



**NRNC MARKET CHARACTERIZATION REPORT
QTR 1-2, 2004**

FINAL

Prepared for

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TABLE OF CONTENTS

Section		Page
1	INTRODUCTION	1-1
2	NEW CONSTRUCTION MARKET CHARACTERISTICS IN QTR 1-2, 2004	2-1
3	ALTERATION (R&R) MARKET CHARACTERISTICS IN QTR 1-2, 2004	3-1
Appendix		
A	GLOSSARY OF BUILDING TYPES RECORDED BY F.W. DODGE	A-1

1. INTRODUCTION

The main objective of the statewide Market Characterization and Program Activity Tracking (MCPAT) Study is to collect, summarize and report nonresidential new construction (NRNC) market characteristics, as well as program information, in support of the statewide Savings By Design (SBD) energy efficiency program offered by Southern California Edison, Pacific Gas and Electric Company, San Diego Gas and Electric Company, and Southern California Gas Company. The publication of results on an ongoing basis allows program designers, implementers, evaluators, and market participants to determine the extent to which the NRNC market changes over a given period of time, understand how energy efficiency practices are implemented in the NRNC market, and if necessary, modify the SBD Program to most effectively enhance energy efficiency practices in the new construction market.

This Mini Report summarizes the NRNC market characteristics in Quarters 1-2, 2004. Its main goal is to provide an ongoing summary of the market in support of Savings By Design program planning and implementation activities in the second half of 2004. The Savings By Design program activities tracking and program penetration characteristics for the same period will be reported elsewhere.

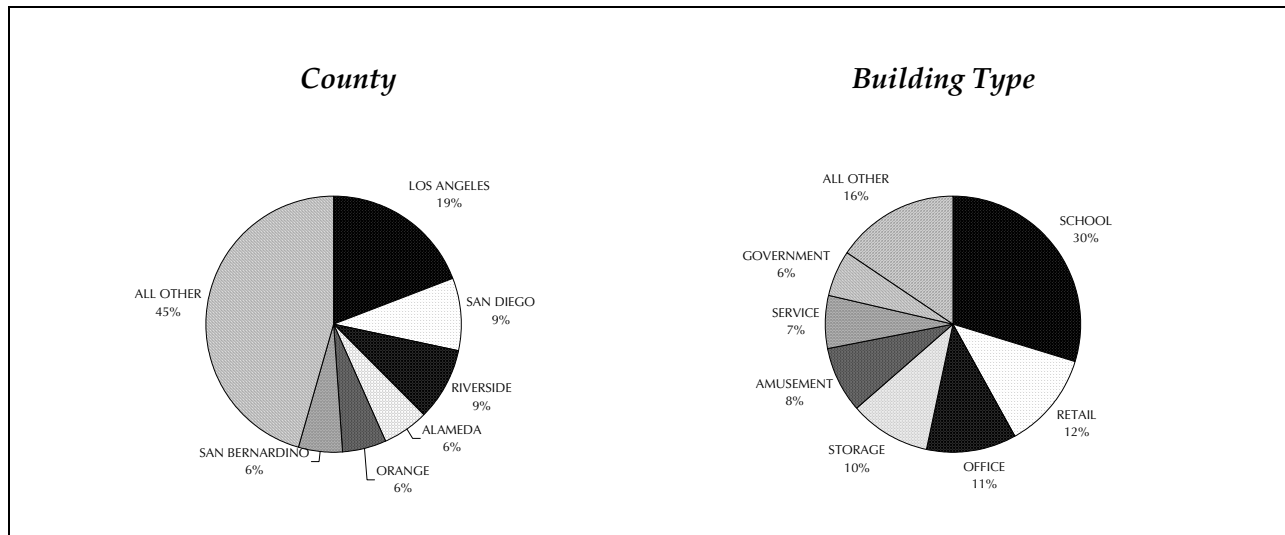
2. NEW CONSTRUCTION MARKET CHARACTERISTICS IN QUARTERS 1-2, 2004

This chapter presents information on the nonresidential new construction activity that has occurred in Quarters 1-2, 2004, in the State of California. The data cover the total valuation, the number of project starts, and the total square footage of new construction projects by county, as reported by F.W. Dodge. Appendix A contains a glossary of building types tracked by F.W. Dodge.

The following exhibits present the nonresidential new construction market activity by building segment and county, in terms of valuation, number of permits, and square feet. To summarize the market activity by utility territory, project zip codes were used in conjunction with California Energy Commission's zip code-to-utility territory mapping to allocate projects to IOU and non-IOU utilities. Using SoCalGas's CIS and the CEC zip code mapping, a list of zip codes was developed that are served by SoCalGas, but not by any other IOU. This list is consistent with the territory in which SoCalGas's Savings By Design program offers incentives for electric measures.

Table 2.1 presents the F.W. Dodge valuation for nonresidential new construction projects that have started construction during QTR 1-2, 2004. To emulate SBD program scope as closely as possible, additions reported by F.W. Dodge were included with new construction.

Exhibit 2.1
New Construction Market Segments with the Highest Project Start Valuation
in QTR 1-2 2004



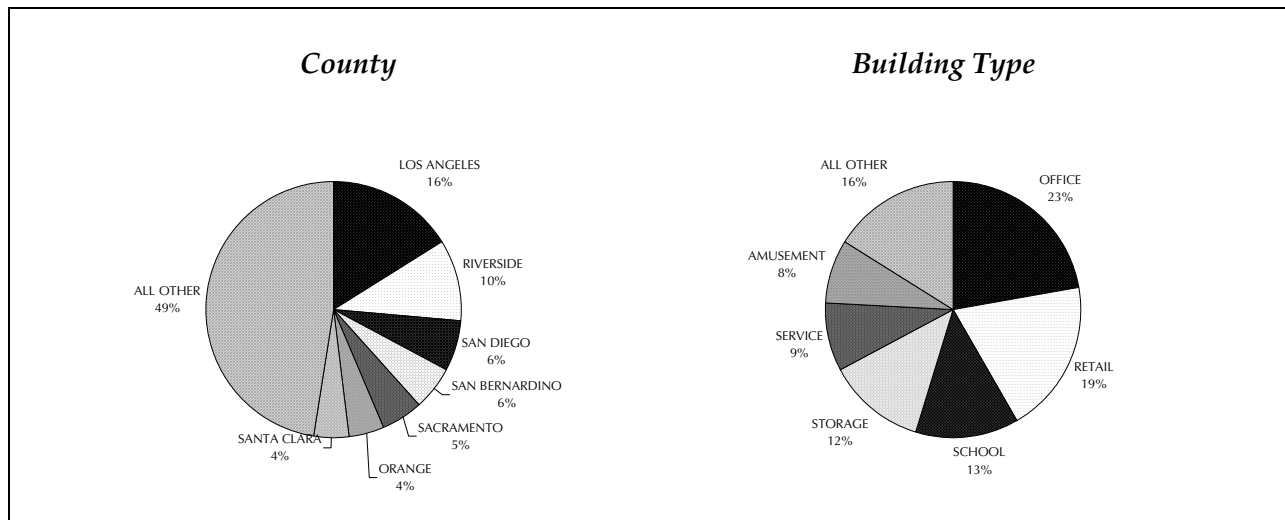
As shown in Exhibit 2.1 above, Los Angeles, San Diego, Riverside, Alameda, Orange, and San Bernardino Counties account for the highest value of projects that *have started construction* in QTR 1-2, 2004. F.W. Dodge did not report any project starts in QTR 1-2 2004 in Alpine, Glenn, Inyo, Mendocino, Sierra and Trinity Counties. Among building types, school, retail, office and

storage account for the highest project start valuation, but amusement, service and government also show relatively high market activity. The assembly segment (religious and worship buildings) accounts for the lowest project start value.

