

**DRA DATA REQUEST
DRA-SCG-067-MPS
SOCALGAS 2012 GRC – A.10-12-006
SOCALGAS RESPONSE
DATE RECEIVED: MARCH 30, 2011
DATE RESPONDED: APRIL 14, 2011**

Exhibit Reference: SCG-14, Volume, Chapter DGT

Subject: Real Estate, Land and Facilities

Please provide the following: For data & formulas use excel format please & provide an electronic copy via email and a CD.

1. Referring to testimony page DGT-1 non-shared and shared rents, please provide the following in a spread sheet for each lease:
 - a) Address
 - b) Annual rent
 - c) Years left in the contract
 - d) Specify yearly dollar amount increase or decrease
 - e) Site description

SoCalGas Response:

**CONFIDENTIAL RESPONSE PROVIDED UNDER PUB. UTIL. CODE §583 AND
GENERAL ORDER 66-C**

DOCUMENT REMOVED DUE TO CONFIDENTIALITY

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2. Referring to testimony page DGT-10, line 5 “An additional real estate advisor”
 - a) Provide supporting documentation for the additional real estate advisor
 - b) Provide a detailed description of the duties for this position
 - c) Provide 5 years of recorded yearly salary and bonus for the current real estate advisor and detailed description of duties.

SoCalGas Response:

- a. The real estate advisor conducts acquisitions of real property and acquires leasehold interests such as land for operational needs and leased properties such as office space and branch offices. The real estate advisor prepares budgets for review by business planning and the Corporate Real Estate Manager. The position coordinates activity across many departments including operations, legal and risk management. The added position was needed due to increased workload associated primarily with numerous branch office projects that need to be evaluated from the settlement with Disability Rights Advocates in the 2008 GRC among other activity
- b. See response to Question 2A.
- c. See response to Question 2A. This is a newly-created position at SoCalGas and there is no recorded data.

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3. Referring to testimony page DGT-13, for all of the budget codes in table SCG –DGT-5 Capital expenditure:
- a) Explain in detail the forecast methodology.
 - b) Provide a cost benefit analysis.
 - c) Provide a copy of all bids submitted per project.
 - d) Provide detail description list of all completed parts under the table.
 - e) Provide estimated dollar amount on maintenance savings for the next 5 years

SoCalGas Response:

- a. SoCalGas Facilities Planning group conducts an annual solicitation process for the purpose of receiving, evaluating and prioritizing capital project requests for implementation in coming years. The prioritization of projects is conducted by the Facilities Capital Committee, which includes Director Representation from key SoCalGas business units. Depending on the priority level, certain project requests require scope documentation to communicate expected project business objectives, scope of work, estimated budget requirement, risks and constraints.
- b. SoCalGas Facilities project solicitation, prioritization and approval process, as well as its Commitment and Approval Policy, do not require cost benefit analyses as the basis for facilities capital project approvals.
- c. As much of the work planned for 2011 is being designed, there has been limited bidding activity for work planned in 2011. Bidding is not a requirement for scope document preparation or the project planning and approval processes. Budgets for these processes are determined through either direct estimate by Facilities Planning and Capital Committee resources or with consulting assistance to these resources provided by design professionals and contractors under master service agreement with the Company.

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4. Referring to testimony page DGT-14, line 8-10:
 - a) Provide a detailed list of the other scenarios and the respective cost for each.

SoCalGas Response:

SoCalGas' testimony explains a process under which, among other things, alternative options or scenarios are considered when undertaking projects under this blanket budget code. As such, there is no such list which is responsive to the question.

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5. Referring to page DGT-CWP-1, capital workpapers budget code 653:
- a) What specific Safety concerns will emerge from not implementing this project?
 - b) How old are the roofs that need to be replaced and what kind of material?
 - c) Provide a detailed description (names brands) list of all items included in this blanket including how old the items are.

