

**ADVANCE CONTRACT AWARD NOTICE (ACAN) FOR DATABASE ACCESS**

An ACAN is a public notice indicating to the supplier community that a department or agency intends to award a contract for goods or services to a pre-identified supplier, thereby allowing other suppliers to signal their interest in bidding, by submitting a statement of capabilities. If no supplier submits a statement of capabilities that meets the requirements set out in the ACAN, on or before the closing date stated in the ACAN, the contracting authority may then proceed with the award to the pre-identified supplier.

**1.0 DESCRIPTION OF REQUIREMENTS**

The Canada Revenue Agency (CRA) has a requirement for the provision of online subscription services for a database of all recent and historical real estate transactions and property owners in Quebec, registered leases and mortgage loans in Quebec, as well as data from businesses and their shareholders in Quebec and Canada. This searchable database is for at least 2000 users.

The purpose of this Advance Contract Award Notice (ACAN) is to communicate the CRA's intention to award a contract for these goods and/or services to JLR Solutions Foncières. However, before awarding a contract, the government offers suppliers the opportunity to demonstrate that they are capable of satisfying the requirements set out in this notice, by submitting a statement of capabilities during the 15-calendar-day posting period.

If other potential suppliers submit a statement of capabilities during the 15-calendar-day posting period that meets the requirements set out in the ACAN, the CRA will proceed to a full tendering process, either through the Government Electronic Tendering Service or by traditional means, to award the contract.

If no other supplier submits a statement of capabilities that meets the requirements set out in the ACAN on or before the closing date, the CRA may award a contract to the selected supplier.

**2.0 REQUIREMENTS**

All interested suppliers must demonstrate, through a statement of capabilities, that their database meets the following requirements:

The CRA requires:

**2.1** The supply of searchable, recent and historical data on real estate transactions, leases and registered mortgages, as well as data concerning companies and shareholders from the following public registries:

- Québec Land Register (RFQ);
- Québec enterprise register (REQ);
- Federal corporation registry (Industry Canada);
- Registre des permis d'alcool [liquor licence registry] (RACJ); and
- RBQ Licence holders' repertory (RBQ).

**3.0 MANDATORY REQUIREMENTS**

The following mandatory requirements are related to the general requirement:

- The data must be provided in a searchable database within 21 days of contract award.
- The data from the RFQ must be updated every 24 hours.
- The data from the other registries must be updated every month.
- The database must be provided in English and French.
- The database must provide users with uninterrupted access 24/7.
- The database must allow for the addition, deletion and modification of user profiles.
- The Contractor must provide secure access to the database where CRA users can log in with a username and password.
- The Contractor must provide technical support during regular business hours, from 9 a.m. to 5 p.m. Eastern Time, Monday to Friday, to handle matters pertaining to technical problems and/or technical questions. Technical support must be provided in English and French via telephone and email.

- The database must provide users with reference guides, videos or frequently asked questions (FAQs).
- The data from the registries listed in 2.1 must also be provided in "BULK" format (TEXT, Access, or Excel) once a month to a person designated by the CRA.
- The "BULK" data must be provided via Secure File Transfer Protocol (SFTP); and
- The "BULK" data must be able to be hosted on a "PostgreSQL" database server.

### 3.1 MANDATORY DATA

The following recent and historical data are mandatory requirements from the registries mentioned above in 2.1:

- 3.1.1** Transaction data, including mortgages, sales and leases (RFQ), must include the following:
- Deed #, transaction #, contract #;
  - The deed, transaction or contract must be available in pdf format;
  - Lot or cadastre number of property, cadastral division, Personal and Movable Real Rights Registry Office;
  - Address of the property, civic #, street name, apt. #, city, postal code;
  - Names of stakeholders, shareholders or company;
  - Address of stakeholder, shareholders or company, civic #, street name, apt. #, city, province, country, postal code;
  - Type of transaction (sale, mortgage, lease, etc.);
  - Date of transaction and deed registration;
  - Transaction price/amount;
  - Mortgage value/amount;
  - Exemption indicator for payment of transfer duties (yes, no);
  - Lease data:
    - Rental/rent information;
    - Terms of rent (when/if available);
    - Rental period (when/if available);
  - Data for income producing properties:
    - Gross or net income (when/if available).
- 3.1.2** Data/information concerning companies and shareholders (all other registries) must include:
- Names of stakeholders, shareholders or company;
  - Address of stakeholder, shareholders or company, civic #, street name, apt. #, city, province, country, postal code;
  - Date of registration;
  - Registration number; and
  - Number of employees (REQ only).

