Energy Probe Interrogatory #46

Interrogatory

Reference:
Exhibit D3, Tab 1, Schedule 1, page 7, and D3, Tab 2, Attachment 2

a) Please provide a table listing the 11 buildings and the Kipling campus. For each building provide the actual total 2020 annual occupancy cost (not per employee). For each building, indicate if the building is owned by OPG or leased. For each building provide the revenue requirement that OPG is recovering in payment amounts.

b) Is OPG planning to sell buildings that it currently owns? Is the answer is yes, please list the buildings that OPG is planning to sell and the year of sale. If the answer is no, please explain why not.

c) Please provide the 2026 revenue requirement forecast for the Clarington Corporate Campus.

Response

a) The requested information for the 11 leased buildings and the owned Kipling campus that OPG expects to vacate as a result of the new building at Clarington is provided below:

Building	2020 Occupancy Cost ($M)[1]	Occupancy Type	2020 OEB Approved ($M)
1. 700 University Avenue	7.4	Leased	8.8
2. 889 Brock Road	4.9	Leased	4.0
3. 777 Brock Road	3.1	Leased	2.8
4. 230 Westney Road	1.4	Leased	1.2
5. 890 Brock Road	0.2	Leased	0.0
6. 1600 Stellar Drive	0.4	Leased	0.4

7. 2255 Forbes Street	1.3	Leased	1.3
8. 78 Richmond Street West	0.2	Leased	0.0
9. 1910 Clements Road	0.4	Leased	0.4
10. 1915 Clements Road[2]	0.0	Leased	0.0
11. 1340 Pickering Parkway	1.2	Leased	0.5
12. Kipling campus[3]	2.8	Owned	2.0

[1]For leased sites, occupancy costs represent the actual lease and utility costs attributed to the nuclear business. For 700 University Ave., also includes asset service fees charged to the nuclear business for leasehold improvements and related assets (net of tenant inducement allowance). For owned sites, occupancy costs represent asset service fees charged to the nuclear business.
[2]Occupancy costs related to 1915 Clements Road are less than $0.1M in 2020.
[3]The $2.8M in asset service fees related to the Kipling campus shown here include a true-up of $1.5M related to the 2020 fiscal year, which will be completed in 2021. The remaining $1.3M is included in the 2020 asset service fees for Kipling Ave. Office & Wesleyville, reflected in Ex. L-F3-02-LPMA-011, Attachment 1.

b) OPG is not planning to sell any buildings that form part of nuclear prescribed facilities as OPG continues to make use of such buildings.

c) Refer to Ex. L-F3-02-Energy Probe-059(a).