**UCAN Data Requests for A.14-11-003 & A.14-11-004**

Date: April 23, 2015

Responses

Due: May 7, 2015

To: SDG&E

John Pacheco

From: UCAN

Don Kelly

3405 Kenyon Street, Suite 401

San Diego, CA 92110

(619) 610-9001

Data Request No: 7

(Please see instructions below)

**INSTRUCTIONS:**

Pursuant to rule 10.1 of the California Public Utilities Commission’s Rules of Practice and Procedure UCAN hereby submits this data request for information from SDG&E. If you will be unable to meet the above deadline, or need to discuss the content of this request, please call UCAN counsel at the number(s) shown above before the due date.

If you are unable to provide the information by the due date, have an objection to any request, or plan to assert a privilege to any request, please provide a written explanation to UCAN’s counsel seven calendar days before the due date as to why the response date cannot be met and your best estimate of when the information can be provided.

If you are asserting an objection or privilege please provide the specific nature of that objection or privilege claimed and the facts upon which such claim is based. If any document is redacted, please clearly identify and describe any information that is redacted from the document and provide an explanation for the redaction. Please identify the person who provides the response and his (her) phone number. Provide electronic responses if possible.

If a document is available in Word or Excel format, do not send it as a PDF file. All data responses need to have each page numbered, referenced, and indexed so worksheets can be followed. If any number is calculated, include a copy of all electronic files so the formula and their sources can be reviewed.

These data requests shall be deemed continuing in nature so that you shall produce any additional or more current information that come to your attention after your initial responses have been sent up to the time of hearing or settlement.

**UCAN Data Requests Set 7**

CORPORATE CENTER AND OTHER SDG&E REAL ESTATE QUESTIONS

1. Please provide the entire benefit-cost analysis for the new corporate headquarters in Excel format (referenced in SDG&E-17, JCS-B-4 and following) with executable formulas showing the cash flow in each year, divided into rent, O&M costs, and capital costs.
2. For each of the 11 proposals considered (identified on Exhibit SDG&E-17, JCS-B-1 and JCS-B-2), please provide (1) the location of the project; (2) base rent plus escalation and expected capital and O&M costs; and (3) the total cost and NPV.
3. If not otherwise provided, please provide all future projections of numbers of employees by company used by SDG&E to develop the cost-benefit analysis of the corporate headquarters.
4. Please identify all costs of relocation and purchases of furniture and office equipment associated with the new headquarters by year. If those costs were not included in the cost-benefit analysis, please explain why not.
5. Please provide the “square footage space study” referenced on SDG&E-17 Workpaper 88. Specifically identify the year(s) to which it is expected to apply.
6. Please reconcile the test year headquarters rent and maintenance shown on SDG&E-17 Workpaper 89 with the initial year figures for rent ($8,900 escalating at 2% per year) and operating expenses in Exhibit JCS-B-5.
7. Please explain why the parking subsidy for SDG&E employees is reduced on SDG&E-17, Workpaper 98. Are those subsidies going to be included in the cost of the new building?
8. Please provide calculations showing the basis of the allocation of the parking subsidy calculation (SDG&E-17, Workpaper 97).
9. Where are costs of relocation to the new building being requested in this case? In which cost center(s) are the costs contained? How much is capitalized? How much is expensed. How are costs allocated?
10. What is the relocation plan for the new building; i.e., number of employees relocated by month.
11. How much new furniture and office equipment is being purchased per relocated employee? In which cost center(s) are the costs contained? Provide workpapers supporting the purchases, with specific items purchased and unit costs to the extent possible.
12. Please identify the number of employees housed at SDG&E’s corporate headquarters at for every six months from December 31, 2011 to the end of 2014 as well as at the end of the latest available month by corporate entity (SDG&E, SoCalGas, SEU, Corporate, and unregulated).
13. It is stated that the Greencraig facility “is currently being used to house a variety of administrative functions and overflow space to accommodate short term projects and temporary facilities during major facility remodels.” (Ex. SDG&E-17, p. JCS-7). Please identify the number of employees, by company, using this facility as a result of the change in office headquarters, for each year from 2013 to 2018.
14. Please explain why the HQ Corporate Center’s electric utility expenses declined consistently from 2009-2013. (SDG&E-17, Workpaper 27) Identify all individual investments made to improve energy efficiency in excess of $25,000 and their projected paybacks.
15. Please explain why the HQ corporate Center’s electric utilities are expected to increase in the new building relative to the old building’s recorded figures in 2012-2013, given that the new headquarters building is presumably more energy-efficient due to Title 24.
16. Please explain why Corporate Center utilities are allocated differently than the corporate center buildings themselves.
17. Please provide the “square footage and electric and water usage studies” used to allocate costs of utilities (referenced on SDG&E-17, p. 28).
18. For each building rented by SDG&E that comprises the forecast for Account 1RE003.000, please provide (a) the actual number of square feet rented and total rent in the recorded years 2009-2013, recorded 2014, and the forecast years 2014-2016.
19. Re SDG&E-17, Workpaper 20, the statement is “SDGE Rent for 2014, 2015, and 2016 “are contractual obligated.”
    1. Please provide a summary of the pricing terms for each contract that is part of the forecast “contractual obligated” rent for 2014-2016 and build up the forecast from each such contract. If SDG&E is estimating any kind of escalation factor from contract terms for any contract where the escalation is not fixed by the contract, please provide the estimated escalation factor and provide documentary support from an entity such as Global Insight that the estimate is accurate.
    2. Please explain why SDG&E ACTUALLY spent $14,159,000 in 2014 in Account 1RE3.000 when it alleges on workpaper 20 of Exhibit SDG&E-17 that SDGE Rents for 2014 of $15,981,000 “are contractual obligated.” If SDG&E failed to spend money that it was obligated to spend, please identify how much it failed to spend and why.
    3. If SDG&E did not fail to spend money that it was obligated to spend, admit that SDG&E was in fact not actually “contractual obligated” to spend the money notwithstanding the characterization in its workpapers.
    4. If SDG&E did not fail to spend money that it was obligated to spend, explain (with supporting documentation as available) why it was allowed to spend less.