UNDERTAKING JT4.2

Undertaking

TO SUPPLEMENT THE RESPONSE TO D3-01-SOCIETY-6A TO INCLUDE KIPLING AND NIAGARA SPACE IMPACT INFORMATION.

Response

The requested information is provided below in the form of an updated Chart 1 from Ex. L-D3-01-Society-012, part a), as discussed by Mr. Dumka and Mr. Kogan in the exchange leading up to this undertaking (Tr. Tech. Conf., May 10, 2021, pp. 43-46).

Chart 1

Building No.	Building	Expected Date of Termination[1]	Staff Occupancy[2]	Square Feet [3]	Annual Lease Cost Savings ($M)[7]
1	700 University Avenue[4]	[redacted]	463	114,974	3.9
2	889 Brock Road	[redacted]	511	177,488	4.9
3	777 Brock Road	[redacted]	339	98,640	3.1
4	230 Westney Road[5]	[redacted]	139	54,988	1.4
5	890 Brock Road[6]	[redacted]	N/A	14,088	0.2
6	1600 Stellar Drive	[redacted]	82	21,512	0.4
7	2255 Forbes Street	[redacted]	25	158,151	1.3
8	78 Richmond Street West	[redacted]	14	12,124	0.2
9	1910 Clements Road	[redacted]	34	37,920	0.4
10	1915 Clements Road[6,8]	[redacted]	N/A	3,905	0.0
11	1340 Pickering Parkway	[redacted]	102	36,220	1.2
12	Kipling Campus[9]	[redacted]	213	234,745	N/A
13	303 Townline Road, Niagara-On-The-Lake[10]	[redacted]	58	22,377	0.0

[1]Represents the current estimated dates at which OPG plans to release these spaces. [redacted]

[2]Represents the approximate number of staff whose base work location was assigned to the site as at December 31, 2020.

[3]The Kipling Campus is owned. Square footage includes office, warehouse, storage and training space currently utilized by OPG personnel; excludes space leased out to third parties.
[4]Excludes asset service fee (net of tenant inducement) for 700 University Ave. leasehold improvements and related assets that are included in the occupancy cost shown in Ex. L-D3-01-Energy Probe-046 (a) and Ex. JT2.33.
[5]**[redacted]**
[6]This space is utilized for laboratory and other purposes whereby no staff are currently permanently assigned to this location.
[7]Based on the 2020 occupancy costs, which represent the lease and utility costs attributed to the nuclear business for each leased site listed.
[8]Occupancy costs related to 1915 Clements Road are less than $0.1M in 2020.
[9]Refer to Ex. L-D3-01-Society-007, parts (l) and (n) for further details.
[10]No lease and utility costs at this site are attributed to the nuclear operations. The savings from exiting this property were not included in the financial evaluation underpinning the business case for the new building at Clarington; doing so would marginally improve the economic benefit of the preferred alternative.

The remaining work groups in the Niagara area expected to relocate to Clarington are currently located at the Sir Adam Beck Screenhouse and at the Niagara Plant Service Centre. OPG does not anticipate reductions in the space occupied at these sites as a result of relocating these employees. OPG will continue to own and operate both of these locations, which primarily house plant-based staff who directly support hydroelectric operations at Niagara.