Among utility territories, PG&E accounts for the largest project start value in QTR 1-2 2004, a large fraction of which is concentrated in the school, retail and office segments. SCE follows, with a large fraction of the project value concentrated in the school, storage and retail segments. In the SDG&E service territory, the office and school segments account for one-half of the project start value, while in SoCalGas territory the school and medical segments account for two-thirds of the project start value. Non-IOU areas, consisting of the service territories of multiple municipal utilities and other entities, also account for a relatively large share of the project start value. A large fraction of the Non-IOU project value is concentrated in the school, retail and storage segments.

Table 2.2 presents the number of nonresidential new construction and addition projects that have started construction in QTR 1-2, 2004, as reported by F.W. Dodge. As shown in Exhibit 2.2 below, Los Angeles, Riverside, San Diego, San Bernardino, Sacramento, Orange and Santa Clara Counties have the highest number of new construction project starts. Among building types, office, retail, school, storage, service and amusement account for the highest number of project starts, while the education segment (museums, libraries) accounts for the lowest number of project starts in QTR 1-2, 2004. Among utility territories, PG&E leads with the highest number of project starts, followed by SCE. The number of project starts in SDG&E and SoCalGas territories are almost equal. Non-IOU areas have a significant number of project starts, higher than the combined number of projects in SDG&E and SoCalGas territories together.

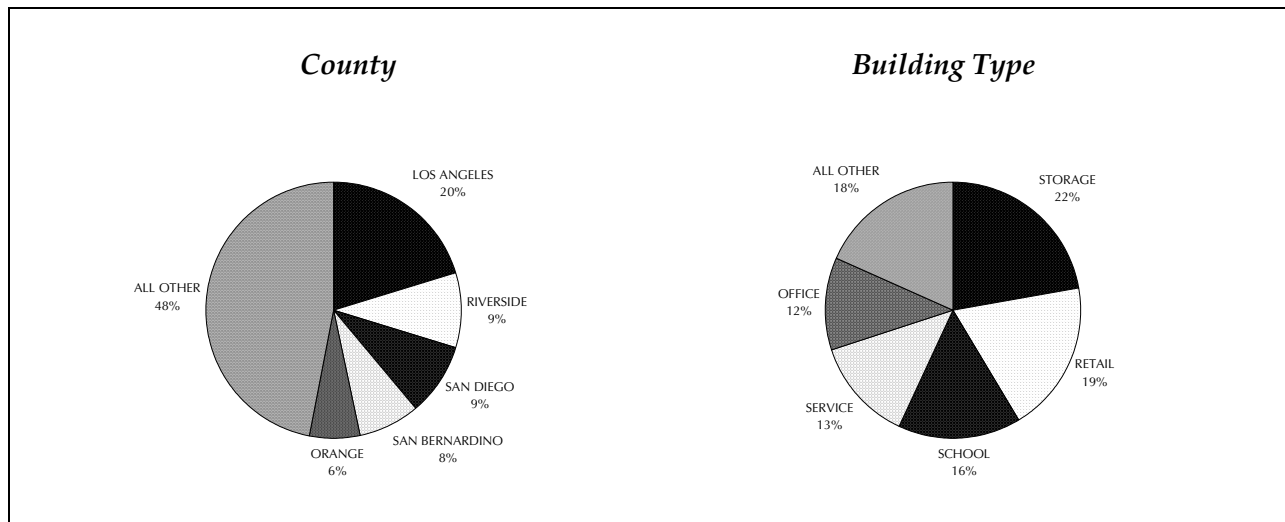
Exhibit 2.2
New Construction Market Segments with the Highest Number of Project Starts in QTR 1-2 2004



Tables 2.3 and 2.4 summarize quarterly project starts by county and building type. There is little variation from quarter to quarter in the number of project starts by segment.

Table 2.5 presents the number of square feet of nonresidential new construction and addition projects that have started construction in QTR 1-2, 2004, as reported by F.W. Dodge. As shown in Exhibit 2.4 below, the counties with the largest number of square feet attributable to new project starts are Los Angeles, Riverside, San Diego, San Bernardino, and Orange. The storage, retail, school, service and office segments account for large square footage of new space, while the assembly segment (religious and worship buildings) accounts for the least amount of new space built in QTR 1-2, 2004.

Exhibit 2.3
New Construction Market Segments with the Highest Square Footage in QTR 1-2 2004



Among utility territories, PG&E accounts for the largest number of new square feet built in QTR 1-2, 2004, over half of which is concentrated in the office, school, service and storage segments. SCE follows closely, with over half of the square footage concentrated in the storage, retail and school segments. In the SDG&E service territory, the retail, office and service segments account for two-thirds of the square footage built, while in SoCalGas territory the school and service segments account for almost one-half of new square footage. Non-IOU areas, consisting of the service territories of multiple municipal utilities and other entities, also account for a relatively large share of the new square footage built in QTR 1-2, 2004. A large fraction of the Non-IOU project area is concentrated in the storage, retail, school and service segments.

Tables 2.6 and 2.7 summarize quarterly square feet of nonresidential new construction built, by county and building type. Again, the volume of new space built does not change much from quarter to quarter, either geographically or by building type.

