



Request for Information

for

Zwicker Building - 146 Bluenose Drive Lunenburg, Nova Scotia (PID 60386547)

Request for Information No.: BNS-RFI-2526-002

1. Introduction

This Request for Information (“RFI”) is issued by Build Nova Scotia (“BNS”) for the purposes of gathering information within the marketplace to assist in the determination of future possibilities. Respondents are asked to respond to Build Nova Scotia and provide the information requested below.

Respondents are asked to provide the information requested below, specifically centred on Lunenburg’s working waterfront and Ocean Tech industries, to assist in the determination of future possible uses for the Zwicker Building. On completion of any submissions, it may be determined to move forward on the development of a possible future Business Development Opportunity (BDO).

2. RFI Timetable

a. Key Dates

Issue Date of RFI	5 March 2025
Industry Day Information	26 March 2025 11:00:00AM-12:00:00PM local time
Site Visit	31 March 2025 10:00:00 AM- 12:00:00PM local time
Deadline for Questions	14 April 2025 11:59:59 PM local time
Deadline for Addenda	21 April 2025 11:59:59 PM local time
Submission Deadline	5 May 2025 11:00:00 AM local time

The RFI timetable is tentative. It may be changed by Build Nova Scotia at any time and Build Nova Scotia may choose to waive or extend the Deadline for Questions, Deadline for Addenda, and/or the Submission Deadline.

b. Industry Day Information Session- 26 March 2025 11:00AM-12:00PM

The Industry Day Information Session will provide an opportunity for interested respondents to learn more about the Request for Information (RFI) process and provide an opportunity to ask questions before submitting a formal submission to the RFI. The meeting can be joined by the following link:

Join: <https://teams.microsoft.com/meet/256430740196?p=601Z1qwRxbxuDv9UAT>

Meeting ID: 256 430 740 196

Passcode: xB75Wi3b

c. Site Visit

The site visit will provide access to the building and have a Build Nova Scotia representative on site to answer any questions around building operations.

Background

Build Nova Scotia believes that by working together, we can ensure the projects and places that matter most to Nova Scotians are brought to life in ways that improve our home and enrich our lives.

Build Nova Scotia plans, designs, builds and operates strategic infrastructure that supports economically vibrant, sustainable, and inclusive communities. As a provincial Crown corporation, we steward projects that drive our economy forward.

The core function of what we build is guided by opportunities to transform our province's lands and properties in ways that stimulate economic development and improve the quality of life for all Nova Scotians. This includes managing the addition and renewal of infrastructure that keeps Nova Scotians healthy, connected, and thriving no matter where they live.

More information can be found at <https://buildns.ca>.

Build Nova Scotia is looking to determine potential uses for the Zwicker Building in Lunenburg as part of its management of provincial properties on the waterfront. All options are open for consideration, with those focussed on the concept of "Ocean Tech" of greater value. This request will help inform possibilities for this location and space that may allow for the development and release of a future Business Development Opportunity (BDO). All proposals should focus on the areas discussed in section 4 and present a unique proposal.

Additional info can be found in Appendix B - Zwicker Building.

Information Requested

All proposal should include at a minimum:

- Executive level summary of proposed use
- Care taken for protection of heritage designation
- Estimated financial figures for investment, over what period
- Estimated financial figures for operations, over what period
- Description of any benefit(s) to Lunenburg and its waterfront
- Length of any subsequent lease required for the proposed plan
- Any other information that may be helpful when presenting the proposal

Submission Instructions

Respondents are asked to submit their information and signed Respondent Submission Form no later than 5 May 2025 11:00:00 AM local time to the following address and to the attention of the following RFI Contact:

Ian Homosits - Marine Program Manager
BDO@buildns.ca

Respondents should direct any questions on this RFI process to the same RFI Contact.

Submissions should include a completed and signed Respondent Submission Form (Appendix A) that acknowledges, among other things, that this RFI and any respondent submissions will not create a legal relationship or obligation regarding the procurement of any good or service.

APPENDIX A – RESPONDENT SUBMISSION FORM

A.1 Respondent Information

Please fill out the following form, naming one (1) person to be the respondent's contact for the RFI process and for any clarifications or communication that might be necessary.	
Full Legal Name of Respondent:	
Any Other Relevant Name under which Respondent Carries on Business:	
Street Address:	
City, Province/State:	
Postal Code:	
Phone Number:	
Company Website (if any):	
Respondent Contact Name and Title:	
Respondent Contact Phone:	
Respondent Contact Email:	

A.2 Terms of Reference

In responding to this RFI, the respondent acknowledges its acceptance of the following RFI Terms of Reference:

A.3 RFI Not a Formal Competitive Bidding Process

This RFI is issued for information-gathering purposes and is not intended to be a formal legally binding "Contract A" bidding process. Without limiting the generality of the foregoing, this RFI will not necessarily result in any subsequent negotiations, direct contract award, invitational tendering process, or open tendering process, and does not constitute a commitment by BNS to procure any goods or services.

