

Request for Information

Purpose

The purpose of this Request for Interest is to determine potential future interest and opportunities in supporting the Department of National Defence (DND) and is non-binding.

This request is not a bid solicitation and will not result in the award of any contract. Procurement of the goods and services described in this RFI will not necessarily follow this request. No expenses incurred in responding to this RFI will be reimbursed. Respondents and potential suppliers of goods or services described in this RFI should not earmark facilities, nor allocate resources as a result of any information contained in this RFI. This RFI will not result in the creation of any source list; therefore, whether or not a supplier responds to this RFI will not preclude that supplier from participating in any future procurement opportunities.

As part of Canada's commitment to maximize the participation of and benefit to *Indigenous Businesses*, respondents are advised that potential future bidding opportunities will include an *Indigenous Benefits Plan (IBP)* that aims to ensure Indigenous participation through subcontracting to *Indigenous Businesses*. These set-asides for *Indigenous Business(es)* are pursuant to applicable trade agreement provisions.

Submission requirements

To respond to this RFI, submissions are to include the *Respondent's* point of contact: provide the name, address, phone number, and email address of the *Proponent's* point of contact. Responses are to be formatted per the following:

1. Secured .PDF format (document MUST be printable)
2. Paper size to be 8.5" x 11" OR as otherwise indicated
3. Point size – 11 point TIMES or equal
4. Double-sided pages will count as two pages
5. Use your own format unless otherwise indicated

Enquiries

Because this is not a bid solicitation, DND will not necessarily respond to enquiries in writing, or by circulating answers to interested parties; however, questions regarding this RFI may be directed to the DCC Contracting Authority assigned Point of Contact for the RFI.

Submissions

Closing Location. Responses shall be received through email directed to the address indicated on the *Electronic Bidding System*.

Closing Time and Date. The closing date and time indicated on the *Electronic Bidding System* shall be the official closing date and time for this RFI.

Background

The Department of National Defence (DND) is inviting interested parties seeking residential investment opportunities, to respond to this Request for Information (RFI). DND is committed to collaborating and co-developing with potential Indigenous partners where opportunities exist. Responses may inform and support potential future bidding opportunities, including contract scope, should this initiative proceed. Information collected as part of this RFI will be used internally to DND and will not be distributed.

The purpose of this RFI is to confirm whether housing units are available for acquisition and/or whether there is interest in constructing and/or managing residential housing. To support its activities at Canadian Forces Base (CFB) Esquimalt, DND is seeking to acquire up to 104 housing units within the geographic boundary identified in Annex A. Undeveloped land is also available for consideration, as detailed in Annex B.

Units being considered for lease or purchase include 1- to 4-bedroom houses (single detached, semi-detached, row, townhouse, condominium, cooperative and apartment), with parking. Units will be required for long-term accommodation (more than 6 months), therefore neither temporary arrangements (AirBnB, VRBO, hotels) nor shared accommodation (e.g., a single bedroom in a unit) will be considered.

Glossary

Acquisition includes the following options: lease, purchase, and design-build, with or without purchase options.

Lease. Existing units are provided to DND via bulk or individual lease. Units may be located in one or more buildings, on one, or more, land parcels.

Purchase. Existing units are provided to DND for purchase. Units may be located in one or more buildings, on one, or more, land parcels.

Design-build. Includes several alternatives, differing based on financing, and operations and maintenance

- **Design-build.** Building(s) is/are financed, managed, operated and maintained by DND
- **Design-build, operate and maintain.** Building(s) is/are managed, operated, and maintained by your organization.
- **Design-build, operate, maintain and finance.** Building(s) is/are financed, managed, operated and maintained by your organization; the building(s) is/are leased to own to DND, over a period of time

Vacant unit. A unit is considered vacant, if at the time of analysis, it is physically unoccupied and available for immediate rental.

