

**INVITATION TO SUBMIT AN EXPRESSION OF INTEREST (EOI)  
AS TO THE AVAILABILITY OF SPACE FOR LEASE  
IN THE CITY OF Moncton, NEW BRUNSWICK  
FILE NUMBER 81002900**

Public Works and Government Services Canada (PWGSC) 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 December 1<sup>st</sup>, 2026, plus an option to extend the lease for three (3) additional periods of one (1) year each.
- Approximately 3,058.5 usable square metres (um<sup>2</sup>) of space, approximately 10.0 usable square metres of the proposed space is to be designated as warehouse space. The proposed space may be offered over multiple floors however any space offered on a floor must be contiguous space without obstruction.
- Thirty six (36) reserved parking spaces are required on a continuous basis (continuous parking is defined as, *24 hours a day, seven days a week, 365 days a year*). An additional four (4) reserved spaces are required in the event that no commercial parking is available within 500 metres – measured by existing sidewalks and crosswalks

One dual charging EVCS station will need to be installed onsite. (Lessee's improvements)

- buildings located in flood plains will not be considered
- the proposed space must be available approximately fifty-two (52) weeks prior to the above-noted lease commencement date so all spaces may be prepared for occupancy;
- the proposed space may be located in either existing buildings, buildings to be constructed or a combination thereof (existing building requiring expansion) and should satisfy or be capable of satisfying the following criteria:
- The Lessee will require rooftop access for the purposes of telecommunications equipment
  1. the physical characteristics of the land and the building and the area and environment surrounding it, including neighboring land uses, should be compatible with PWGSC's and/or the intended user's intended use of the accommodation;
  2. the proposed space must be capable (as determined solely by PWGSC) of meeting the intended user's internal design requirements;
  3. the proposed space must have acceptable space for the installation of bicycle racks
  4. PWGSC may not consider spaces or building that do not provide an acceptable configuration , are located in proximity to sites with incompatible usages, do not meet PWGSC's and/or the intended user's safety and/or security requirements or not

currently properly zoned

5. the proposed space must not be located next to a school, daycare, methadone clinic, homeless shelter, pub, bar or nightclub;
6. The proposed space must have a have access to a freight elevator and be able to accommodate a standard size pallet measuring approximately 4ft X 4ft.
7. 20 usable square metres of the proposed space must have a minimum floor load capacity of 7.182kPa (150.00 lbs/ft<sup>2</sup>) to accommodate a Mobile Rolled Shelving unit
8. The Building shall have a loading dock complete with dock levellers allowing for convenient access to accommodate 18 wheel tractor-trailer trucks and have clear access for pallet jacks. The overhead door within this loading dock area requires the following specifications:
  - (a) Insulated with integral back panels for the rear loading area;
  - (b) Electrically operated with chain hoist for manual operation in case of power failure;
  - (c) Safety switch to stop and reverse movement of door upon striking an object.
  - (d) Min width of 2,438mm X 2,133mm high.
9. The 10 um<sup>2</sup> (usable square metres) warehouse facility must be at grade level with direct access from the loading dock facility. The warehouse entrance shall meet the following requirements:
  - (a) The warehouse space shall be serviced by at least one pedestrian door to the exterior and at least one access door between the warehouse and office space. All such doors must be insulated 16 gauge steel, minimum 1500mm X 2100mm with welded steel frame. Special door width to accommodate pallet jacks. Doors shall be equipped with heavy duty mortised security deadbolts and automatic door closers
  - (b) The Leased premises shall provide sufficient access (in the Lessee's sole discretion) to the Warehouse / loading area entrances, allowing for easy access of trucks requiring a turning radius of 21.3 meters. A turning radius area of 21.3 meters shall be provided for the vehicles directly centered in front of the overhead garage doors, sufficient to back-in a vehicle in front of the overhead door(s). The turning radius is for the exclusive use by the lessee and is not intended for parking of vehicles and or storage of equipment by anyone other than the lessee.
  - (c) The warehouse space shall be designed for live loads of 12kN/m<sup>2</sup> (2501b/ft<sup>2</sup>).
  - (d) Provide floor drains in Warehouse area. Floor to slope towards drains for proper drainage.

(e) Ceiling height from the floor to the underside of the lowest structural member of the ceiling should be a minimum of 3050mm

(f) Sink and hose bibs complete with hot and cold water and draining system is required for frequent washing of equipment in Warehouse Space.

(g) warehouse space needs to be heated

10. The proposed space must be located in the city of **Moncton, New Brunswick** and within the following boundaries (the geographical boundaries include sites on either side of the roads).
- Commencing at the Gulf Fisheries Building, head North on University Avenue, turning right on to Morton Avenue.
  - Follow Morton Avenue up to the intersection at McLaughlin Rd.
  - Turn right on to McLaughlin Rd., continuing South until McLaughlin merges in to Elmwood Dr.
  - Follow Elmwood Dr. to the lights at Lewisville Rd., turn left on to Lewisville Rd,
  - Continue on Lewisville Rd. heading East., and turn right on to the ramp leading to the Wheeler Blvd round a bout, exiting right on to Main Street.
  - Follow Main Street to the intersection at Lewis Street and Assomption Blvd.
  - Turn Left on to Assomption Blvd.
  - Follow Assomption Blvd. to the intersection at Vaughn Harvey Blvd and Millennium Boulevard.
  - Turn Left on Millennium Blvd and continue until you reach Russ Howard Dr.
  - Turn Right on Russ Howard Drive exiting right at the traffic circle to Killam drive.
  - Stay on Killam Drive until reaching Connaught., stay on Connaught until coming back to the intersection of Morton Ave, Connaught and University Avenue completing a closed loop.
11. on or before the lease commencement date, the proposed space will have to comply with all requirements contained in PWGSC's *Standards for Leased Accommodation*, a copy of which may be obtained from the contact listed in Section F

Note: PWGSC 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:

Public Works and Government Services Canada  
Attn: Matt MacDonald  
1045 Main Street – Unit 100  
Moncton, New Brunswick, E1C 1H1

or by facsimile to 506-851-6500

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

Please indicate File No. 81002900 on all correspondence.

**Section C: Responses Requested by**

As this may be the only invitation to submit an Expression of Interest for this potential lease project, owners or their agents should provide their response by November 9<sup>th</sup>, 2023. Any response received after this date may not be considered.

**Section D: 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, private/public parking facilities, and details addressing the criteria listed above in Section A. Agents submitting a response to this EOI must provide PWGSC with a letter authorizing them to do so.

**Section E: Security Requirement**

If this EOI results in a future tender process, the building owners of the proposed spaces will have to hold a valid security clearance at the Reliability level, approved and granted by the Canadian Industrial Security Directorate (CISD) of PWGSC prior to award. All parties interested in this potential lease project are advised to obtain this security clearance level in advance. Information regarding security clearance can be obtained on the website of the CISD/ PWGSC at <http://ssi-iss.tpsgc-pwgsc.gc.ca>. Please contact the person listed in Section F to initiate the security clearance process.

**Section F: Additional Information**

For more information, please contact Matt MacDonald, Senior Leasing Officer, by phone at 506-378-9189 or by email to: [Matthew.MacDonald@tpsgc-pwgsc.gc.ca](mailto:Matthew.MacDonald@tpsgc-pwgsc.gc.ca)

**Section G: 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 H: 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. PWGSC 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 PWGSC 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. PWGSC 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.