

Ahmed, Sarf MTIC:EX

From: Schimmel, Andy MTIC:EX
Sent: Tuesday, January 31, 2017 4:29 PM
To: Ahmed, Sarf MTIC:EX
Cc: DeLarge, Lorne MTIC:EX; Scott, Karyn L CSCD:EX
Subject: lease for interm liquor distribution centre
Attachments: Fwd: OBJECTION RECEIVED - LDB warehosue

Sarf

Our Procurement Branch has received an objection to the Ministry's intent of entering into a lease as published on the Notice of Intent on BC BID which closed at 4:00 pm , January 30, 2016 . I have attached an email outlining what the Objector is proposing to the Ministry and note that this offering does not meet the criteria outlined in the Notice of Intent. In particular the Objector is proposing:

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The strategy of the procurement team is for me to meet with the Objector and ascertain a couple of facts on the building. Following that we will formally advise the Objector that the building does not meet the published criteria on the NOI. We will prepare a letter for your signature which I will forward to the Objector via email.

In the meantime we will continue our activities on this project to complete this procurement.

Andy Schimmel | Director, Strategic Initiatives | Accommodation Management | Real Property Division |
Ministry of Technology, Innovation and Citizens' Services
Ph: 604-660-4331 | *cell 604-314-0046* | 7 th floor - 865 Hornby Street, Vancouver, BC, V6Z 2G3

From: [Scott, Karyn L CSCD:EX](#)
To: [Schimmel, Andy MTIC:EX](#)
Subject: Fwd: OBJECTION RECEIVED - LDB warehosue
Date: Tuesday, January 31, 2017 7:38:53 AM
Attachments: [Shared Services Letter of Intent.pdf](#)
[ATT00001.htm](#)
[3100-Production-Way.pdf](#)
[ATT00002.htm](#)

Sent from my iPhone

Begin forwarded message:

From: "Gauthier, Jerry MTIC:EX" <Jerry.Gauthier@gov.bc.ca>
To: "Scott, Karyn L CSCD:EX" <Karyn.Scott@gov.bc.ca>, "French, Jason PSBC:EX" <Jason.French@partnershipsbcc.ca>
Subject: OBJECTION RECEIVED - LDB warehosue

Good Morning

Re: ON-002970 Notice of Intent –Lease for interim liquor distribution centre

We have received one objection to the interim lease prior to the closing date and time noted on the NOI. I have attached the objection below and their attachments above. Please review and once you have completed your assessment of the Objection please let the Procurement Services Branch know so we may advise the Respondent of your conclusions.

Thanks

Jerry

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From:
Sent: Monday, January 30, 2017 2:54 PM
To: Procurement MTIC:EX
Cc: s.21
Subject: Contestation of lease for interim liquor distribution center - Solicitation Number ON-002970

Good morning Mr. Gauthier,
Further to the attached shared services letter of intent we are writing to object to the Ministry's intent to enter into a lease. We understand the proposed lease is 7003 72nd Street in Delta, s.21

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Below is a short response to BCLDB's criteria:

The warehouse is within the lower mainland.

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The warehouse is accessible to local transportation trucking route networks

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The warehouse is serviced by public transportation

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The land is zoned for the intended use of a distribution center

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The warehouse is available for possession by the Province no later than March 1, 2017

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The warehouse is at least 400,000 sq.ft.

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The warehouse is at least 30 feet clear from the top of the slab to the underside of roof joists

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There are a minimum of 40 dock doors with levelers

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Dock levelers can accommodate more than 35,000 lbs

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There are more than 200 parking stalls

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The structural column grid does not adversely impact and efficient racking layout

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There is a floor load capacity of at least 400 lbs per sq.ft.

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The warehouse can accommodate up to 30,000 s.f. of employee services and administrative offices

From: Scott, Karyn L CSCD:EX
Sent: Thursday, January 26, 2017 1:45 PM
To: French, Jason PSBC:EX
Cc: Gauthier, Jerry MTIC:EX
Subject: FW: Mackin piece on LDB warehosue

Hi Jason:

See below for resolution and continue to refer inquiries to me.

Thank you,

Karyn

**Karyn Scott | Executive Director, Strategic Financial Initiatives
Management Services Division**
+1 250-387-4056 | karyn.scott@gov.bc.ca

Ministry of Community, Sport and Cultural Development and Minister Responsible for Translink;
Ministry of International Trade and Asia Pacific Strategy;
Ministry of Jobs, Tourism and Skills Training and Responsible for Labour;

and Ministry of Small Business and Red Tape Reduction and Responsible for the Liquor Distribution Branch

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From: Ross, Mark T MTIC:EX
Sent: Thursday, January 26, 2017 12:10 PM
To: Schollen, Tasha GCPE:EX; Anderson, Bill GCPE:EX
Cc: Harbord, Chris GCPE:EX; Schimmel, Andy MTIC:EX; Whittier, Joanne GCPE:EX; McKinnon, Adam D MTIC:EX; Gauthier, Jerry MTIC:EX; Scott, Karyn L CSCD:EX
Subject: RE: Mackin piece on LDB warehosue

Hi Tasha,

We have confirmed that the decision to not name the landlord in this NOI was a conscious business decision and endorsed by executive overseeing the project. Further information can be obtained through Andy Schimmel or Karyn Scott.