### 3.2 MANDATORY SEARCH PARAMETERS

- 3.2.1** The mandatory data set out in sections 3.1.1 and 3.1.2 above must be provided in a database with the following search parameters. The database must accommodate a single-parameter search or a search with any combination of the parameters below:
- Search by property type (RFQ only);
  - Search by transaction type (RFQ only);
  - Deed #, transaction #, contract # (RFQ only);
  - By property address, lot #, street name, city, registry division, region, postal code;
  - Search by name of stakeholder, shareholder and/or company;
  - Search by address, lot #, street name, city, province, county, state, country and postal code of stakeholder, shareholder and/or company;
  - Search by type of stakeholder or shareholder (buyer, seller, lender, borrower, lessor, tenant, etc.);
  - Search by date range;
  - Search by price range; and

- Search by region, city, street, postal code.

### 3.3 MANDATORY REPORTING REQUIREMENTS

The following reporting requirements are mandatory:

- All search results from the search parameters listed in section 3.2 must be available in EXCEL and PDF reports.
- A monthly report based on user searches must be provided to the Project Authority. The report must include:
  - Type of searches conducted by user;
  - Username; and
  - Dates of searches conducted;
- The Contractor must provide ad hoc reports to the Project Authority when required.

### 4.0 PROPOSED CONTRACTOR

JLR Solutions Foncières  
2020, Robert-Bourassa, Suite 2250  
Montréal, QC  
H3A 2A5

### 5.0 PROPOSED PERIOD OF CONTRACT

The proposed contract period shall be one (1) year, from November 1, 2022, to October 31, 2023.

The contract will include the following options:

- Nine (9) one (1) year extension options;
- Option to purchase additional quantities; and
- Option to add, delete or modify elements.

### 6.0 SOLE SOURCE JUSTIFICATION

JLR Solutions Foncières is the only known supplier that compiles and provides all the required data elements in a searchable database with all the required search parameters/criteria.

### 7.0 APPLICABLE LIMITED TENDERING REASONS

The Canada Revenue Agency (CRA) is proposing to award a contract as described above in accordance with the following exceptions:

This requirement for online information products is applicable to CFTA, WTO-AGP, CCFTA, CKFTA, CUFTA, CETA and CPTPP.

#### 7.1 The applicable trade agreements are as follows:

##### CFTA - Canada Free Trade Agreement

Article 513.1(b) where the goods or services can be supplied only by a particular supplier and no reasonable alternative or substitute goods or services exist for any of the following reasons: (iii) due to an absence of competition for technical reasons.

##### WTO-AGP - World Trade Organization – Agreement on Government Procurement

Article XIII of WTO-AGP is applicable on the basis of limited tendering:

Article XIII 1(b) where the goods or services can be supplied only by a particular supplier and no reasonable alternative or substitute goods or services exist for any of the following reasons: (iii) due to an absence of competition for technical reasons.

CCFTA – Canada-Chile Free Trade Agreement

Article Kbis-09.1(b) of CCFTA is applicable on the basis of awarding contracts by means other than open tendering where, for works of art, or for reasons connected with the protection of patents, copyrights or other exclusive rights, or proprietary information or where there is an absence of competition for technical reasons, the goods or services can be supplied only by a particular supplier and no reasonable alternative or substitute exists.

CKFTA - Canada-Korea Free Trade Agreement

CKFTA allows for sole sourcing on the following basis

Article XIII 1b) where the goods or services can be supplied only by a particular supplier and no reasonable alternative or substitute goods or services exist for any of the following reasons: iii) due to an absence of competition for technical reasons.

CUFTA – Canada-Ukraine Free Trade Agreement

CUFTA allows for sole sourcing on the following basis:

Article 10.13.1(b) if the goods or services can be supplied only by a particular supplier and no reasonable alternative or substitute goods or services exist for any of the following reason: (iii) due to an absence of competition for technical reasons.

