

**INVITATION TO SUBMIT AN EXPRESSION OF INTEREST (EOI)
AS TO THE AVAILABILITY OF SPACE FOR LEASE
IN THE CITY OF EDMONTON
FILE NUMBER 81002445**

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, plus an option to extend the lease for one (1) additional period of three (3) years;
- approximately 171 usable square metres (um²) of contiguous office space, 1,240 um² of contiguous warehouse space, 4,000 um² of contiguous fenced compound space and one (1) parking space;
- the proposed space must be available approximately 43 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. the proposed office space must:
 - be contiguous;
 - daytime cleaning must be available;
 - be located on the main floor;
 2. the proposed warehouse space must have:
 - be contiguous and on one floor;
 - be heated, or have the capability to be heated;
 - a minimum unobstructed warehouse ceiling height of 6.1 metres (20'), measured from the top of the finished floor to the underside of the lowest obstruction of the ceiling, including HVAC, electrical, and sprinkler system;
 - a minimum floor loading capacity of 7.2 kPa (150.4 lbs per square foot);
 - one (1) grade level overhead door, having a minimum size of 3.7 metres wide x 4.9 metres high (12' x 16'), connecting to the warehouse;
 - one (1) grade level overhead door, having a minimum size of 6.1 metres wide x 4.9 metres high (20' x 16'), connecting to the warehouse;
 - one (1) raised loading dock with dock leveler with sufficient height to accommodate easy access of large trucks and trailers, consisting of a maximum trailer length of 21.3 metres (70'), and having a minimum overhead door size of 2.4 metres wide x 3 metres high (8' x 10');
 - capacity to install a separate pedestrian door next to each overhead door;
 - must have, or have the capacity to install, a floor drain(s);
 - adequate power to operate forklift chargers and other equipment (220V/240V);
 - adequate plumbing to accommodate the installation of a vehicle wash bay and eye wash station;
 - HVAC system sufficient for a storage garage;

3. the proposed compound space must:
 - be contiguous;
 - be adjacent to the proposed warehouse;
 - must have, or have the capacity to install, electric vehicle charging stations;
 4. the proposed space must have all the basic utilities, including telecommunications, water, sewer, gas and electricity;
 5. be fully accessible to persons with a disability;
 6. a dedicated telecommunication/equipment room measuring no less than 20 m² 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;
 7. the dimensions of the proposed space must be compatible for efficient design and use;
 8. 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;
 9. parking for approximately three (3) vehicles must be available to the public within a one (1) block radius of the proposed space;
- the proposed space must be located within the City of Edmonton limits or within 2 km from the Anthony Henday freeway;
 - 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 Services and Procurement Canada
Canada Place – 10th Floor
Suite 1000, 9700 Jasper Ave
Edmonton, AB T5J 4C3

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

Please indicate File No. 81002445 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 May 8, 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 Sheena Collins, Senior Leasing Officer by phone at 780-907-4786 or by email to: sheena.collins@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.