

**PACIFIC GAS AND ELECTRIC COMPANY  
General Rate Case 2011 Phase I  
Division of Ratepayer Advocates  
Data Response**

PG&E Data Request No.:	DRA_066-11-Supp001		
PG&E File Name:	GRC2011-Ph-I_DR_DRA_066-Q11		
Request Date:	November 3, 2009	Requester DR No.:	DRA-066-SWC
Date Sent:	May 3, 2010	Requesting Party:	DRA
PG&E Witness:	Corey Wong	Requester:	Sophie Chia

**SUBJECT: SHARED SERVICES AND OTHER SUPPORT COSTS – REAL ESTATE**

**QUESTION 11**

On page 6-7 of Exhibit PG&E-7, lines 26 to 30, PG&E states, “PG&E’s unanticipated real estate work is further described in the workpapers to this chapter. The cost of this unanticipated work was \$44.9 million capital and \$4.5 million expense for 2007-2009. As a result, certain projects identified in the 2007 GRC were not undertaken in order to accommodate this other higher priority work.”

- a. Please provide the specific reference to the workpapers for the unanticipated real estate work.
- b. Please provide the projects and the associated capital and expense dollars of each project identified in the 2007 GRC that were not undertaken in order to accommodate this unanticipated real estate work.

**ANSWER 11 - ORIGINAL**

- a. Table 6-50 on Page WP 6-115 of the workpapers identifies PG&E’s unanticipated real estate work for 2007-2009. This work included:
  - Repair and replacement of failed building equipment.
  - Upgrades to increase power and/or cooling capacities required at critical operating facilities.
  - Asbestos abatement.
  - Cost reduction opportunities.
- b. PG&E’s 2007 GRC request for CRE projects totaled \$177 M capital and \$46 M expense for 2007 through 2009. The funding PG&E received in the 2007 GRC was less than requested and the settlement did not provide specific allocations to CRE. PG&E prioritized real estate projects against other business priorities in establishing annual budget targets for CRE.

It is therefore not possible to identify with specificity those projects which were funded but not undertaken as a direct result of unforeseen work. Nevertheless, PG&E provides the following list of projects that were proposed in the 2007 GRC but not undertaken:

2007 GRC		Capital	Expense
PS#	Project Description (projects > \$1M Capital or Expense)	2007 - 2009 Request	2007 - 2009 Request
1	245 Market - Elevator Controls Upgrade	1.5	
3	77 Beale - Chiller Replacement	1.2	
4	77 Beale - Induction Unit Valve Replacement		1.5
22	Gilroy - Construct New Service Center	20.6	
30	Rocklin SC - Construction of Facility (engineering)	0.7	
36	Martin SC DO - Relocate DO to GO	1.4	3.2
40	Bakersfield SC - Seismic Project	0.3	0.9
50	Seismic Projects <\$1Million: Livermore SC and CSO, Auburn Ofc		0.1
52	ADA Compliance Program - Detailed Surveys of all CRE managed buildings		0.8
53	ADA Compliance Program - Employee Work Area (Title 1)		1.0
54	ADA Compliance Program - Public Access Area (Title 3)		3.0
56	Trailer Compliance Program	5.6	0.4
57	Davis SC - Redevelopment (Trailer Consolidation)	1.9	
59	77 Beale - Lighting Control System Replacement	1.2	
60	77 Beale - Bldg Mgmt Control System (BMCS) Replacement	4.7	
62	SRVCC - Replace Lighting & Fixtures Project	0.8	
63	Energy Conservation Projects <\$1 Million		6.8
64	LEED Building (Green Initiative) - New Buildings	1.2	
67	Water Conservation Projects		0.2
68	Call Centers - Adjustable Workstations (MWC 88)	1.3	
69	Ergonomic Counters For CSOs (MWC 88)	4.1	
70	ECCO Console Replacement System (MWC 88)	1.1	
17	Stockton Gas Plant - Redevelopment	1.1	
20	Auburn SC - Consolidation	6.8	0.1
21	Bakersfield SC - Build Additional Buildings	2.6	
23	Grass Valley SC - Construct New Engineering Office	1.7	0.1
25	Lemoore SC - Purchase New Land and Relocate SC	3.5	
27	Restack Martin & Belmont SCs		0.5
31	San Luis Obispo SC - OM&C New Office	7.8	
33	Willows SC - New Operations Building	2.0	
38	Santa Rosa SC - Construct New Office Building	0.7	
65	LEED Building (Green Initiative) - Existing Buildings		8.7
66	Green Projects <\$1 Million - Recycling and Environmental Justice Facility Improvements	0.9	1.0
	<b>Total Deferred</b>	<b>74.7</b>	<b>28.3</b>