A.4 RFI Not to Limit BNS's Pre-Existing Rights

This RFI will not limit any of BNS's pre-existing rights. Without limiting the generality of the foregoing, BNS expressly reserves the right, at its discretion, to:

- a) seek subsequent information or initiate discussions with any potential supplier, including potentials suppliers that did not respond to this RFI;
- b) initiate direct negotiations for the procurement of any good or service with any potential supplier or suppliers, regardless of whether the potential supplier or suppliers responded to this RFI;

- c) contact a limited number of potential suppliers, which may include only those that responded to this RFI or may include potential suppliers that did not respond to this RFI, for the purpose of a competitive process for the procurement of any good or service;
- d) elect to proceed by way of open tender call where all potential respondents, including those that did not respond to this RFI, are eligible to compete for the award of a contract for the supply of any good or service; and
- e) elect not to procure the good or service that is the subject of this RFI.

These expressly reserved rights are in addition to any and all other rights of BNS that existed prior to the issuance of this RFI.

A.5 Pricing Information for General Information Purposes Only

Any pricing information provided by respondents is for general information purposes and is not intended to be binding on respondents. Any legally binding pricing or purchasing commitments will be established only where specified by the express terms of a subsequent tender call process or where established through the execution of a written agreement.

A.6 Information in RFI Only an Estimate

BNS and its advisers make no representation, warranty, or guarantee as to the accuracy of the information contained in the RFI or issued by way of addenda. Any quantities shown or data contained in this RFI, or provided by way of addenda, are estimates provided only as general background information.

A.7 Parties to Bear Their Own Costs

BNS will not be liable for any expenses incurred by a respondent, including the expenses associated with the cost of preparing responses to this RFI. The parties will bear their own costs associated with or incurred through this RFI process, including any costs arising out of, or incurred in, (i) the preparation and issuance of this RFI; (ii) the preparation and making of a submission; or (iii) any other activities related to this RFI process.

A.8 Accuracy of Responses

The respondent acknowledges that the information provided is, to the best of its knowledge, complete and accurate.

A.9 Submissions Will Not Be Returned

Except where set out to the contrary in this RFI or expressly requested in the respondent's submission, the submission and any accompanying documentation provided by a respondent will not be returned.

A.10 Confidential Information of BNS

All information provided by or obtained from BNS in any form in connection with this RFI either before or after the issuance of this RFI (i) is the sole property of BNS and must be treated as confidential; (ii) is not to be used for any purpose other than replying to this RFI; (iii) must not be

disclosed without prior written authorization from BNS; and (iv) must be returned by the respondent to BNS immediately upon the request of BNS.

The respondent may not, at any time directly or indirectly, communicate with the media in relation to this RFI without first obtaining the written permission of BNS.

A.11 Disclosure of Information

The respondent consents to BNS’s collection of information as contemplated under the RFI for the uses contemplated under the RFI. Respondents should not include information in their response that is proprietary or confidential. Information provided by a respondent may be released in accordance with governing laws. To the extent that a respondent does include confidential or proprietary information, the respondent should identify any information in its submission, or any accompanying documentation supplied in confidence for which confidentiality is to be maintained by BNS. The confidentiality of such information will be maintained by BNS, except where an order by a tribunal or court requires BNS to do otherwise. The respondent consents to the disclosure, on a confidential basis, of this submission by BNS to advisers retained by BNS for the purpose of reviewing this submission.

The respondent acknowledges that BNS may make public the name of any and all respondents.

A.12 Governing Law

This RFI process will be governed by and construed in accordance with the laws of the province of Nova Scotia and the federal laws of Canada applicable therein.

Signature of Respondent Representative

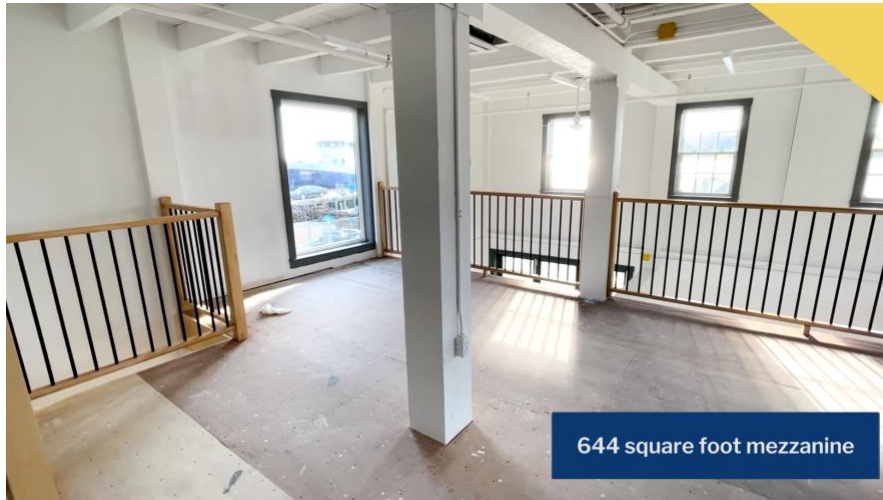
Name of Respondent Representative

Title of Respondent Representative

Date

Appendix B - Zwicker Building Video

Video Walk Through



[Zwicker Building Walk Through](#)

Image