**Table 2.1 F.W. Dodge Valuation of New Construction Project Starts
in QTR 1-2 2004
by Building Type, County and Service Territory (\$1,000)**

COUNTY	AMUSEMENT	ASSEMBLY	EDUCATION	GOVT	HOTEL	MEDICAL	OFFICE	RETAIL	SCHOOL	SERVICE	STORAGE	OTHER	TOTAL
ALAMEDA	27,127	.	.	1,750	1,525	5,250	39,629	107,363	54,246	13,187	4,895	100,824	355,796
ALPINE	.	.	.	.	.	.	.	.	.	.	.	.	0
AMADOR	749	.	.	439	.	.	.	.	.	.	.	.	1,188
BUTTE	775	.	.	.	55,360	1,320	863	450	8,500	614	4,878	1,928	74,688
CALAVERAS	.	.	.	.	.	.	459	.	.	.	991	.	1,450
COLUSA	.	.	.	.	.	.	.	.	2,225	.	.	.	2,225
CONTRA COSTA	6,576	2,892	11,703	1,925	.	.	1,617	27,345	85,101	750	2,587	231	140,727
DEL NORTE	.	.	.	.	.	.	425	.	.	.	.	405	830
EL DORADO	608	.	.	4,663	.	1,223	1,212	11,984	5,595	666	352	207	26,510
FRESNO	5,041	314	8,727	85,890	3,000	10,080	35,381	11,941	23,290	31,361	2,443	842	218,310
GLENN	.	.	.	.	.	.	.	.	.	.	.	.	0
HUMBOLDT	788	.	.	.	.	.	.	.	28,854	.	.	1,728	31,370
IMPERIAL	261	1,500	.	.	.	783	3,815	55,162	7,143	901	4,790	400	74,755
INYO	.	.	.	.	.	.	.	.	.	.	.	.	0
KERN	1,083	536	.	.	2,735	30,000	2,100	12,602	21,847	.	3,477	1,020	75,400
KINGS	7,079	.	.	.	.	1,582	495	501	22,272	.	3,780	.	35,709
LAKE	5,400	.	.	.	.	.	.	750	3,149	.	422	.	9,721
LASSEN	2,483	.	.	.	.	5,134	.	.	.	.	.	.	7,617
LOS ANGELES	31,871	5,137	4,040	50,819	2,500	145,750	55,315	84,934	453,300	106,568	219,971	17,247	1,177,452
MADERA	1,656	.	.	.	.	.	.	284	.	.	1,000	.	51,817
MARIN	.	150	.	.	.	4,000	680	1,473	11,169	.	.	.	17,472
MARIPOSA	1,373	.	.	.	.	760	.	.	.	.	.	.	2,133
MENDOCINO	.	.	.	.	.	.	.	.	.	.	.	.	0
MERCED	.	2,940	.	.	.	.	2,325	.	.	.	14,838	133	20,236
MODOC	.	.	.	.	.	.	.	.	682	.	.	.	682
MONO	.	.	.	.	.	.	.	.	.	.	.	2,000	2,000
MONTEREY	10,206	.	15,300	.	.	.	508	295	8,700	10,286	789	19,902	65,986
NAPA	1,978	.	.	.	.	.	750	4,814	.	250	7,064	771	15,627
NEVADA	.	.	.	.	8,660	.	157	950	7,319	.	565	.	17,651
ORANGE	27,607	2,700	26,057	15,901	16,000	5,200	55,508	46,727	104,634	24,965	22,842	1,419	349,560
PLACER	4,225	.	.	.	.	718	16,619	21,676	79,456	2,400	3,527	679	129,300
PLUMAS	.	.	.	.	90	.	465	.	.	93	180	.	828
RIVERSIDE	48,203	10,212	8,244	17,415	6,924	12,238	54,762	61,156	210,632	18,229	92,681	17,855	558,551
SACRAMENTO	2,662	1,130	.	.	41,250	6,157	23,979	33,591	72,376	9,029	21,753	2,037	213,964
SAN BENITO	.	.	.	2,069	.	.	1,715	5,094	2,590	.	138	1,966	13,572
SAN BERNARDINO	34,944	4,790	.	10,343	10,513	2,901	44,887	44,034	62,171	11,365	94,761	18,719	339,428
SAN DIEGO	26,590	5,235	18,327	16,146	33,000	700	177,968	65,361	149,603	59,001	12,677	3,200	567,808
SAN FRANCISCO	3,086	.	.	.	.	.	1,235	.	63,111	12,139	.	15,000	94,571
SAN JOAQUIN	58,074	.	.	.	2,500	11,500	12,560	14,181	20,450	7,257	48,780	4,318	179,620
SAN LUIS OBISPO	3,958	.	.	.	9,500	.	5,069	9,051	14,912	1,480	2,294	4,151	50,415
SAN MATEO	10,701	1,000	.	103,016	.	.	3,869	37,103	32,135	1,500	5,366	.	194,690
SANTA BARBARA	4,231	191	.	1,374	.	746	16,282	5,542	10,894	350	5,595	9,968	55,173
SANTA CLARA	135,953	.	24,556	2,890	.	.	24,783	15,329	57,571	49,002	1,035	140	311,259
SANTA CRUZ	.	.	4,500	.	.	.	381	4,500	.	312	.	.	9,693
SHASTA	2,526	.	.	.	3,000	.	9,004	.	2,652	.	145	.	17,327
SIERRA	.	.	.	.	.	.	.	.	.	.	.	.	0
SISKIYOU	.	.	.	.	.	580	.	.	124	.	300	79	1,083
SOLANO	.	.	.	11,052	3,040	3,450	.	27,881	15,206	300	156	.	61,085
SONOMA	3,800	.	36,578	.	3,000	1,369	17,443	4,864	24,049	8,383	1,767	122	101,375
STANISLAUS	24,320	718	.	1,907	3,100	1,464	7,287	7,827	21,161	15,900	2,363	909	86,956
SUTTER	3,960	.	.	.	.	.	756	98	6,076	.	710	.	11,600
TEHAMA	.	.	.	.	.	.	971	.	950	.	115	458	2,494
TRINITY	.	.	.	.	.	.	.	.	.	.	.	.	0
TULARE	6,393	87	.	829	.	2,628	13,378	3,403	9,209	86	2,606	4,980	43,599
TUOLUMNE	.	307	.	.	.	1,097	245	.	1,270	.	.	.	2,919
VENTURA	650	.	.	12,500	17,500	40,000	6,687	13,490	8,840	1,920	33,648	1,600	136,835
YOLO	1,916	.	800	9,221	.	.	62,688	16,454	51,182	25,420	5,826	575	174,082
YUBA	.	.	.	.	2,500	.	.	90	7,134	.	.	2,300	12,024
CALIFORNIA	508,853	39,839	158,832	350,149	225,697	296,630	704,556	758,016	1,820,657	413,714	632,107	238,113	6,147,163
UTILITY													
SCE	109,874	18,546	35,960	52,292	37,312	69,619	179,122	209,549	459,331	79,540	379,027	59,271	1,689,443
PG&E	292,263	9,048	102,164	218,643	92,760	72,716	255,669	340,912	717,076	160,087	118,905	164,425	2,544,668
SDG&E	30,790	7,735	18,327	16,146	33,000	4,700	180,823	72,785	157,890	59,221	17,377	3,700	602,494
SoCalGas	11,901	1,193	.	36,375	16,000	125,783	31,378	20,983	236,034	44,748	19,396	4,107	547,898
Non-IOU	64,025	3,317	2,381	26,693	46,625	23,812	57,564	113,787	250,326	70,118	97,402	6,610	762,660

**Table 2.2 F.W. Dodge Number of Nonresidential New Construction Project Starts
in QTR 1-2 2004
by Building Type, County and Service Territory**