**ANSWER 11 - SUPPLEMENTAL**

The table provided in PG&E's original response to subpart (b) inadvertently omitted several projects. The corrected list is provided below:

<b>2007 GRC PS#</b>	<b>Project Description (projects &gt; \$1M Capital or Expense)</b>	<b>Capital 2007 - 2009 Request (\$MM)</b>	<b>Expense 2007 - 2009 Request (\$MM)</b>
1	245 Market - Elevator Controls Upgrade	1.5	
3	77 Beale - Chiller Replacement	1.2	
4	77 Beale - Induction Unit Valve Replacement		1.5
22	Gilroy - Construct New Service Center	20.6	
30	Rocklin SC - Construction of Facility (engineering)	0.7	
36	Martin SC DO - Relocate DO to GO	1.4	3.2
40	Bakersfield SC - Seismic Project	0.3	0.9
50	Seismic Projects <\$1Million: Livermore SC and CSO, Auburn Ofc		0.1
52	ADA Compliance Program - Detailed Surveys of all CRE managed buildings		0.8
53	ADA Compliance Program - Employee Work Area (Title 1)		1.0
54	ADA Compliance Program - Public Access Area (Title 3)		3.0
56	Trailer Compliance Program	5.6	0.4
57	Davis SC - Redevelopment (Trailer Consolidation)	1.9	
59	77 Beale - Lighting Control System Replacement	1.2	
60	77 Beale - Bldg Mgmt Control System (BMCS) Replacement	4.7	
62	SRVCC - Replace Lighting & Fixtures Project	0.8	
63	Energy Conservation Projects <\$1 Million		6.8
64	LEED Building (Green Initiative) - New Buildings	1.2	
67	Water Conservation Projects		0.2
68	Call Centers - Adjustable Workstations (MWC 88)	1.3	
69	Ergonomic Counters For CSOs (MWC 88)	4.1	
70	ECCO Console Replacement System (MWC 88)	1.1	
17	Stockton Gas Plant - Redevelopment	1.1	
20	Auburn SC - Consolidation	6.8	0.1
21	Bakersfield SC - Build Additional Buildings	2.6	
23	Grass Valley SC - Construct New Engineering Office	1.7	0.1
25	Lemoore SC - Purchase New Land and Relocate SC	3.5	
27	Restack Martin & Belmont SCs		0.5
31	San Luis Obispo SC - OM&C New Office	7.8	
33	Willows SC - New Operations Building	2.0	
38	Santa Rosa SC - Construct New Office Building	0.7	
65	LEED Building (Green Initiative) - Existing Buildings		8.7
66	Green Projects <\$1 Million - Recycling and Environmental Justice Facility Improvements	0.9	1.0
<b>16</b>	<b>Stockton C&amp;RC Relocation*</b>	<b>27.3</b>	
<b>28</b>	<b>Merced Service Center Redevelopment</b>	<b>6.0</b>	
<b>32</b>	<b>Stockton Service Center Renovation</b>	<b>7.1</b>	
<b>34</b>	<b>Dispatch Operations Consolidation</b>	<b>1.4</b>	
<b>26</b>	<b>Purchase Land for New Livermore Service Center</b>	<b>10.0</b>	
	<b>Total Deferred</b>	<b>126.5</b>	<b>28.3</b>

\* Lease on existing building was extended