



Request for Information: Warehouse/Office Space in St. John's and Surrounding Areas

The Royal Canadian Mounted Police is seeking information on the availability of Warehouse/Office Space, in the areas of St. John's, NL and surrounding areas, 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 (RFI) **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.

This is not a tender process, nor a request for proposals, 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 RFI; 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. The issuance of this RFI does not create an obligation for Canada and does not bind Canada legally or otherwise, to enter into any agreement or to accept or reject any suggestions.

No payment will be made by Canada for costs incurred in the preparation and submission of your response. Canada retains the right to negotiate with suppliers on any procurement.

Documents may be submitted in either official language of Canada.

LOCATION:

The location must be within St. John's and surrounding areas, and within 40kms of the St. John's HQ located at 100 East White Hills Road, St. John's, NL.

LEASE TERM:

Potential Term of five (5) years with two additional one (1) year options to renew commencing in winter of 2023. Exact date TBD.

Must be willing to use RCMP standard Lease.

REQUIREMENTS:

Space: Between 1,000-2,500 m2 of warehouse space, with a minimum of one office; warehouse space two-storeys high; washroom and lunch area.

Parking: Fenced parking for a minimum of 50 vehicles; additional parking an asset.

Access: 24/7 direct access; a minimum of 4 overhead doors, with willingness to install additional doors if required; minimum of two man doors.

Building Safety:

- Fire Alarm System must meet current codes and/or RCMP fit-up standards, already installed;
- Sprinkler system must meet current codes and/or RCMP fit-up standards, already installed and able to accommodate in-rack sprinklers;
- Meets all pertinent National Building and Fire codes as well all Provincial and/or Municipal Codes and/or Regulations relating to the building and/or property;
- Meets all current environmental standards and is not and has never been contaminated, nor can the building contain asbestos.

Fit-up: Ability to provide turn-key fit-up. Scope of Work is dependent on the site, but may include such items as design, security fencing, fenced compound, electrical fit up, parking, demising walls, washrooms, floor drains, LAN room and cable runs, etc., or additional requirements as may be identified by the RCMP based on existing conditions and submissions to meet RCMP operational and security standards.

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.

SECURITY REQUIREMENTS:

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.

RESPONSES:

A more detailed response may be requested at a later date.

Required information:

1. Address of building
2. Space size available; please indicate one or multiple floors. (Provide floor plan if available)
3. Interior and exterior photos
4. Number of parking spaces

5. Heat source
6. Date of availability
7. Contact name, telephone/cellular/facsimile number(s)

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

By email to: AR_Leasing@rcmp-grc.gc.ca

By Courier to:

Royal Canadian Mounted Police
Attention: Leasing Unit Mailbox H-060
80 Garland Ave
Dartmouth, Nova Scotia
B3B 0J8

Responses Requested by

It is the responsibility of the Respondent to ensure that its response in writing is received not later than July 11, 2022 at 2:00 p.m. ADT.