



February 11, 2005

(306) 787-9280
(306) 787-1980 (Fax)

Mr. David MacLean
105 – 438 Victoria Ave. E.
REGINA SK S4N 0N7

Dear Mr. MacLean:

**Re: FOI Application SPMC 08/04G – Saskatchewan Learning
Moves/Renovations to Parkway and Grenfell Towers**

As a result of your Request for Review concerning FOI application SPMC 08/04G we have reviewed our previous response to your request and determined that you are entitled to additional records. Regarding your application, you requested the following information for the Parkway and Grenfell Tower projects; Business Case Analysis, Briefing Notes, costs to date and future anticipated costs.

Your original request was interpreted to include only the costs paid by the Department of Learning and did not include the costs SPMC paid to bring the building to current occupancy standards. SPMC did incur costs to bring the Parkway Campus to occupancy standards (Asset Renewal Costs), however did not incur any concerning the Grenfell Tower project. As a result of this review, SPMC reconsidered our interpretation of your request and concluded that we should have included these asset renewal costs. Therefore, to the date of your application the following table represents the total costs Saskatchewan Learning incurred (Tenant Improvement Costs), as well as the costs incurred by SPMC to bring the Parkway Campus to current occupancy standards.

Grenfell Tower Project

	Tenant Improvements Costs (Learning's Costs)
Construction Costs	\$2,635,709
Consultants Fees	\$282,257
Project Delivery Costs	\$1,748
Project Startup Costs	\$483,395
Total Project Costs	\$3,403,109

Parkway Campus Project

	Tenant Improvements Costs (Learning's Costs)	Asset Renewal Costs (SPMC's Costs)
Construction Costs	\$2,402,043	\$4,015,928
Consultants	n/a	\$852,949
Program Equipment	\$6,175	n/a
Project Delivery Costs	n/a	\$3,215
Project Startup Costs	\$149,342	\$54,380
Total Project Costs	\$2,557,560	\$4,926,469

During 2004, work began on roadway/parking lot upgrades as well as landscaping improvements at the Parkway Campus. This work will cost a total of \$514,000 and will be paid by SPMC. It is anticipated that all work will be completed by the summer of 2005.

Further to our earlier release of a briefing note concerning the Department of Learning's relocation to Grenfell Tower, we enclose an additional document, which, upon further review, the Corporation believes that you are entitled to, given your request for briefing notes. This record is attached.

In terms of the business case analysis information that you've requested, these records are contained in Cabinet Decision Items or other correspondence that were created to present advice, proposals, recommendations, analyses or policy options to the Executive Council or were developed by or for a government institution or a member of Executive Council. Information of this nature is exempt from access according to subsections 16(1)(a) and 17(1)(a).

We are hopeful that the information we have enclosed is the information you require for your purposes. Should you have additional specific questions to which we may be able to provide available information, we would be pleased to hear from you.

Thank you for your attention to these matters. We trust this concludes the within application. Please contact the writer directly should you have any additional questions or a new Request for Information.

Sincerely,


Glynn Mitchell
Access Officer
Freedom of Information

cc R. Gary Dickson, Q.C., Saskatchewan Information and Privacy Commissioner

2.19 Grenfell Tower (Glassman Building) – PSEST Relocation

Issue:

Why is the move of Department of Learning to the Grenfell Tower taking so long? And how much is this costing the taxpayers of Saskatchewan?

Talking Points:

- The relocation of the Department of Learning into the Grenfell Tower is part of a larger move by government to find downtown office space in Regina. The relocation was put on hold after the government restructuring announcement so that SPMC would have a chance to work with all affected departments and ensure all department needs could be well-served.
- With a review of all affected departments now complete, SPMC staff are working diligently to ensure renovations are completed as quickly as possible so the move can occur without further delay.
- Although SPMC has a long-standing policy against releasing lease information, I can assure you that the bid from Grenfell Tower was the lowest-cost option on the market that met the criteria for such a large amount of space.

Current Status:

After government's restructuring announcement SPMC submitted proposal options to address the resulting changes. SPMC is currently awaiting final funding approval for the consolidation project.

SPMC and the former PSEST are working together to ensure the transition to Grenfell Tower happens smoothly.

Common to the feasible options presented by SPMC is the move of the Department of Learning to Grenfell.

It was agreed with Saskatchewan Finance to move forward with relocation to Grenfell and to deal with the remaining relocation issues at a later time. Financing options associated with the move to Grenfell will be presented to Treasury Board.

UPDATED: June 4, 2002
CONTACT: Communications: 787-9225
Division Contact for Communications: 787-6863

SPMC issued a Request for Proposal (RFP) in December 2000 for the provision of a maximum of approximately 270,000 square feet of office space in varying sizes.

The proposal call was issued to address the pending lease expiries of five government agencies within the next two years. The five agencies with expiring leases were: Highways and Transportation, Municipal Affairs and Housing (Victoria Tower), Women's Secretariat (Victoria Tower) and Education and Post Secondary Education & Skills Training (Parkview Place, College Avenue).

The RFP appeared in both the Regina Leader Post and Saskatoon Star Phoenix.

SPMC supports the City of Regina's promotion of office development in the downtown area. The RFP indicates a preference to downtown Regina providing all requirements of the RFP are met. In this instance, Grenfell Tower was the lowest-cost option available on the market, which would allow the then-Department of Post-Secondary Education to bring four of its program areas into one facility located within Regina's downtown.

Information regarding the cost per square foot of any space cannot be released because it could reasonably be expected to interfere with contractual or other negotiations of the Government of Saskatchewan or a government institution. It is also financial information that is supplied in confidence, implicitly or explicitly, to a government institution by a third party. It could also result in financial loss or gain, prejudice the competitive position of or interfere with contractual or other negotiations of a third party.

The lease of Grenfell Tower commenced February 1, 2002 with full rental payments starting June 1, 2002. Delays were encountered as a result of the government restructuring initiative. SPMC is concluding plans with the new Department of Learning.

The leased space at 2220 College will continue to be occupied by the Department of Learning. Other locations leased for the Department of Learning are considered short-term and will be terminated to allow for consolidation in Grenfell.