COUNTY	AMUSEMENT	ASSEMBLY	EDUCATION	GOVT	HOTEL	MEDICAL	OFFICE	RETAIL	SCHOOL	SERVICE	STORAGE	OTHER	TOTAL
ALAMEDA	6	.	.	1	1	2	16	17	6	7	3	2	61
ALPINE	.	.	.	.	.	.	.	.	.	.	.	.	0
AMADOR	3	.	.	1	.	.	.	.	.	.	.	.	4
BUTTE	1	.	.	.	4	3	3	1	1	2	3	1	19
CALAVERAS	.	.	.	.	.	.	2	.	.	.	2	.	4
COLUSA	.	.	.	.	.	.	.	.	1	.	.	.	1
CONTRA COSTA	3	2	1	2	.	.	5	10	9	1	2	1	36
DEL NORTE	.	.	.	.	.	2	1	.	.	.	.	1	2
EL DORADO	2	.	.	1	.	2	5	6	3	1	3	2	25
FRESNO	4	2	4	2	1	6	31	5	4	7	5	2	73
GLENN	.	.	.	.	.	.	.	.	.	.	.	.	0
HUMBOLDT	1	.	.	.	.	.	.	.	3	.	.	1	5
IMPERIAL	1	1	.	.	.	1	4	12	2	4	2	1	28
INYO	.	.	.	.	.	.	.	.	.	.	.	.	0
KERN	3	3	.	.	1	1	7	11	5	.	13	5	49
KINGS	2	.	.	.	.	1	2	2	1	.	6	.	14
LAKE	1	.	.	.	.	.	.	1	2	.	2	.	6
LASSEN	1	.	.	.	.	1	.	.	.	.	.	.	2
LOS ANGELES	21	8	3	8	1	10	50	54	62	47	38	10	312
MADERA	1	.	.	.	.	.	1	.	3	.	1	.	6
MARIN	.	1	.	.	.	1	3	2	3	.	.	.	10
MARIPOSA	1	.	.	.	.	1	.	.	.	.	.	.	2
MENDOCINO	.	.	.	.	.	.	.	.	.	.	.	.	0
MERCED	.	1	.	.	.	.	4	.	.	.	3	1	9
MODOC	.	.	.	.	.	.	.	.	1	.	.	.	1
MONO	.	.	.	.	.	.	.	.	.	.	.	1	1
MONTEREY	3	.	1	.	.	.	3	2	2	3	4	14	32
NAPA	2	.	.	.	.	.	1	4	.	1	3	1	12
NEVADA	.	.	.	.	2	.	1	2	2	.	1	.	8
ORANGE	9	2	3	1	1	2	18	22	8	8	10	3	87
PLACER	5	.	.	.	.	2	22	20	11	2	4	4	70
PLUMAS	.	.	.	.	1	.	2	.	.	1	2	.	6
RIVERSIDE	15	10	1	6	3	8	37	45	24	11	31	8	199
SACRAMENTO	6	2	.	.	2	3	27	27	12	3	17	1	100
SAN BENITO	.	.	.	1	.	.	1	2	1	.	1	2	8
SAN BERNARDINO	10	1	.	3	3	4	21	26	9	11	16	4	108
SAN DIEGO	13	5	6	4	5	2	26	25	15	17	6	1	125
SAN FRANCISCO	3	.	.	.	.	.	3	.	4	7	.	1	18
SAN JOAQUIN	4	.	.	.	1	1	18	7	7	5	11	2	56
SAN LUIS OBISPO	3	.	.	.	2	.	12	9	3	3	2	5	39
SAN MATEO	2	1	.	2	.	.	8	4	3	1	3	.	24
SANTA BARBARA	7	1	.	1	.	1	10	4	1	1	6	4	36
SANTA CLARA	9	.	3	1	.	.	25	13	15	13	5	1	85
SANTA CRUZ	.	.	1	.	.	.	1	1	.	2	.	.	5
SHASTA	2	.	.	.	1	.	3	.	2	.	1	.	9
SIERRA	.	.	.	.	.	.	.	.	.	.	.	.	0
SISKIYOU	.	.	.	.	.	2	.	.	1	.	1	1	5
SOLANO	.	.	.	1	1	1	.	7	6	1	1	.	18
SONOMA	2	.	2	.	1	2	11	4	3	3	2	1	31
STANISLAUS	3	3	.	2	1	3	15	8	3	2	6	3	49
SUTTER	1	.	.	.	.	.	2	1	2	.	2	.	8
TEHAMA	.	.	.	.	.	.	4	.	1	.	1	2	8
TRINITY	.	.	.	.	.	.	.	.	.	.	.	.	0
TULARE	3	1	.	1	.	2	9	8	3	1	6	5	39
TUOLUMNE	.	1	.	.	.	1	1	.	1	.	.	.	4
VENTURA	2	.	.	2	1	2	6	8	4	1	12	2	40
YOLO	3	.	1	1	.	.	9	6	5	2	3	4	34
YUBA	.	.	.	.	1	.	.	1	2	.	.	2	6
CALIFORNIA	158	45	26	41	34	65	430	377	256	168	240	99	1,939
UTILITY													
SCE	46	16	4	12	7	23	105	126	52	31	84	25	531
PG&E	68	15	13	14	15	26	214	145	111	56	85	48	810
SDG&E	16	6	6	4	5	3	29	27	17	18	11	2	144
SoCalGas	7	2	.	6	1	2	19	19	29	31	7	3	126
Non-IOU	21	6	3	5	6	11	63	60	47	32	53	21	328

**Table 2.3 F.W. Dodge Number of Nonresidential New Construction Project Starts
in QTR 1-2, 2004
by Quarter, County and Service Territory**

