

**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-C**

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 April 1, 2021 plus an option to extend the lease for one (1) additional period of five (5) years;
- Approximately 464.52 rentable square metre (rm²) (5,000 rentable square feet) of contiguous office space and 743.22 – 929.03 rm² (8,000 – 10,000 SF) of warehouse space, for a total combined space of approximately 1,207.74 – 1,393.55 rm² (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: 64th Ave
South: Townshipline Road
East: Lefeuvre Road
West: 264th Street

Location 2

North: 40th Ave
South: 16th Ave
East: 196th Street
West: 184th Street

Location 3 (Aldergrove: area around 264th and Fraser Highway)

North: 36 Avenue
South: 28 Avenue
East: 264 Street
West: 260 Street

Location 4 (Abbotsford: North of the Abbotsford Airport)

North: Highway #1
South: 0 Avenue
East: Clearbrook Road
West: Mt. Lehman Road

Location 5 (Abbotsford: Huntingdon Area)

North: Highway #1
South: 4th Avenue
East: Sumas Way
West: McKenzie Road

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 email to the contact listed below in Section E.

Please indicate File No. **M2989-19-L004-C** 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 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.