



Request for Information: Leased Office Space in the Fredericton Area

The Royal Canadian Mounted Police is seeking information on the availability of office space, 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 the City of Fredericton's municipal boundary limits and preference may be given to a site within 10km of the RCMP Headquarters.

LEASE TERM:

Potential Term of four (4) years with three (3) additional one (1) year options to extend with anticipated start date of April 1st, 2024. Proposed space must be available for occupation by anticipated start date.

Must be willing to use RCMP standard Lease.

REQUIREMENTS:

Preference may be given to properties that meet or exceed **all** requirements (i.e. pre-furnished, pre-fit-up space). If existing space does not meet all requirements, but can be easily achieved, please identify the deficiencies.

Space Total: Minimum of 330m² of office space.

The space should include:

- Minimum of two (2) private offices;
- Minimum of twenty-eight (28) workstations or space for such (see "fit up");
- One (1) business centre;
- One (1) secure storage room;
- Two (2) meeting rooms;
- One (1) secure server/LAN room;
- One (1) lunch room with kitchenette area;
- Minimum of two (2) washrooms;
- Access to gym, showers within the building is preferred.

Parking: Minimum of thirty-five (35) parking stalls onsite (indoor preferred).

While a single space is preferred, an alternate space separated into two (2) suites or sites as represented below (Space A and Space B) may be accepted:

Space A: Minimum of 110m² of office space.

The site should include:

- Minimum of one (1) private office;
- Minimum of seven (7) workstations or space for such (see "fit up");
- One (1) business centre;
- One (1) secure storage room;
- Two (2) meeting rooms;
- One (1) secure server/LAN room;
- One (1) lunch room with kitchenette area;
- Minimum of two (2) washrooms;
- Access to gym, showers within the building is preferred.

Parking: Minimum of ten (10) parking stalls onsite (indoor preferred).

And/or:

Space B: Minimum of 220m² of office space.

The site should include:

- Minimum of one (1) private office;
- Minimum of twenty-one (21) workstations or space for such (see "fit up");
- One (1) business centre;
- One (1) secure storage room;
- Two (2) meeting rooms;
- One (1) secure server/LAN room;
- One (1) lunch room with kitchenette area;
- Minimum of two (2) washrooms;
- Access to gym, showers within the building is preferred.

Parking: Minimum of twenty-five (25) parking stalls onsite (indoor preferred).

Access: 24/7 direct access.

Building Safety:

- Fire Alarm System must meet current codes and/or RCMP fit-up standards, and must already be installed.
- Preferred site would have sprinkler system already installed; must be able to accommodate in-rack sprinklers, all current codes and/or RCMP fit-up standards.
- On-site back-up power generator is preferred.
- Must meet all pertinent National Building and Fire codes as well as all Provincial and/or Municipal Codes and/or Regulations relating to the building and/or property.
- Must meet 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 preferred, which would include provisions of all furniture, fixtures, and equipment. Scope of Work is dependent on the site, but may include such items as design, parking, demising walls, washrooms, floor drains, LAN room and cable runs, etc., or additional requirements as may be identified by the RCMP based on 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).
3. Floor plan.
4. Interior and exterior photos.
5. Number of parking spaces.
6. Heat source.
7. Date of availability.
8. Any and all environmental reports pertaining to the building.
9. 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:

RCMP Regional Leasing Office
Mailstop 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 March 15th, 2024 at 2:00 p.m. AST.