



Public Advertisement for an
EXPRESSION OF INTEREST (EOI)

**INVITATION TO SUBMIT AN EXPRESSION OF INTEREST
REGARDING THE PROVISION OF RESIDENTIAL UNITS FOR
LONG-TERM LEASE IN IQALUIT AND RANKIN INLET**

January 19, 2024

Nunavut Tunngavik Incorporated (NTI) is asking interested parties to provide information for a potential opportunity to provide residential units for lease in Iqaluit and Rankin Inlet.

Section A: Lease Components

- A residential lease term of approximately 5 years, commencing on or about March 1, 2024, with an option for two additional 5 year renewal periods.
- Provide and lease up to three (3) units in Iqaluit and up to three (3) units in Rankin Inlet consisting of a minimum of three (3) bedrooms each unit. Each proposed residential unit shall have an approximate total living area including storage space of 110 square metres (+/- 20 square meters).
- Proponents with less than three units in each community are open to submit applications and must state the number of units that they are offering up for lease. i.e. Proponents need not necessarily have three units in each community to be eligible to apply.
- The proposed residential units should satisfy or be capable of satisfying the following criteria:
 1. Each proposed residential unit must have been constructed in the past 20 years and be no more than two (2) storeys in height.
 2. Each proposed residential unit must be an individual residential dwelling that may form part of a duplex, four-plex, townhouse, or row-house.
 3. The residential units must include: a living room, dining area, kitchen, appropriate utility hook ups, one full bathroom including tub and shower, one half bathroom including shower, laundry room with utility hook ups and sufficient residential storage space.
 4. At least one (1) parking spot.
- Proposed residential unit(s) must, on or before the lease commencement date, comply with:
 1. the Labour Code as applicable to fire, health and safety.
 2. the Electrical Code applicable to Nunavut.
 3. the Building Code applicable to Nunavut.
 4. all other applicable Codes and Standards and all local laws and by-laws.

Section B: Responses

Interested parties are requested to submit their response to this EOI in writing to:

By Email (Preferred)

Manager, Leasing and Employee Housing by email Lldlout@tunngavik.com

Or by Postal Mail to:

Manager, Leasing and Employee Housing
Nunavut Tunngavik Incorporated
100-922 Sivumugiaq Street, Iqaluit Nunavut, X0A 3H0

Section C: Submission Deadline

As this may be the only invitation to submit an Expression of Interest for this potential residential lease project, property owners or their agents should provide their response by February 16, 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 property owners or their agents should include:

- The proposed lot number, municipal address, and location of the unit(s),
- The size of the proposed residential unit(s) in square meters or square feet
- A copy of the proposed floor plan(s) and details addressing the criteria listed in Section A.
- The proposed gross monthly rent (including amount of rent per square foot).
- Details regarding whether the above monthly gross rent includes or excludes utilities and other occupancy costs.
- Property owners must provide proof of ownership
- Agents submitting a response to this EOI must provide NTI with a letter authorizing them to do so.

Section E: Additional Information

For more information, please forward questions to Lldlout@tunngavik.com

Section F: List of Potential New Residential Units

This EOI is issued to invite interested parties to demonstrate their interest in providing the requirements described herein. This information may be included in a list of potential new residential units and used for potential future solicitations.

Section G: Not a Solicitation Process

Note that this is not a tender process, nor a request for proposal, but only an inquiry as to the interest to provide and lease residential units. NTI will not necessarily invite offers, or lease any residential units, and may not post any future ads related to this request. The information provided through this EOI may be included in a standing offer list of potential new residential units and NTI 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. NTI reserves the right to proceed with an Invitation to Offer to Lease by inviting only parties deemed to meet most effectively specific operational, security and public safety requirements.