Mark

Mark Ross | Executive Director | Procurement Services | Shared Services BC
Ph: 778-698-2370 *Cell:* 250-893-7551 | *e:* Mark.T.Ross@gov.bc.ca | *m:* PO Box 9476, Stn Prov Gov, Victoria BC V8W 9W6

From: Schollen, Tasha GCPE:EX
Sent: Wednesday, January 25, 2017 4:31 PM
To: Anderson, Bill GCPE:EX; Scott, Karyn L CSCD:EX; Ross, Mark T MTIC:EX; McKinnon, Adam D MTIC:EX
Cc: Harbord, Chris GCPE:EX; Schimmel, Andy MTIC:EX; Whittier, Joanne GCPE:EX
Subject: RE: Mackin piece on LDB warehosue

Also adding Adam...can't reach Mark. Adam ... about to call you!

From: Schollen, Tasha GCPE:EX
Sent: Wednesday, January 25, 2017 4:25 PM
To: Anderson, Bill GCPE:EX; Scott, Karyn L CSCD:EX; Ross, Mark T MTIC:EX
Cc: Harbord, Chris GCPE:EX; Schimmel, Andy MTIC:EX; Whittier, Joanne GCPE:EX
Subject: RE: Mackin piece on LDB warehosue

I'm adding Mark Ross to this email. Mark are you able to assist? Please see below to the highlight. What information are we obligated to disclose in a BC Bid posting? This is the LDB warehouse one that reporter Bob Mackin is covering.

From: Anderson, Bill GCPE:EX
Sent: Wednesday, January 25, 2017 4:20 PM

To: Scott, Karyn L CSCD:EX
Cc: Harbord, Chris GCPE:EX; Schimmel, Andy MTIC:EX; Whittier, Joanne GCPE:EX;
Schollen, Tasha GCPE:EX
Subject: Re: Mackin piece on LDB warehosue

Thanks Karyn.

Hi Andy - thanks in advance for any help you can provide verifying the accuracy of Mackin's statement.

Copying in my MTICS GCPE colleagues for their awareness.

On Jan 25, 2017, at 4:11 PM, Scott, Karyn L CSCD:EX <Karyn.Scott@gov.bc.ca> wrote:

Bill,

I am including Andy Schimmel (MTICS) who has been leading the negotiation strategy.

The NOI issue is best addressed by Procurement Services Branch and I suspect Andy can facilitate that connection.

Thank you,

Karyn

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Withheld pursuant to/removed as

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Notice of Intent e-Advertisement

Ministry of Technology, Innovation and Citizens' Services

Lease for interim liquor distribution centre

Building Lease or Rental
Property Lease or Rental

- Locations Specified
- Supplier Attachments do not exist
- This document may not be responded to Online

For more information contact:

Gauthier, Jerry
Procurement Specialist

Procurement Services Branch

Final

Solicitation Number: ON-002970
Original Publish Date: 2017/01/16
Close Date & Time: 2017/01/30 16:00
Time Zone: Pacific Time

Phone:

Approx. Time Left:

12day 23hr 51min 59sec

Fax:

All dates are yyyy/mm/dd

Email: procurement@gov.bc.ca

Summary Details:

Notice is hereby given by Shared Services BC (the "Ministry") of the Province's intent to enter into a lease for a warehouse building that will be used as an interim distribution centre for the Liquor Distribution Branch.

The term of the lease is expected to be a minimum initial term of 5 years plus options to renew at the sole discretion of the Province.

The Province has chosen to direct award this lease after extensive due diligence to determine there was only one available warehouse space that meets the criteria as set out below:

- the warehouse is within the Lower Mainland;
- the warehouse is accessible to local transportation trucking route networks;
- the warehouse is serviced by public transportation;
- the land is zoned for the intended use of a distribution centre;
- the warehouse is available for possession by the Province no later than March 1, 2017;
- the warehouse is at least 400,000 sq. ft.;
- the warehouse is at least 30 feet clear from the top of the slab to underside of roof joists;
- there are a minimum of 40 dock doors with levellers;
- dock levelers can accommodate more than 35,000 lbs;
- there are more than 200 parking stalls;
- the structural column grid does not adversely impact an efficient racking layout;
- there is a floor load capacity of at least 400 lbs per square foot; and
- the warehouse can accommodate up to 30,000 square feet of employee services and administrative offices.

Vendors who have available warehouse space that meets the above criteria can object to the Ministry's intent to enter a lease by contacting:
Jerry Gauthier, Procurement Specialist
by email at procurement@gov.bc.ca
on or before 4:00 p.m. Pacific time January 30th, 2017 presenting, in writing, specific reasons for their objection.

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