Society Interrogatory #11

Interrogatory

Reference:

Exhibit D3-1-2 p3 ln8-9
"This [Clarington Corporate Campus] initiative targets a reduction in square footage per employee in alignment with current industry standards…"

Exhibit D3-1-2, Attachment 2, Clarington Corporate Campus Business Case Summary p2
"The benefits of this new, modern, office include [an] estimated cost reduction of approximately $65M (present value) over the next 40 years by moving away from a lease strategy and reducing the number of work locations (e.g. lower travel costs)".

Exhibit D3-1-2, Attachment 2, Clarington Corporate Campus Business Case Summary p3
"Key Assumptions [for the Clarington Corporate Campus include] … 30% of staff of [sic] will be out of the office at any point in time".

a) Does the estimated $65M present value cost reduction assume that if the leasing strategy remained that it would be modified to target a reduction in square footage per employee in alignment with current industry standards? If the answer is no, please explain why OPG would not employ this strategy to reduce its leasing costs.
b) Does the estimated $65M present value cost reduction assume that if the leasing strategy remained that it would be modified to reflect that 30% of staff will be out of the office at any point in time? If the answer is no, please explain why not.
c) If the answers to a) and / or b) are no, please re-estimate the $65M cost reduction to take into account both of these assumptions being reflected.
d) Of the 30% of staff which OPG assumes will be out of the office at any point in time:
    1) what portion of this staff does OPG expect to work from home (WFH)?
    2) Does OPG have policies and procedures in place to accommodate the WFH provisions?
e) Please explain how the Clarington Corporate Campus initiative has taken into account physical distancing of staff if another pandemic similar to Covid-19 occurs. Will the initiative also have appropriate air filtration systems installed throughout in order to handle future pandemics? If not please explain why not.

Response

a) Yes.

b) Yes.

c) Not applicable.

d) 1) The 30% assumption does not assume that any portion of the staff would be working from home.

2) Refer to the response in part (d) (1) above. Notwithstanding current remote work arrangements to adhere with social distancing protocols mandated by public health guidelines during COVID-19, there are no formal policies or procedures currently in place to accommodate work from home provisions on a regular basis.

e) The design of the new building will not be guided by a potential need for physical distancing of employees that may arise in the event of a future pandemic. OPG cannot speculate on the physical distancing or other response measures that may be required in the event of a future pandemic and would implement any such measures, as it has for COVID-19, in consideration of public health guidelines at the time.

OPG has not yet assessed potential air filtration and / or sterilization systems for inclusion in the new building and will do so as part of developing the building's design.