

**INVITATION TO SUBMIT AN EXPRESSION OF INTEREST (EOI)  
AS TO THE AVAILABILITY OF SPACE FOR LEASE  
IN LANGLEY, BRITISH COLUMBIA  
FILE NUMBER M2989-19-L004-B**

Royal Canadian Mounted Police (RCMP) 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 five (5) years, commencing on January 1, 2021 plus an option to extend the lease for one (1) additional period of five (5) years;
- Approximately 464.52 rentable square metre (rm<sup>2</sup>) (5,000 rentable square feet) of contiguous office space and 743.22 – 929.03 rm<sup>2</sup> (8,000 – 10,000 SF) of warehouse space, for a total combined space of approximately 1,207.74 – 1,393.55 rm<sup>2</sup> (13,000 – 15,000 SF);
- parking for approximately 10-15 vehicles;
- Minimum two (2) Loading Bays at ground level access with the following suggested door opening configuration:

Two (2) loading bays: 14'H x 12'W

Two (2) loading bays: 9'H x 8'W

- the proposed space must be located in Langley and within the following boundaries (the geographical boundaries include sites on either side of the roads) at either location:

Location 1

North: 64<sup>th</sup> Ave  
South: Townshipline Road  
East: Lefeuvre Road  
West: 264<sup>th</sup> Street

Location 2

North: 40<sup>th</sup> Ave  
South: 16<sup>th</sup> Ave  
East: 196<sup>th</sup> Street  
West: 184<sup>th</sup> Street

RCMP 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:

RCMP Real Property Leasing  
Property and Project Management  
#909 – 14200 Green Timbers Way  
Surrey, BC V3T 6P3

or by facsimile to 778-290-6110

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

Please indicate File No. **M2989-19-L004-B** on all correspondence.

## **Section C: 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, and details addressing the criteria listed above in Section A. Agents submitting a response to this EOI must provide RCMP with a letter authorizing them to do so.

## **Section D: Security Requirement**

If this EOI results in a lease acquisition process, the building owners of the proposed spaces must submit and be approved through a security screening process conducted by the RCMP. The security screening can be undertaken at anytime and security clearances must be granted prior to award of any lease contract. The successful lessor and all contractors employed to complete this project will also be required to hold a valid security clearance.

## **Section E: Additional Information**

For more information, please contact Summer Wong at 778-290-2892 / 236-330-4281 or by email to: ediv\_leasing@rcmp-grc.gc.ca.

## **Section F: 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 G: 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. RCMP 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 RCMP 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. 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.