SoCalGas Response:

- a. The following are examples of specific safety concerns:
 - i. Water intrusion from roof leaks can short out employee computers and other support equipment. Water intrusion can also cause persistent slip hazards if leaks are not fixed.
 - ii. HVAC equipment failure can create unsafe temperatures within the work area. Computers, lighting and even employee body heat can elevate the temperatures far above the comfort range.
 - iii. Generators, hoists, UPS can fail to work, placing operators at risk of injury.
- b. Age of roofs within the SoCalGas support area vary in age. Properly maintained roofs can last 18 to 25 years depending on material used at the last installation. Presently in the company the bulk of SoCalGas' facilities have an asphalt membrane built up composition. With new title 24 codes coming into effect in late 2007 we are now required to by code to replace roofs with a single ply PVC type application that conforms to title 24 energy conservation codes. We can also install a built up, asphalt membrane type roof with an "Energy Star" coating. SoCalGas decided to install PVC single ply as our replacement standard because of its long life, minimal maintenance, and ease of patching/ repairing, in addition to this type of roofing not requiring re-application of the Energy Star coating every 5 years to maintain factory warranty.
- c. There is no available detailed description list regarding the actual age of most equipment under this code. Some are new installations as directed by the need of the clients. Roof surveys show locations have roof installations that are at least 20 + years old. Surveys estimate actual age of roofs based on time of inspections completed in 2003. Projects included in this blanket include hoist replacements in fleet garages, Diesel Particulate Filter (DPF) equipment installations at fleet garages. Storm water improvement projects. Generator replacements. Security installations. Gas Awning installations. Roof Replacements. Air conditioning unit replacements. Parking lot replacements.

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6. Referring to page DGT-CWP-10, capital workpapers budget code 653.
a) Provide supporting documentation for this project.

SoCalGas Response:

PV projects can help mitigate the increasing electric use of the data centers. However, at a program level, the PV systems do not necessarily have to be installed at the data centers themselves. Facilities considered the best locations for PV systems, in terms of roof age, quality (ability to support a PV array), sun exposure and availability of roof space. The table below represents the maximum savings potential (based on similar installed projects). Actual scoping would still be required.

SCG Solar PV Project	Scoped or Estimate	Elec Demand Savings (kW)	Elec Energy Savings (kWh/yr)	Cost Savings (\$/yr)	Total Cost Estimate (\$)	Capital Cost (\$)	O&M Cost (\$)	Payback (years)	Est. % SEU Energy Savings
Chatsworth	Estimate	300	465,000	60,450	4,008,300	4,008,300	0	66.3	0.8%
Redlands	Estimate	300	465,000	60,450	4,008,300	4,008,300	0	66.3	0.8%
San Dimas	Estimate	240	372,000	48,360	3,206,640	3,206,640	0	66.3	0.7%
Downey ERC	Estimate	90	139,500	18,135	1,202,490	1,202,490	0	66.3	0.3%
MPK - Bldg D	Estimate	75	116,250	15,113	1,002,075	1,002,075	0	66.3	0.2%
Palm Desert	Estimate	50	77,500	10,075	668,050	668,050	0	66.3	0.1%
Pico - Bldg H	Estimate	40	62,000	8,060	534,440	534,440	0	66.3	0.1%
Total		1,095	1,697,250	220,643	14,630,295	14,630,295	0	66.3	3.1%

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7. Referring to page DGT- CWP-17&18, capital workpapers budget code 653
- a) Provide supporting documentation for this project.
 - b) What specific safety concerns will emerge from not implementing this project?

SoCalGas Response:

- a. Supporting documents for these two parking lot projects are part of our Solicitation process for new projects.

The **Redlands Parking** lot expansion request indicates: The current amount of parking stalls does not meet the current needs of the HQ Facility. To offset the parking stall need, the Gas Company leases additional parking stalls at the business next to the facility.

The **Compton parking** lot is over 30 years old. Over time the parking lot has developed cracks and low spots that water can puddle. The headcount at the facility is at its maximum making repairs difficult and not very productive.

- b. **Redlands parking** lot is at its maximum capacity, and is unable to accommodate all employees, who are spending time looking for available spots that do not exist. Employees are now parking on the street and in public areas where their personal security and the security of their vehicles are being compromised.

Compton parking lot is also at its maximum. The employees who park in the lot are susceptible to risk of trip and fall on the cracks that are starting to increase in size and volume. The cracks are a trip hazard and cracks also allow rain water to seep in under the asphalt causing the sub-surface to break down, larger low points for water to gather and increase the possibility for employee injury.

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8. Referring to page DGT- CWP-3-5, capital workpapers budget code 653
- a) What specific safety concerns will emerge from not implementing this project?
 - b) Provide supporting documentation for this project.

SoCalGas Response:

- a. Existing equipment at the Energy Resource Center (or ERC) has had certain pieces of equipment failing to operate over the past few years. The Facility manager has been working to maintain a comfortable work environment for all support staff located at the facility. The safety concern is primarily that with the condition of the failing equipment, we are not providing a comfortable work environment for our employees and customers that depend on the facility for their continuing education.
- b. Please see attached documents.