	Q3, 2003	Q4, 2003	Q1, 2004	Q2, 2004	1-yr Total
COUNTY					
ALAMEDA	13	24	32	29	98
ALPINE	0	0	0	0	0
AMADOR	3	0	2	2	7
BUTTE	7	7	11	8	33
CALAVERAS	2	0	1	3	6
COLUSA	0	0	0	1	1
CONTRA COSTA	18	16	13	23	70
DEL NORTE	1	0	0	2	3
EL DORADO	4	4	12	13	33
FRESNO	33	26	33	40	132
GLENN	0	1	0	0	1
HUMBOLDT	2	1	1	4	8
IMPERIAL	5	10	14	14	43
INYO	1	2	0	0	3
KERN	23	34	25	24	106
KINGS	9	5	5	9	28
LAKE	2	1	3	3	9
LASSEN	1	0	1	1	3
LOS ANGELES	162	111	173	139	585
MADERA	2	5	0	6	13
MARIN	2	6	5	5	18
MARIPOSA	0	0	0	2	2
MENDOCINO	1	1	0	0	2
MERCED	5	7	3	6	21
MODOC	1	0	0	1	2
MONO	2	1	0	1	4
MONTEREY	10	15	14	18	57
NAPA	1	4	4	8	17
NEVADA	4	4	1	7	16
ORANGE	39	26	42	45	152
PLACER	12	43	34	36	125
PLUMAS	6	0	2	4	12
RIVERSIDE	83	73	98	101	355
SACRAMENTO	51	68	41	59	219
SAN BENITO	2	0	5	3	10
SAN BERNARDINO	75	75	50	58	258
SAN DIEGO	75	62	65	60	262
SAN FRANCISCO	22	8	9	9	48
SAN JOAQUIN	24	15	29	27	95
SAN LUIS OBISPO	15	26	19	20	80
SAN MATEO	10	9	12	12	43
SANTA BARBARA	16	19	25	11	71
SANTA CLARA	41	52	43	42	178
SANTA CRUZ	3	7	0	5	15
SHASTA	6	5	6	3	20
SIERRA	0	0	0	0	0
SISKIYOU	3	1	1	4	9
SOLANO	14	14	7	11	46
SONOMA	18	11	14	17	60
STANISLAUS	14	19	28	21	82
SUTTER	1	2	5	3	11
TEHAMA	6	3	4	4	17
TRINITY	0	0	0	0	0
TULARE	16	15	21	18	70
TUOLUMNE	4	4	1	3	12
VENTURA	26	31	19	21	97
YOLO	4	9	16	18	47
YUBA	2	4	3	3	12
CALIFORNIA	902	886	952	987	3,727
UTILITY					
SCE	286	255	252	279	1,072
PG&E	320	377	387	423	1,507
SDG&E	78	65	79	65	287
SoCalGas	55	43	69	57	224
Non-IOU	163	146	165	163	637

**Table 2.4 F.W. Dodge Number of Nonresidential New Construction Project Starts
in QTR 1-2, 2004
by Quarter, Building Type and Service Territory**

	AMUSEMENT	ASSEMBLY	EDUCATION	GOVT	HOTEL	MEDICAL	OFFICE	RETAIL	SCHOOL	SERVICE	STORAGE	OTHER	TOTAL
CALIFORNIA													
Q3, 2003	86	26	7	21	13	30	165	178	133	77	123	43	902
Q4, 2003	44	30	6	12	19	37	206	190	107	84	122	29	886
Q1, 2004	69	24	12	20	16	35	226	187	120	78	115	50	952
Q2, 2004	89	21	14	21	18	30	204	190	136	90	125	49	987
1-year Total	288	101	39	74	66	132	801	745	496	329	485	171	3,727
SCE													
Q3, 2003	24	6	1	3	4	14	45	63	49	19	46	12	286
Q4, 2003	12	12	2	3	7	8	61	57	25	19	45	4	255
Q1, 2004	19	8	2	6	3	12	47	64	27	14	35	15	252
Q2, 2004	27	8	2	6	4	11	58	62	25	17	49	10	279
1-year Total	82	34	7	18	18	45	211	246	126	69	175	41	1,072
PG&E													
Q3, 2003	37	7	4	11	6	10	68	49	41	22	44	21	320
Q4, 2003	22	10	2	4	7	20	102	79	45	25	48	13	377
Q1, 2004	23	7	8	5	7	14	129	80	29	23	44	18	387
Q2, 2004	45	8	5	9	8	12	85	65	82	33	41	30	423
1-year Total	127	32	19	29	28	56	384	273	197	103	177	82	1,507
SDG&E													
Q3, 2003	6	4	.	3	1	1	15	15	15	10	7	1	78
Q4, 2003	4	.	2	2	4	2	5	13	8	14	8	3	65
Q1, 2004	11	4	2	3	4	3	17	10	10	8	5	2	79
Q2, 2004	5	2	4	1	1	.	12	17	7	10	6	.	65
1-year Total	26	10	8	9	10	6	49	55	40	42	26	6	287
SoCalGas													
Q3, 2003	3	1	1	2	1	.	5	11	15	10	3	3	55
Q4, 2003	2	.	.	1	.	1	5	5	13	14	1	1	43
Q1, 2004	4	1	.	3	.	1	9	8	22	14	5	2	69
Q2, 2004	3	1	.	3	1	1	10	11	7	17	2	1	57
1-year Total	12	3	1	9	2	3	29	35	57	55	11	7	224
Non-IOU													
Q3, 2003	16	8	1	2	1	5	32	40	13	16	23	6	163
Q4, 2003	4	8	.	2	1	6	33	36	16	12	20	8	146
Q1, 2004	12	4	.	3	2	5	24	25	32	19	26	13	165
Q2, 2004	9	2	3	2	4	6	39	35	15	13	27	8	163
1-year Total	41	22	4	9	8	22	128	136	76	60	96	35	637

**Table 2.5 F.W. Dodge Area of Nonresidential New Construction Project Starts
in QTR 1-2, 2004
by Building Type, County and Service Territory (1,000 sqft)**

