSC will not be responsible for any failure attributable to the transmission or receipt of the Response including, but not limited to, the following:

- (a) receipt of a garbled, corrupted or incomplete Response;
 - (b) availability or condition of the epost Connect service;
 - (c) incompatibility between the sending and receiving equipment;
 - (d) delay in transmission or receipt of the Response;
 - (e) failure of the Respondent to properly identify the Response;
 - (f) illegibility of the Response;
 - (g) security of Response data; or,
 - (h) inability to create an electronic conversation through the epost Connect service.
- (8) The Bid Receiving Unit will send an acknowledgement of the receipt of Response via the epost Connect conversation, regardless of whether the conversation was initiated by the Respondent using its own license or the Bid Receiving Unit. This acknowledgement will confirm only the receipt of Response and will not confirm if the attachments may be opened nor if the content is readable.
- (9) Respondents must ensure that that they are using the correct email address for the Bid Receiving Unit when initiating a conversation in epost Connect or communicating with the Bid Receiving Unit and should not rely on the accuracy of copying and pasting the email address into the epost Connect system.
- (10) A Response transmitted by epost Connect service constitutes the formal Response of the Respondent and must be submitted in accordance with section 4.11.

4.4.4 Transmission by facsimile or email

- (1) Responses by facsimile or email will not be accepted.

2. **Section 4.11 is amended by adding 4.11(14):**

- (14) For a Response submitted electronically, Respondents shall prepare Responses in either English or French (at the discretion of the Respondent) and, using epost Connect, should submit all the information required in the RFQ either in PDF or in Word format and marked "Response".

3. **Section 7.8 is amended by adding 7.8(2):**

- (2) For a Response submitted electronically, the late Response will be deleted. As an example, Responses submitted using Canada Post Corporation's epost Connect service, conversations initiated by the Bid Receiving Unit via the epost Connect service pertaining to a late Response, will be deleted. Records will be kept in order to document the transaction history of all late Responses submitted using epost Connect.

4. Section 7.9(1) is amended by adding 7.9(1)(b):

- (b) The only piece of evidence relating to a delay in the epost Connect service provided by Canada Post Corporation (CPC) system that is acceptable to PWGSC is a CPC epost Connect service date and time record indicated in the epost Connect conversation history that clearly indicates that the Response was sent before the RFQ closing date and time.

5. Section 2.1(2) is deleted in its entirety and replaced with the following:**DELETE**

- (2) PWGSC is looking for a private party to develop on the Site, through a Lease-Leaseback approach in accordance with Section 4 of Appendix B, 150,000 rentable square metres (m²r) of highly sustainable buildings in a campus-type setting, including general-purpose office, retail, and special purpose space in multiple buildings as well as associated supporting infrastructure requirements including site parking. This is to be constructed on the Site, currently a greenfield, through a land lease arrangement which will terminate at the end of a 25-year term.

INSERT

- (2) PWGSC is looking for a private party to develop on the Site, through a Lease-Leaseback approach, in accordance with Section 4 of Appendix B, 135,000 usable square metres of office space and special purpose space in highly sustainable buildings in a campus-type setting, with service retail space and associated supporting infrastructure requirements including site parking. This is to be constructed on the Site, currently a greenfield, through a land lease arrangement which will terminate at the end of a 25-year term.

6. Appendix B – Project Information and RFP Process, 1. Project Background, Section (3) is deleted in its entirety and replaced with the following:**DELETE**

- (3) PWGSC, as a provider of office space to federal departments and agencies, has identified benefits to Canada that would accrue from creating an employment node in a campus like setting at 599 Tremblay Road. There is sufficient client program demand to make this eastern node viable, but only a portion of the land is needed. Two client organizations are currently being considered to move to this new location – the first client would require 63,000 m² of office space while the second client would require 62,000 m². In addition, PWGSC would also require 25,000 m² of generic portfolio space bringing the total Project requirement to 150,000 m² of rentable general office space and special purpose space to accommodate approximately 8,000 federal employees.

INSERT

- (3) PWGSC, as a provider of office space to federal departments and agencies, has identified benefits to Canada that would accrue from creating an employment node in a campus like setting at 599 Tremblay Road. There is sufficient client program demand to make this eastern node viable, but only a portion of the land is needed. Two client organizations are currently being considered to move to

this new location – the first client would require 57,000 usable square metres while the second client would require 56,000 usable square metres. In addition, PWGSC would also require 22,000 usable square metres of generic portfolio space. The total Project requirement is 135,000 usable square metres of office space, special purpose space and generic portfolio space to accommodate approximately 8,000 federal employees.

7. Appendix B – Project Information and RFP Process, 2 Project Details, Section 2.2(1) is replaced in its entirety with the following:

DELETE

- (1) PWGSC is looking for a private party to develop on the Site, through a Lease-Leaseback approach in accordance with Section 4 of this Appendix, 150,000 rentable square metres (m2r) in a campus type setting with office, retail, and special purpose space in multiple buildings, with associated supporting infrastructure requirements including site parking.

INSERT

- (1) PWGSC is looking for a private party to develop on the Site, through a Lease-Leaseback approach in accordance with Section 4 of this Appendix, 135,000 usable square metres of office space, special purpose space and generic portfolio space in a campus type setting, with service retail space and associated supporting infrastructure requirements, including site parking.

8. Appendix B – Project Information and RFP Process, 2 Project Details, Section 2.3(2) is replaced in its entirety with the following:

DELETE

- (1) The Project scope includes the development of the Site to include 150,000 m2r of general purpose office space for the consolidation of multiple tenant locations into efficient, consolidated, GCWorkplace space.

INSERT

- (1) The Project scope includes the development of the Site to include 135,000 usable square metres of office space, special purpose space and generic portfolio space for the consolidation of multiple tenant locations into efficient, consolidated, GCworkplace space.

9. In the French version of this RFQ, the definition of “Membre Principal” in Appendix A – Definitions is deleted and replaced. This revision does not affect the English version of the RFQ.

10. Section 3.2.1 is deleted in its entirety and replaced with the following:**DELETE****3.2.1 Information Session**

- (1) A non-mandatory information session will be held on the date specified in Table 1 – RFQ Timetable of Section 3.2(1). The information session will take place by webcast.
- (2) Respondents are asked to register for the information session by sending an email to the Contact Person. When registering, Respondents should:
 - (a) Confirm whether they would prefer the information session in French or in English;
 - (b) Confirm the names of participants (up to five (5) participants per Respondent); and
 - (c) Provide, at least five (5) days in advance of the information session, a list of questions or topics they wish to discuss.
- (3) The Contact Person will provide webcast details to all registered participants.
- (4) Any changes to the attendance list should be sent by email to the Contact Person at least one (1) business day before the information session.
- (5) Any clarifications or changes to the RFQ resulting from the information session will be issued as an Addendum to the RFQ. The material distributed along with a record of the questions and answers may be posted on Buyandsell.gc.ca for information only. Interested parties who do not attend will not be precluded from issuing a Response.

INSERT**3.2.1 Information Session**

- (1) An information session, using a narrated presentation, will be uploaded to Buyandsell.gc.ca on the date specified in Table 1 – RFQ Timetable of Section 3.2(1).

The remainder of the Request for Qualifications shall remain unchanged.