

**INVITATION TO SUBMIT AN EXPRESSION OF INTEREST (EOI)  
AS TO THE AVAILABILITY OF SPACE FOR LEASE  
IN ÎLE DU CAP AUX MEULES IN ÎLES-DE-LA-MADELEINE, QUEBEC  
FILE NUMBER: 81002829**

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 June 1<sup>st</sup>, 2024, plus options to extend the lease for one (1) additional period of three (3) years and one additional period of two (2) years;
- approximately two hundred fourteen and 1/10 (214,1) usable square meters (um<sup>2</sup>) of contiguous interior storage space combined with a second space of approximately four hundred and fifty (450) usable square meters (um<sup>2</sup>) of contiguous exterior fenced storage space;
- the proposed space must be available approximately 12 weeks prior to the above-noted lease commencement date so all space(s) may be prepared for occupancy;
- the proposed spaces should satisfy or be capable of satisfying the following criteria:
  1. The proposed premises must be located in the same building and be contiguous.
  2. The interior storage space of 214.1 usable square meters (um<sup>2</sup>) must be contiguous in a single block of space, unobstructed, on the same floor and on the ground floor.
  3. The width and the length of the interior storage space of 214.1 usable square meters (um<sup>2</sup>) shall not be less than 13.5 meters long to accommodate the access and storage of a 12,192 m long boat trailer.
  4. The required minimum clear finished ceiling height available throughout shall be at least 5486.4mm
  5. The Building shall have a loading facility at grade level with convenient access with a minimum of one overhead door and the overhead door shall be at least 4,572 m wide and 4,8768 m high.
  6. The exterior storage space of 450 usable square meters (um<sup>2</sup>) shall have convenient access and layout to accommodate the access and storage of a 15.24 m long boat trailer.
  7. The proposed space should be within an office, commercial or industrial building; residential buildings will not be considered.
  8. The physical characteristics of the sites and buildings, as well as the use of neighboring land and the surrounding area must be compatible with the intended use;
  9. The building where the premises will be located must be fully accessible to people with reduced mobility;
- the proposed space must be located in Iles-de-la-Madeleine within the geographical limits of;

## Île du Cap-aux-Meules

- 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  
Place Bonaventure, South-West Portal  
800, de la Gauchetière Street West, Suite 7300  
Montréal (Quebec) H5A 1L6

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

Please indicate File No. 81002829 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/mandatories should provide their response by August 25<sup>th</sup>, 2023. Any response received after this date may not be considered.

### **Section D: Information Provided by Interested Parties or Mandatories of Interested Parties**

Information provided by interested parties or mandatories 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. Mandatories 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 Canadian Industrial Security Directorate (CISD) of PSPC prior to the beginning of the fit up work. 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 CISD/ 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 Audrey Paquette, Senior Leasing Officer by phone at 438-357-9179 or by email to: [audrey.paquette@tpsgc-pwgsc.gc.ca](mailto:audrey.paquette@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.