

**INVITATION TO SUBMIT AN EXPRESSION OF INTEREST (EOI)  
AS TO THE AVAILABILITY OF SPACE FOR LEASE  
IN THE CITY OF REGINA  
FILE NUMBER 81002966**

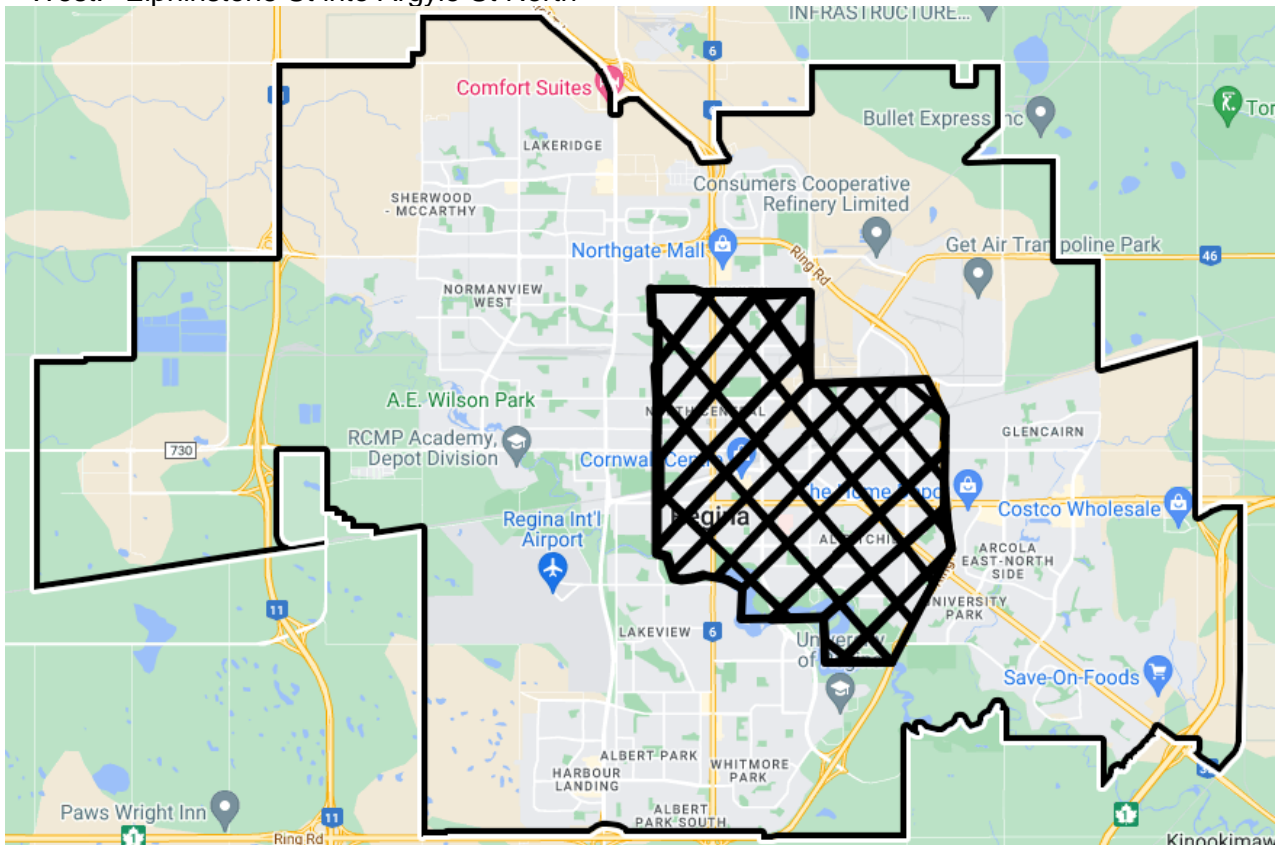
Public Services and Procurement Canada (PSPC) is asking interested parties to provide information for a potential lease of space that meets the following criteria:

**Section A: Lease Components**

- a lease term of approximately 10 years, commencing on or about April 1, 2027;
- approximately 710.0 usable square metres (um<sup>2</sup>) of contiguous office space, and 23 parking spaces;
- the proposed space must be available approximately 40 weeks prior to the above-noted lease commencement date so all space(s) may be prepared for occupancy;
- the proposed space should satisfy or be capable of satisfying the following criteria:
  1. must be within office or commercial type buildings; buildings situated within heavy or medium industrial zoning and industrial type buildings with warehouse or manufacturing space will not be considered. A mixed use building may be considered at the sole discretion of PSPC;
  2. proposed space must be contiguous and located entirely on one floor; preference may be given to spaces located on the main floor;
  3. the dimensions must be compatible for efficient design and use;
  4. a dedicated telecommunication/equipment room measuring no less than 9.0 um<sup>2</sup> within the proposed space must be provided; this area will not form part of the Lessee's usable area noted above but will be included in the rentable area calculation;
  5. the proposed space must have, or have the capacity to install, a back door or other secondary egress;
  6. access to a loading area must be available;
  7. the proposed parking space must have, or have the capacity to install, electric vehicle charging stations;
  8. the proposed space must be able to accommodate the turning radius of 40 ft;
  9. parking for approximately two (2) vehicles must be available to the public within a one (1) block radius of the proposed space;
  10. be fully accessible to persons with a disability;

11. a public transit stop must be within 500 metres of the buildings main entrance, and the frequency of service must not be greater than 30 minute intervals between the hours of 0700 hours and 1800 hours, Monday to Friday inclusive and there must be an accessible walking route between the public transit stop and the building;
  12. acceptable space for the installation of a bicycle rack(s);
  13. after hours cleaning must be available;
  14. the physical characteristics of the Lands and the Building and the area and environment surrounding it, including neighbouring land uses, shall be compatible with the Lessee's intended use of the accommodation;
- the proposed space must be located within the city of Regina limits and **outside** of the following boundaries (the geographical boundaries include sites on either side of the roads):

North: 6<sup>th</sup> Ave N, South on Winnipeg St to Ross Ave, East on Ross Ave to Ring Rd  
 East: Ring Road  
 South: Wascana Lake (North of river only)  
 West: Elphinstone St into Argyle St North



\*Shaded area in image represents excluded portion of the City of Regina

In the event of any discrepancy between the attached map and text description of the geographic boundaries, the text description shall prevail.

This map is to be used for presentation purposes only and is not a legal document.

- on or before the lease commencement date, the proposed space will have to comply with all requirements contained in PSPC's *Standards for Leased Accommodation*, a copy of which may be obtained from the contact listed in Section F;

Note: PSPC 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  
Canada Place – 10<sup>th</sup> Floor  
Suite 1000, 9700 Jasper Avenue  
Edmonton, Alberta T5J 4C3

Attention: Leon Lam, Leasing Officer

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

Please indicate File No. 81002966 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/agents/mandatories should provide their response by March 20, 2024. 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 PSPC 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 PSPC 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 CSP/ PSPC 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 Leon Lam, Leasing Officer by phone at 587-338-3619 or by email to: [leon.lam@tpsgc-pwgsc.gc.ca](mailto:leon.lam@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. PSPC 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 PSPC 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. PSPC 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.