COUNTY	AMUSEMENT	ASSEMBLY	EDUCATION	GOVT	HOTEL	MEDICAL	OFFICE	RETAIL	SCHOOL	SERVICE	STORAGE	OTHER	TOTAL
ALAMEDA	183	.	.	8	28	63	178	1,420	306	187	76	114	2,564
ALPINE	.	.	.	.	.	.	.	.	.	.	.	.	0
AMADOR	7	.	.	3	.	.	.	.	.	.	.	.	10
BUTTE	4	.	.	.	359	20	16	13	55	7	87	46	605
CALAVERAS	.	.	.	.	.	.	6	.	.	.	37	.	43
COLUSA	.	.	.	.	.	.	.	.	14	.	.	.	14
CONTRA COSTA	41	47	67	8	.	.	18	436	235	15	81	2	951
DEL NORTE	.	.	.	.	.	.	4	.	.	.	.	7	11
EL DORADO	6	.	.	25	.	9	17	226	23	8	92	5	410
FRESNO	30	3	31	584	31	155	353	193	133	794	69	16	2,391
GLENN	.	.	.	.	.	.	.	.	.	.	.	.	0
HUMBOLDT	1	.	.	.	.	.	.	.	552	.	.	14	566
IMPERIAL	1	9	.	.	.	1	40	813	34	15	122	8	1,043
INYO	.	.	.	.	.	.	.	.	.	.	.	.	0
KERN	14	9	.	.	39	126	30	291	122	.	129	12	772
KINGS	34	.	.	.	.	7	10	12	232	.	86	.	381
LAKE	23	.	.	.	.	.	.	18	15	.	15	.	71
LASSEN	17	.	.	.	.	24	.	.	.	.	.	.	41
LOS ANGELES	191	75	19	207	40	605	652	1,272	2,523	2,160	4,511	248	12,501
MADERA	23	.	.	.	.	.	4	.	205	.	28	.	260
MARIN	.	3	.	.	.	14	8	11	104	.	.	.	140
MARIPOSA	5	.	.	.	.	5	.	.	.	.	.	.	10
MENDOCINO	.	.	.	.	.	.	.	.	.	.	.	.	0
MERCED	.	30	.	.	.	.	37	.	.	.	207	3	276
MODOC	.	.	.	.	.	.	.	.	3	.	.	.	3
MONO	.	.	.	.	.	.	.	.	.	.	.	42	42
MONTEREY	76	.	68	.	.	.	6	5	47	154	19	231	607
NAPA	11	.	.	.	.	.	2	84	.	3	158	22	279
NEVADA	.	.	.	.	90	.	2	12	13	.	14	.	131
ORANGE	235	23	107	42	197	44	640	884	514	618	526	22	3,851
PLACER	33	.	.	.	.	11	219	346	382	27	146	15	1,178
PLUMAS	.	.	.	.	1	.	6	.	.	2	4	.	13
RIVERSIDE	346	73	37	111	128	132	628	1,155	1,060	279	1,623	276	5,848
SACRAMENTO	20	11	.	.	255	52	338	411	392	157	622	52	2,311
SAN BENITO	.	.	.	8	.	.	17	21	21	.	3	51	121
SAN BERNARDINO	180	59	.	43	154	39	598	678	286	160	2,231	372	4,799
SAN DIEGO	115	50	75	76	308	7	1,868	1,032	593	1,069	418	25	5,635
SAN FRANCISCO	17	.	.	.	.	.	9	.	276	170	.	181	653
SAN JOAQUIN	215	.	.	.	40	50	162	278	139	79	1,016	61	2,040
SAN LUIS OBISPO	11	.	.	.	108	.	67	160	104	28	51	31	560
SAN MATEO	39	15	.	313	.	.	41	528	40	33	94	.	1,102
SANTA BARBARA	45	3	.	7	.	7	129	144	31	7	164	162	697
SANTA CLARA	285	.	97	9	.	.	320	276	237	768	21	3	2,014
SANTA CRUZ	.	.	14	.	.	.	3	98	.	3	.	.	118
SHASTA	20	.	.	.	52	.	56	.	20	.	2	.	150
SIERRA	.	.	.	.	.	.	.	.	.	.	.	.	0
SISKIYOU	.	.	.	.	5	.	.	.	1	.	7	1	14
SOLANO	.	.	.	39	43	30	.	356	46	4	6	.	524
SONOMA	51	.	146	.	39	16	190	77	128	272	28	2	948
STANISLAUS	98	10	.	7	44	8	127	170	101	332	54	14	964
SUTTER	55	.	.	.	.	.	7	1	215	.	11	.	289
TEHAMA	.	.	.	.	.	.	12	.	8	.	3	5	27
TRINITY	.	.	.	.	.	.	.	.	.	.	.	.	0
TULARE	59	1	.	6	.	16	111	60	47	2	99	42	444
TUOLUMNE	.	3	.	.	.	10	3	.	6	.	.	.	21
VENTURA	4	.	.	50	285	201	90	181	53	31	686	35	1,616
YOLO	21	.	4	39	.	.	182	238	207	541	131	10	1,373
YUBA	.	.	.	.	40	.	.	1	42	.	.	74	157
CALIFORNIA	2,511	422	665	1,584	2,281	1,657	7,205	11,899	9,561	7,926	13,675	2,202	61,587
UTILITY													
SCE	756	187	150	261	605	494	2,163	3,586	2,294	1,384	8,163	983	21,025
PG&E	1,176	122	427	1,016	838	514	2,132	5,132	3,969	3,211	2,666	1,038	22,240
SDG&E	163	70	75	76	308	37	1,900	1,196	648	1,073	530	33	6,109
SoCalGas	55	17	.	130	197	401	296	389	1,266	968	453	37	4,208
Non-IOU	361	26	14	102	333	211	715	1,597	1,384	1,291	1,862	111	8,007

**Table 2.6 F.W. Dodge Area of Nonresidential New Construction Project Starts
in QTR 1-2, 2004
by Quarter, County and Service Territory (1,000 sqft)**

	Q3, 2003	Q4, 2003	Q1, 2004	Q2, 2004	1-yr Total
COUNTY					
ALAMEDA	235	443	1,349	1,215	3,242
ALPINE	0	0	0	0	0
AMADOR	30	0	6	4	40
BUTTE	307	122	216	389	1,035
CALAVERAS	127	0	3	40	170
COLUSA	0	0	0	14	14
CONTRA COSTA	332	628	303	647	1,911
DEL NORTE	1	0	0	11	13
EL DORADO	70	37	199	211	517
FRESNO	396	307	330	2,062	3,095
GLENN	0	13	0	0	13
HUMBOLDT	28	1	14	553	596
IMPERIAL	81	59	619	424	1,183
INYO	5	6	0	0	11
KERN	599	922	438	334	2,293
KINGS	220	63	84	297	664
LAKE	9	3	33	38	83
LASSEN	5	0	24	17	46
LOS ANGELES	6,101	4,757	7,777	4,724	23,359
MADERA	138	48	0	260	446
MARIN	140	99	33	107	379
MARIPOSA	0	0	0	10	10
MENDOCINO	21	17	0	0	38
MERCED	82	269	206	71	627
MODOC	5	0	0	3	8
MONO	23	15	0	42	80
MONTEREY	235	190	328	278	1,032
NAPA	12	108	177	102	399
NEVADA	26	63	5	126	220
ORANGE	2,585	638	2,108	1,743	7,074
PLACER	371	870	574	604	2,419
PLUMAS	68	0	5	8	81
RIVERSIDE	3,143	2,179	2,985	2,863	11,170
SACRAMENTO	2,006	1,669	1,058	1,253	5,985
SAN BENITO	20	0	84	37	141
SAN BERNARDINO	4,315	5,105	2,030	2,769	14,219
SAN DIEGO	3,398	3,883	3,375	2,260	12,916
SAN FRANCISCO	346	1,444	177	476	2,443
SAN JOAQUIN	800	320	702	1,338	3,160
SAN LUIS OBISPO	262	367	208	352	1,189
SAN MATEO	109	491	569	534	1,702
SANTA BARBARA	330	861	504	193	1,888
SANTA CLARA	1,229	632	1,018	997	3,876
SANTA CRUZ	67	105	0	118	290
SHASTA	204	30	84	66	383
SIERRA	0	0	0	0	0
SISKIYOU	7	4	7	7	25
SOLANO	394	360	270	254	1,278
SONOMA	367	106	388	560	1,421
STANISLAUS	224	289	272	693	1,478
SUTTER	8	9	43	246	306
TEHAMA	30	6	13	14	63
TRINITY	0	0	0	0	0
TULARE	186	128	249	195	757
TUOLUMNE	130	74	3	18	225
VENTURA	933	1,186	696	921	3,735
YOLO	132	227	273	1,101	1,733
YUBA	24	90	49	108	271
CALIFORNIA	30,920	29,240	29,885	31,703	121,747
UTILITY					
SCE	12,755	10,407	10,383	10,642	44,186
PG&E	6,969	8,962	8,450	13,790	38,170
SDG&E	3,517	3,985	3,778	2,331	13,610
SoCalGas	1,594	2,336	2,987	1,221	8,138
Non-IOU	6,085	3,550	4,287	3,719	17,642

