

Gatineau 2 Preservation Centre

P3 - Integrated Facility Management



Client	Library and Archives Canada
Location	Gatineau, Québec
Buildings Type	Preservation Centres
Contract Duration	April 2019 – April 2052
Surface Areas (Existing)	26,000 m ²
Surface Areas (New)	11,920 m ²

In April of 2019, Library and Archives Canada (“LAC”) awarded a 33-year public-private partnership contract to Plenary Properties Gatineau, a consortium consisting of ENGIE Services Inc., Plenary Group (Canada) Ltd., PCL Investments Inc., PCL Constructors Eastern Inc. and B+H Architects. Plenary Properties Gatineau is responsible for the design, build, finance, maintenance and operation of the Gatineau 2 Archival Preservation Center, a new preservation facility to be constructed adjacent to the existing Preservation Center (“PC”) in Gatineau, Quebec.

Project Description:

The existing PC was built in 1996 with a total surface area of 26,000 m² including 48 collection vaults of approximately 350 m² each. In April of 2020, ENGIE will take charge of managing the existing PC during the construction of the new Gatineau 2 Archival Preservation Center. The new preservation centre will be located behind the existing centre and connected via an enclosed pedestrian corridor with a total surface area of 11,920 m².

The construction of the new facility is expected to be completed in 2022. Upon completion, the Gatineau 2 Archival Preservation Center will be:

- The 1st ‘net-zero carbon’ archives preservation facility in North America;
- The 1st Government of Canada building to be built in accordance to the requirements of Canada’s Greening Government Strategy (“CGGS”);
- The 2nd LAC archival preservation centre in Gatineau, Quebec;
- The World’s largest preservation facility equipped with an Automated Storage and Retrieval System (“ASRS”);
- LEED® certified Silver.

Services to be Provided:

ENGIE will provide comprehensive facility management, including energy performance and lifecycle rehabilitation work and will operate and maintain the new system through to 2052, including:

- Interim operation and maintenance services of the existing PC during the construction phase;
- Reconfiguration of the storage space vaults at the existing PC;
- 30-year operation and maintenance of the existing and newly constructed preservation centre;
- 30-year maintenance and lifecycle renewal in accordance to CGGS;
- Energy management of the facilities with consumption targets;

- Maintenance of the ASRS;
- Operation and maintenance of the fire suppression system;
- Stabilization of environmental conditions in specialized spaces (temperature and humidity);
- Cleaning services (including vaults);
- Waste management;
- Parking management;
- Road, snow removal and landscaping services;
- Pest control;
- Achievement of BOMA BEST™ Gold certification;
- 24/7 Help desk and back-up support.