Options for consideration

A. Lease

1. Does your organization currently manage units, within the boundaries detailed in Annex A that are available for lease by the federal government? Please refer to the Glossary for the definition of vacant units. If **yes**, please continue to question 2; if **no**, please continue to Section B: Purchase.
2. If you have answered yes to question 1, please confirm
 - the number of units that will be vacant and available within the next two years
 - their form (apartment, detached, semi-detached, row/town house)
 - their year of construction
 - the average monthly rent per unit (e.g., 1-, 2-, 3- and 4-bedroom) and what it includes (utilities, storage, garbage collection, etc.)
3. Does your organization complete operational activities and maintenance on your units? If yes, please identify those that apply, or include a list:
 - Snow clearing
 - Grass cutting
 - Fire inspection, suppression and detector inspection and maintenance
 - Reactive repairs
 - Other items?

B. Purchase

1. Does your organization currently manage units, within the boundaries detailed in Annex A that are available for purchase by the federal government? Please refer to the Glossary for the definition of vacant units. If **yes**, please continue to question 2; if **no**, please continue to Section C: Design-build options
2. If you have answered yes to question 1, please confirm
 - the number of units that will be vacant and available within the next two years
 - their general location (neighbourhood)
 - their year of construction
 - the average sale price per unit (e.g., 1-, 2-, 3- and 4-bedroom), or per square foot

3. Does your organization complete operational activities and maintenance on your units? If yes, please identify those that apply, or include a list:
- Snow clearing
 - Grass cutting
 - Fire inspection, suppression and detector inspection and maintenance
 - Reactive repairs
 - Other items?

C. Design-build options

Within Department of National Defence (DND) boundaries

1. DND has identified undeveloped, though not unencumbered, land within its boundaries; for potential redevelopment (see Annex B). Would your organization be interested in any of the following options? Please specify which options are of interest to your organization.
 - **Design-build.** Building(s) is/are financed, managed, operated and maintained by DND
 - **Design-build, operate and maintain.** Building(s) is/are managed, operated, and maintained by your organization.
 - **Design-build, operate, maintain and finance.** Building(s) is/are financed, managed, operated and maintained by your organization; the building(s) is/are leased to own to DND, over a period of time
2. What type of construction do you think would best suit the requirement of 104 units, within the boundaries identified in Annex B?
 - low-rise multi-unit building (maximum of 3 storeys)
 - mid-rise (3 to 10 storeys), high-rise (more than 10 storeys)
 - single family, semi-detached, or row/town houses
3. Would your organization be willing to construct within standards that exceed the National Building Code of Canada? These standards may include changes to room sizes, materials, barrier-free accessibility and sprinklers.
4. Does your organization have experience constructing highly energy-efficient buildings? If yes, please provide additional information, including the standards met (e.g., LEED, Green Globes, Net zero, Tier 4 or 5 of the National Building Code of Canada, British Columbia Step 5, passive house, etc.)
5. Does your organization complete operational activities and maintenance on your units? If yes, please identify those that apply, or include a list:
 - Snow clearing
 - Grass cutting
 - Fire inspection, suppression and detector inspection and maintenance
 - Reactive repairs
 - Other items?
6. Can your organization support an Indigenous Benefits Plan, to include a 5% minimum target of Sub-Contracted opportunities to Indigenous Businesses?

On private land

7. Does your organization have access to, or is it seeking to acquire, undeveloped land within the geographic boundary, as outlined in Annex A?
8. Is your organization interested in managing units? Management includes allocations, rent collection, operations, and maintenance. If yes, would your organization be interested in allocating and managing exclusively for the use of Canadian Armed Forces (CAF) members? If **no**, please provide additional information.

Miscellaneous

9. What monthly rent, per unit, would make a partnership with DND viable for your organization?
 - \$0-500
 - \$501-999

- \$1000-1499
- \$1500-1999
- \$2000-2499
- \$2500-2999
- \$3000-3499
- \$3500-3999
- \$4000+

10. Would your organization be willing to commit to partnering with Indigenous Nations, organizations, or businesses to provide cooperative opportunities relative to any of the options?

11. Are there any other options or considerations that DND should be examining?