**Table 2.7 F.W. Dodge Area of Nonresidential New Construction Project Starts
in QTR 1-2, 2004
by Quarter, Building Type and Service Territory (1,000 sqft)**

	AMUSEMENT	ASSEMBLY	EDUCATION	GOVT	HOTEL	MEDICAL	OFFICE	RETAIL	SCHOOL	SERVICE	STORAGE	OTHER	TOTAL
CALIFORNIA													
Q3, 2003	1,463	454	208	332	1,295	1,581	3,706	5,572	5,208	2,670	7,885	546	30,920
Q4, 2003	725	364	194	262	1,822	707	3,686	6,381	4,114	5,212	5,289	484	29,240
Q1, 2004	1,140	262	217	355	976	1,118	3,781	6,133	4,677	4,250	5,861	1,116	29,885
Q2, 2004	1,371	160	448	1,229	1,306	538	3,423	5,767	4,884	3,676	7,814	1,087	31,703
1-year Total	4,700	1,240	1,067	2,178	5,398	3,945	14,597	23,851	18,883	15,807	26,848	3,233	121,747
SCE													
Q3, 2003	690	83	92	8	474	345	778	2,029	2,434	645	4,956	221	12,755
Q4, 2003	183	138	60	112	332	229	1,301	1,398	995	1,919	3,656	84	10,407
Q1, 2004	432	147	79	108	171	287	1,073	1,798	1,435	1,110	3,117	628	10,383
Q2, 2004	325	40	71	153	434	207	1,089	1,788	859	273	5,046	355	10,642
1-year Total	1,630	408	301	382	1,411	1,068	4,241	7,013	5,723	3,947	16,775	1,288	44,186
PG&E													
Q3, 2003	429	84	79	236	567	136	999	1,579	1,147	357	1,064	292	6,969
Q4, 2003	334	123	29	50	472	351	1,151	3,301	1,344	810	689	309	8,962
Q1, 2004	271	33	135	62	345	335	901	2,941	737	1,074	1,238	379	8,450
Q2, 2004	905	90	292	954	493	179	1,231	2,191	3,232	2,137	1,428	659	13,790
1-year Total	1,939	329	535	1,302	1,877	1,000	4,281	10,012	6,460	4,378	4,418	1,639	38,170
SDG&E													
Q3, 2003	124	77	.	26	72	120	936	776	444	572	363	8	3,517
Q4, 2003	68	.	105	20	932	77	373	993	227	802	336	53	3,985
Q1, 2004	110	66	3	50	248	37	1,502	492	425	615	196	33	3,778
Q2, 2004	53	5	72	26	60	.	398	704	223	457	334	.	2,331
1-year Total	355	147	180	121	1,312	234	3,210	2,965	1,319	2,446	1,229	93	13,610
SoCalGas													
Q3, 2003	16	6	13	41	25	.	124	295	683	293	93	7	1,594
Q4, 2003	25	.	.	40	.	1	384	34	902	928	18	4	2,336
Q1, 2004	38	2	.	43	.	400	54	238	1,106	639	432	36	2,987
Q2, 2004	17	15	.	87	197	1	241	151	161	329	22	1	1,221
1-year Total	95	23	13	211	222	402	804	718	2,851	2,189	564	48	8,138
Non-IOU													
Q3, 2003	205	204	25	20	158	981	869	892	501	803	1,409	19	6,085
Q4, 2003	115	103	.	40	85	50	477	656	647	752	591	34	3,550
Q1, 2004	289	15	.	93	212	60	251	665	974	812	878	40	4,287
Q2, 2004	72	11	14	10	122	151	464	932	410	480	984	71	3,719
1-year Total	681	334	39	163	576	1,242	2,061	3,144	2,531	2,847	3,862	164	17,642

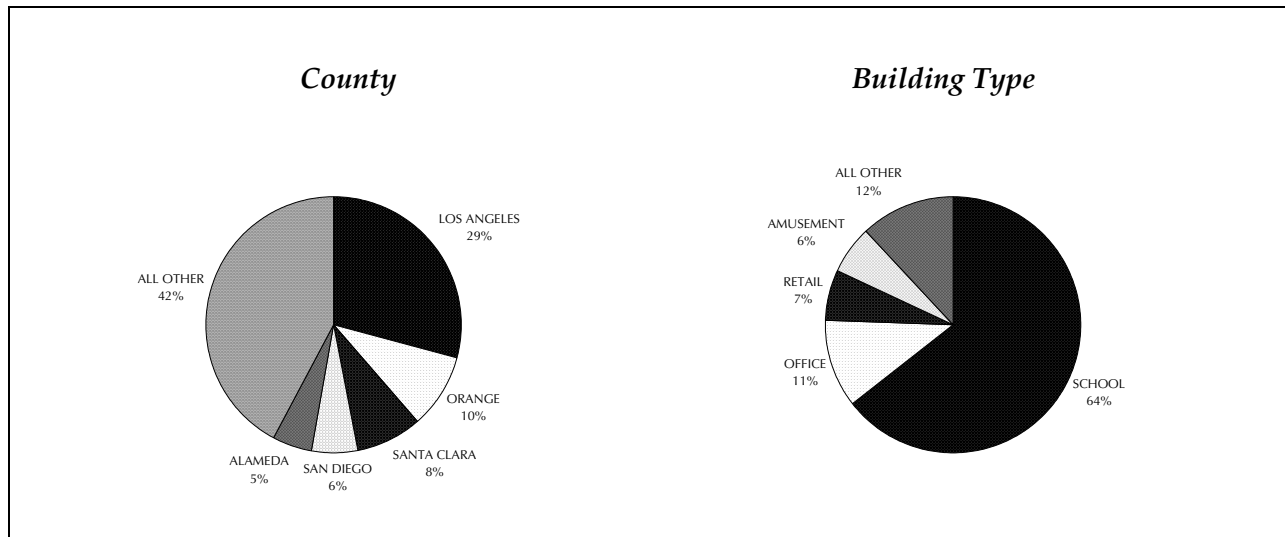
3. ALTERATION (R&R) MARKET CHARACTERISTICS IN QTR 1-2, 2004

This chapter summarizes the nonresidential alteration projects that have occurred in QTR 1-2, 2004 in the State of California. Similar to Chapter 2, the data present the total valuation and the number of project starts in the nonresidential alteration market, by county and building type (F.W. Dodge does not track square feet for alteration projects.)

QTR 1-2, 2004 nonresidential alteration market activity by building segment and county is presented in the following tables. To summarize the market activity by utility territory, project zip codes were used in conjunction with California Energy Commission's zip code-to-utility territory mapping to allocate projects to IOU and non-IOU utilities. SoCalGas's CIS and the CEC zip code-to-utility mapping were used to obtain a comprehensive list of zip codes served by SoCalGas, but not by any other IOU.

