

**REQUEST FOR INFORMATION AS TO INTEREST IN LEASING
LABORATORY, OFFICE AND STORAGE SPACES AT THE DAVID FLORIDA
LABORATORY LOCATED ON THE SHIRLEY'S BAY CAMPUS, OTTAWA,
ONTARIO**

File Number DDR/RFI-2024-1

The Department of Public Works and Government Services ("PWGSC"), on behalf of the Canadian Space Agency ("CSA"), is seeking responses to this request for information ("RFI") for planning purposes only. This is not a tender process, not a solicitation, nor a request for proposals, but only an inquiry as to whether there is industry interest in leasing certain laboratory (including fixed equipment), office and storage spaces at the David Florida Laboratory, commencing on or about April 1, 2025. PWGSC will not solicit offers or lease any space at the David Florida Laboratory as a result of this RFI. This said, PWGSC may issue a separate expression of interest ("EOI") for leasing any or all of the David Florida Laboratory on *CanadaBuys*, which may lead to a request for proposal ("RFP"). For clarity, PWGSC is under no obligation to issue either or both an EOI or RFP or otherwise lease space as a result of this RFI.

A. Space at the David Florida Laboratory Which May be Available For Leasing:

The David Florida Laboratory ("DFL") is located at 3701 Carling Avenue, Ottawa, Ontario – Shirley's Bay Campus and includes the following potentially leasable area:

1. Building 65:

<u>Available Space</u>	<u>Area Measurement (m²)</u>
cleanroom space (laboratory):	5,597.7
common area:	1,829.0
communications area:	142.9
janitorial space:	22.3
loading dock:	182.2
mechanical room:	1,524.7
office space:	1,832.0
storage room:	356.7
washroom space:	150.4
workshop:	413.8

2. Building 80:

<u>Available Space</u>	<u>Area Measurement (m²)</u>
storage space:	377.6

3. Building 87:

<u>Available Space</u>	<u>Area Measurement (m²)</u>
storage space:	942.5

4. Building 87A:

<u>Available Space</u>	<u>Area Measurement (m²)</u>
storage space:	27.0

5. Building 89:

<u>Available Space</u>	<u>Area Measurement (m²)</u>
generator housing space:	114.1

6. Sea Containers situated by Building 80:

<u>Available Space</u>	<u>Area Measurement (m²)</u>
2 sea containers (storage space):	26.8 each

7. Parking

<u>Available Space</u>	<u>Number of Parking Stalls</u>
reserved parking space:	6
accessible parking space:	2
dedicated visitor parking space:	3

B. Industry Interest:

PWGSC wishes to obtain information on industry interest in leasing the above described laboratory (including fixed equipment), office and storage space of the David Florida Laboratory under a triple net lease, which requires the tenant to provide spacecraft and space hardware testing services to the Canadian space sector, so as to preserve the capability in Canada.

For your ease of reference, further information with respect to the cost of operating and revenues earned at the David Florida Laboratory are available on the CSA website (see <https://www.asc-csa.gc.ca/eng/laboratories-and-warehouse/david-florida>) and in the enclosed *DFL data document*.

C. Questions from Interested Parties:

Questions about this RFI from interested parties are to be submitted prior to 4:00 pm Eastern Standard Time on May 15, 2024 to PWGSC at the Contact Information (see Section G below). Any question received will be posted by PWGSC on *CanadaBuys* with the name and contact information of the sender being redacted.

PWGSC may, but is not obligated to, respond to any or all questions received. If PSPC responds to a question, the response shall be posted ON *CanadaBuys* with the name and contact information of the party asking the question being redacted.

D. Inquiries to the Industry:

PWGSC has the following inquiries to the industry:

Interest

1. Are you interested in leasing the above described DFL under the aforementioned triple net lease, with the requirement to provide the specified services to the Canadian space sector?
2. What are some of the motivations and concerns with respect to your interest or lack thereof?

Business Model

3. Do you have any concerns with providing testing services to the Canadian space sector, as a future DFL tenant? If so, please share the concerns and any relevant considerations.
4. Please share the corporate structure of any entity which may be interested in leasing the DFL (such as partnership, corporation, joint venture, etc.)?
5. Please describe any special services or collaborations which industry may require from the landlord under any potential DFL lease?

Operations of the DFL

6. Approximately how much time is needed after a lease is executed to fit-up and be ready to operate and provide the required services to the Canadian space sector from the DFL?
7. Please describe any operational considerations that are relevant to fitting-up the DFL, to being ready to operate from the DFL and to provide such required services from the DFL (such as the installation of testbeds and equipment, obtaining personnel, installation of security requirements, etc.)?

Other

8. Please describe any other considerations or concerns that you have with leasing the DFL (such as, financial, legal, business, intellectual property, governance, etc.)?
9. Please share any other general comments.

E. Responses to this RFI:

PWGSC requests that all responses to this RFI be provided by 4:00pm Eastern Standard Time on May 28, 2024. Any response received after this date may not be considered. All responses should include:

- the operating name of the respondent;
- the legal name of the respondent;
- if applicable, the respondent's representative (including their title); and
- responses to the Inquiries to the Industry listed in section D above.

Responses must be submitted **by email to the Contact Information (see below), using the Excel document attached to the *CanadaBuys* advertisement for this RFI.**

F. Information Provided by Representatives of Interested Parties:

Representatives submitting a response to this RFI on behalf of another, must provide PWGSC with a letter signed by the respondent confirming that the representative has the requisite authority to act as their representative.

G. Contact Information:

Daniel Pageau, acting Senior Commercial Operations Advisor
daniel.pageau@tpsgc-pwgsc.gc.ca

All correspondences should refer to file number DDR/RFI-2024-1.

H. Enclosed documents:

- Excel document to answer questions
- DFL Data Document