CETA - Comprehensive Economic and Trade Agreement

CETA allows for sole sourcing on the following basis:

Article 19.12.1b) if the goods or services can be supplied only by a particular supplier and no reasonable alternative or substitute goods or services exist for any of the following reasons: (iii) due to an absence of competition for technical reasons.

CPTPP - Comprehensive and Progressive Agreement for Trans-Pacific Partnership

CPTPP allows for sole sourcing on the following basis:

Article 15.10 2.(b) if the good or service can be supplied only by a particular supplier and no reasonable alternative or substitute good or service exists for any of the following reasons: (iii) due to an absence of competition for technical reasons;

**7.2 This requirement is excluded from:**CPFTA - Canada-Peru Free Trade Agreement

Annex 1401.1 - Section B - Excluded Coverage. Services Exclusions by Major Service Category -

D317 Automated News Services, Data Services, or Other Information Services. Buying data (the electronic equivalent of books, periodicals, newspapers, etc.) (except enhanced/value added electronic mail services; telecommunications - voice messaging; information retrieval services, database and automated news services.

CCoFTA - Canada-Colombia Free Trade Agreement

Annex 1401-4 Services, Schedule of Canada, Section B - Excluded Coverage, Services Exclusions by Major Service Category. D. Information Processing and Related Telecommunications Services

D317 Automated News Services, Data Services, or Other Information Services. Buying data (the electronic equivalent of books, periodicals, newspapers, etc.) (except enhanced/value added electronic

mail services; telecommunications - voice messaging; information retrieval services, database and automated news services)

#### CPaFTA – Canada-Panama Free Trade Agreement

Chapter sixteen - Government Procurement, Annex 5: Services, Section B - Section B – Excluded Coverage by Major Service Category, Part 1, D. Information Processing and Related Telecommunications Services

D317 Automated News Service, Data Services, or Other Information Services. Buying data, the electronic equivalent of books, periodicals, newspapers, etc. (except enhanced/value-added electronic mail services; telecommunications - voice messaging; information retrieval services, database and automated news services)

#### CHFTA - Canada-Honduras Free Trade Agreement

Annex 17.4: Services Schedule of Canada Section A – General Provisions, Section B – Excluded Coverage, Part I – Service Exclusions by Major Service Category

D. Information Processing and Related Telecommunications Services

D317 Automated News Services, Data Services, or Other Information Services. Buying data (the electronic equivalent of books, periodicals, newspapers, etc.) (except enhanced/value-added electronic mail services; telecommunications – voice messaging; information retrieval services, database and automated news services)

### **7.3 This requirement is not applicable to Comprehensive Land Claims Agreements (CLCAs)**

## **8.0 OWNERSHIP OF INTELLECTUAL PROPERTY**

Ownership of any Foreground Intellectual Property arising out of the proposed contract will vest in the Contractor.

## **9.0 SUPPLIER'S RIGHTS**

Suppliers who consider themselves fully qualified and available to provide the services/goods described herein, may submit a Statement of Capabilities in writing to the Contracting Authority identified in this Notice on or before the closing date of this Notice. The Statement of Capabilities must clearly demonstrate how the supplier meets the advertised requirements.

When submitting a Statement of Capabilities to the Contracting Authority, the supplier must reference the following on the outside of the envelope or on the covering page, in the case of a facsimile transmission:

- CRA file number;
- Contracting Authority's name; and
- Closing date of the ACAN.

When submitting a Statement of Capabilities by e-mail, the supplier must direct the email to the attention of the Contracting Authority and reference the CRA file number and the ACAN closing date in the subject line.

CLOSING DATE FOR STATEMENT OF CAPABILITIES: 1400 hrs EDT, (August 18, 2022)

The Crown retains the right to negotiate with suppliers on any procurement.

Documents may be submitted in either Official Language of Canada.

**Inquiries and submission of statements of capabilities should be sent to:**

**CONTRACTING AUTHORITY**

Name: Timothy Berg  
Title: Supply Project Manager  
Section: Contracting Division  
Directorate: Finance & Administration Directorate  
Canada Revenue Agency  
Address: 250 Albert St. 8th Floor, Ottawa, Ontario, K1A 0L5  
Telephone: 343-574-9987  
E-Mail: [Timothy.Berg@cra-arc.gc.ca](mailto:Timothy.Berg@cra-arc.gc.ca)