2008-10-24 ERC
Master Plan 11X17.pc



9797 Elec-vs-Gas
Final.xls

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9. Referring to page DGT- CWP-10, capital workpapers budget code 653
 - a) Provide a cost benefit analysis of the Facilities Renewable Energy Efficiency Projects.
 - b) Provide supporting documentation for this project.

SoCalGas Response:

9797 Downey ERC Site Mechanical Improvements: Gas v. Electric Chiller Analysis

SUMMARY:

Since both facilities are currently equipped with gas chillers, the "savings" figure in the analyses represents the additional Annual Energy Cost the facilities would bear if the systems were converted to water cooled electric screw chillers.

For Anaheim, that would be **\$32,038** per year. For the ERC, it would be **\$38,516**.

NOTES:

- 1) Generally there is no estimate of first costs for either system and these are not included.
- 2) Gas costs are shown to be zero; however, the gas chillers in both analyses are debited for "parasitic" electric power. That is due to the fact the absorption chillers do require more cooling tower water which results in higher pump and fan costs.
- 3) The absorption chiller efficiency (COP) associated with machine sizes in the 80 to 100 Ton range were used. Considering larger single body chillers over 100 Tons, the COP does increase moderately.

OTHER BENEFITS

Gas Fired Absorption Chillers still qualify for an additional LEED point since they do not use refrigerants other than water in a sealed closed loop. This was a strong point when the ERC was constructed and remains a strong draw for this technology with our environmentally conscious customers.

Gas Cooling also permanently eliminates Peak Electrical Demand while not disrupting critical operations. Installing Electric chillers at either of these sites would actually INCREASE Peak Electric Demand! My estimate would be at least 120 kW in Anaheim and nearly 100 kW at the ERC. This increase in electrical demand may also cause additional capital expense in retrofit by creating the need for an upgraded electrical service.

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10. Referring to page DGT- CWP-15-16, capital workpapers budget code 653

- a) The amount in Table SCG-DGT-5 does not match capital workpapers page DGT- CWP-15-16. Please reconcile and explain the difference.

SoCalGas Response:

	2010
653 MPK Bldg A Server Room Air Handler	1,516
Add: MPK Chillers #3 & #4	<u>898 (A)</u>
Total	2,414

(A) Various other projects less than \$1 mil

MPK Chillers #3 & #4	898 (A)
Fleet tools/ Equip	100
NGV Refueling Stations	<u>118</u>
Total Various projects less than \$1 mil	1,116

(A) The MPK Chiller #3 & #4 of \$898K was included in the total of the Various other projects less than \$1 million of \$1.116 million.

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11. Referring to page DGT- CWP-21, capital workpapers budget code 653.
- a) Provide an explanation of the forecast methodology for this project.
 - b) Provide supporting data for the 5-10% ordinary business growth.
 - c) If in 2004 MPK was experiencing major growth of ~24% why did it just become an issue now?

SoCalGas Response:

Please see attached document



GRC question 11 &
backup.pdf

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12. Referring to page DGT- CWP-11, capital workpapers budget code 653
- a) Provide pictures of the exterior site, sewer line and parking lighting on a CD.
 - b) If these improvements will improve site security and will eliminate a potential health hazard, why is this requested now and not in a previous GRC?

SoCalGas Response:

- a. Please see the CD provided with Parking lot replacement, Site lighting installation and sewer line replacement.
- b. Site improvements have always been an issue, facility manager was able to correct any sewer line concerns in the past. With the growth of the site, the increase head count and new datacenter HVAC equipment will put a strain on the existing sewer line possible backing up into the other buildings. Security at the site will be improved as the increase in lighting throughout will support security cameras visibility and laminate a safer walk path for those who work in the evening hours after dark.

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13. Provide 2010 recorded amounts for the following tables:

- a) Table SCG-DGT-1, page DGT-1.
- b) Table SCG-DGT-2, page DGT-2.
- c) Table SCG-DGT-4, page DGT-4.
- d) Table SCG-DGT-5, page DGT-13 (include 2008-2010 recorded and 2011- 2015 forecasted).

SoCalGas Response:

This information is not maintained in the format specifically requested. However, detailed 2010 data for REL&F shared and non-shared O&M costs as well as capital expenditures was provided to DRA under separate cover on April 11, 2011.