

**AS TO THE AVAILABILITY OF SPACE FOR LEASE
IN THE CITY OF SAINT JOHN, NEW BRUNSWICK
FILE NUMBER 81002481**

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 fifteen (15) years, commencing on or about February 1, 2025, plus an option to extend the lease for five (5) additional years.
 - approximately 397.9 usable square metres (um²) of contiguous office space and requires (6) parking spaces reserved for Government fleet vehicles on a continuous basis in the event no commercial parking is available within 500 metres of the building containing the proposed space. (measured by existing sidewalks and crosswalks); Parking is an operational requirement.
 - Buildings located in flood plains will not be considered;
 - Approximately 152 usable square metres of exterior compound space is also required. In addition to the required exterior compound space. A turning radius area of 20 meters (40 meter diameter) is required for the vehicles in front of the compound space;
 - 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.
 - the proposed space must be available approximately eighteen (18) 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 or buildings to be constructed and should satisfy or be capable of satisfying the following criteria:
 1. the proposed space should be within an office or commercial building; industrial type buildings and those with industrial space will not be considered;
 2. 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;
 3. PWGSC may not consider spaces or buildings 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 or security requirements, or are not currently properly zoned.

4. The proposed space must be located in the city of **Saint John, New Brunswick** and within the following boundaries (the geographical boundaries include sites on either side of the roads).

- Starting at 189 Prince William Street, head north towards Duke Street., turn left on to Duke and proceed to Water Street.
- Turn left on to Water Street and continue until it changes to Lower Cove Loop. Remain on Lower Cove Loop until reaching the intersection at Charlotte Street. Turn right on to Charlotte and head south towards Vulcan Street. Once at Vulcan, turn left and head east to Sydney Street. Turn left on to Sydney Street, heading north until Broadview Ave.
- Turn right on to Broadview Avenue and continue along until reaching the intersection at Wentworth St. Turn left on Wentworth and head north to Broad St.
- At Broad Street, turn right and head east until Broad St turns in to Crown St.
- Follow Crown Street until coming to the intersection at the Courtenay Bay Causeway. Turn right on to the Causeway and head east until reaching Bayside Drive.
- At Bayside Dr., turn right and head south east on Red Head Rd. until it comes to an intersection at Canaport and Bayside Dr., turn left on to Bayside and head north. to where Bayside Dr. meets Grandview Avenue. Continue easterly on Grandview Ave until Grandview turns in to Latimore Lake Rd.
- Follow Latimore Rd until Elderserly Avenue. North on Elderserly Ave until Loch Lomond Rd. Turn right on to Loch Lomond driving easterly towards the Saint John airport.
- Remain on Loch Lomond Rd until reaching Rte 111 (St. Martins Road). Follow St. Martins Road crossing over the MacKay Hwy. until reaching the intersection at Campbell Dr. Follow on Campbell Dr until arriving at Grove Ave., turn right on to Grove Ave.
- From Grove Avenue, turn left on to Hampton Rd.
- Head south on Hampton Road, veering left when it turns to Rothesay Rd. Stay on Rothesay Rd heading south towards Saint John city centre. Via Rothesay Rd.
- Exit Rothesay Rd by turning right on to Ashburn Rd. heading south toward Foster Thurston Rd. turn right on to Foster Thurston Rd. Stay on Foster Thurston Rd until reaching Sandy Point Rd. turn right on to Sandy Point Rd West. Towards Kennebecasis Dr.
- Turn left on to Kennebecasis Dr. heading south west. Stay on Kennebecasis Dr until Millidge Ave. Turn left on Millidge Ave, head south reaching the intersection at University Ave and Woodward Ave. Turn right on to Woodward Ave. heading west. From Woodward Ave, turn left on to Boars Head Rd. stay on Boards Head Road until arriving back on to Millidge Ave. Turn right on to Millidge Ave, and stay on Milledge Ave and keep right at the forks, going on to Spar Cove Rd. From Spar Cove Rd., continue on until it turns to Bridge Street. Follow Bridge street and turn left on to Main Street.

- From Main Street, turn right on to Douglas Avenue. Stay on Douglas Ave. until it merges on to Route 100, keep right and continue on to Main Street West. Follow Main St. West until it changes to Manawagonish Rd. Stay on Manawagonish Rd until reaching 1655 Manawagonish Rd.
 - From 1655 Manawagonish Rd. head back towards Route 100 towards Saint John, West.
 - Manawagonish Rd will eventually turn in to Fairville Blvd., follow Fairville Blvd. until reaching Catherwood St./Bleury Street. Stay on Bleury Street until reaching the Sand Cove Rd. Turn left on to Sand Cove Rd until coming to Argyle St. Turn right on to Argyle St and continue straight until reaching Fundy Dr. Turn right on to Fundy Dr.
 - From Fundy Dr. turn right on to Centre Street. Follow Centre St and then turn left on to Pleasant. From Pleasant, turn left on to Sea St. Follow Sea St. until coming to Beaconsfield Ave. Turn right on to Beaconsfield. From Beaconsfield Ave, turn right on to Woodville Rd which turns in to Lowell St.
 - Follow Lowell St up to City Line. From City Line, turn right on to Clarence St and then left on to Lancaster St. Driving on Lancaster St, turn right on to St. James St. West. Follow on St. James Street West until reaching Albert St.
 - Albert Street, turn right on to Queen Street West. Continue on Queen Street West until coming to Market Pl. Follow Market Pl. and merge on to New Brunswick Rt 1 crossing the Harbour Bridge back towards uptown Saint John, Exit New Brunswick Rt 1 on to Route 100 until reaching Water Street.
5. 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, Senior Leasing Officer
 1045 Main St – 4th Floor Real Property
 Moncton, NB E1C 1H1

or by email to: the contact listed below in Section F.
 Please indicate File No. **81002481** 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 . Thursday, August 31st, 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 Contract Security Program (CSP) of PWGSC prior to award of the Lessee's Improvements. 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 CSP/ 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@pwgsc-tpsgc.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.