Table 3.1 summarizes the F.W. Dodge valuation for the nonresidential alteration projects that started construction during QTR 1-2, 2004. As Exhibit 3.1 shows, the counties with the most active alteration activity in terms of valuation are Los Angeles, Orange, Santa Clara, San Diego and Alameda. There are six counties for which F.W. Dodge does not record any nonresidential alteration project starts: Alpine, Calaveras, Glenn, Modoc, Sierra and Trinity.

Exhibit 3.1
R&R Market Segments with the Highest Project Start Valuation in QTR 1-2, 2004

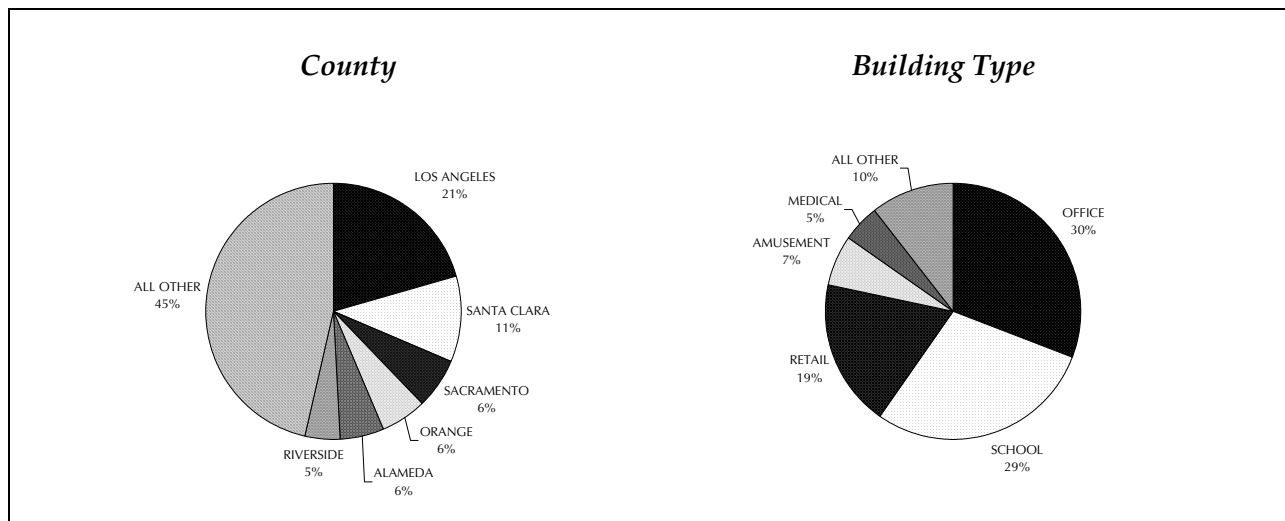


Among building types, the school segment accounts for the highest value of alteration projects that have started construction in QTR 1-2, 2004, followed by office, retail and amusement. while Hotels account for the lowest value in QTR 1-2, 2004.

Among utility territories, PG&E accounts for the highest statewide project start value in QTR 1-2, 2004, followed by SCE. In all four IOU territories, as well as non-IOU areas, the school segment accounts for 60 percent or more of the total project start valuation.

Table 3.2 presents the number of nonresidential alteration projects that started construction during QTR 1-2, 2004. As shown in Exhibit 3.2 below, the counties with the largest number of alteration project starts are Los Angeles, Santa Clara, Sacramento, Orange, Alameda and Riverside. Among building types, the office and school segments are the largest in terms of alteration project starts, followed by retail, amusement and medical. The fewest alteration project starts recorded by F.W. Dodge in QTR 1-2, 2004 occur in the government and hotel segments. Among utility territories, PG&E leads with the highest number of project starts, followed by SCE and SoCalGas. SDG&E accounts for the smallest number of R&R project starts. Non-IOU areas have a significant number of project starts, higher than the number in SDG&E and SoCalGas territories combined.

Exhibit 3.2
R&R Market Segments with the Highest Number of Project Starts in QTR 1-2, 2004



Tables 3.3 and 3.4 summarize quarterly alteration project starts by county and building type. There is little variation from quarter to quarter in the number of project starts by segment, with the exception of Quarter 2, 2004, when the number of project starts increased by about 30% as compared to the other quarters.

**Table 3.1 F.W. Dodge Valuation for Nonresidential Alteration Project Starts in QTR 1-2, 2004
by Building Type, County and Service Territory (\$1,000)**

	AMUSEMENT	ASSEMBLY	EDUCATION	GOVT	HOTEL	MEDICAL	OFFICE	RETAIL	SCHOOL	SERVICE	STORAGE	OTHER	TOTAL
COUNTY													
ALAMEDA	5,755	6,729	293	376	298	902	25,870	5,901	54,004	1,109	604	5,323	107,164
ALPINE	-	-	-	-	-	-	-	-	-	-	-	-	0
AMADOR	-	-	-	-	-	-	-	-	5,698	-	-	-	5,698
BUTTE	370	-	-	-	-	1,400	1,264	745	3,355	-	-	3,917	11,051
CALAVERAS	-	-	-	-	-	-	-	-	-	-	-	-	0
COLUSA	-	-	-	-	-	-	-	500	759	-	-	-	1,259
CONTRA COSTA	2,435	3,000	4,989	-	-	2,118	5,432	4,473	49,370	298	175	-	72,290
DEL NORTE	-	-	-	-	-	-	-	-	1,831	-	-	-	1,831
EL DORADO	75	-	-	794	97	2,000	1,428	1,340	1,805	-	-	-	7,539
FRESNO	1,794	-	-	-	-	150	5,546	3,156	26,455	-	576	5,873	43,550
GLENN	-	-	-	-	-	-	-	-	-	-	-	-	0
HUMBOLDT	3,248	-	-	-	-	-	-	1,318	6,726	-	-	-	11,292
IMPERIAL	6,142	-	1,400	-	-	250	330	975	-	-	-	-	9,097
INYO	110	-	-	-	-	-	-	-	686	-	-	-	796
KERN	108	-	-	-	-	113	810	179	19,864	-	-	310	21,384
KINGS	-	-	-	-	-	750	-	-	3,061	-	630	-	4,441
LAKE	-	-	-	-	-	-	-	-	8,000	-	-	-	8,000
LASSEN	-	-	-	-	-	-	-	-	273	-	-	-	273
LOS ANGELES	35,411	1,220	3,365	129	1,300	3,679	55,770	37,366	461,805	1,103	1,965	48,053	651,166
MADERA	-	-	-	-	-	-	-	-	2,200	-	-	-	2,200
MARIN	178	-	-	-	-	350	1,406	1,912	14,798	-	-	-	18,644
MARIPOSA	-	-	-	-	-	-	-	-	1,707	-	-	-	1,707
MENDOCINO	-	-	-	-	-	750	-	-	4,457	-	-	-	5,207
MERCED	-	-	-	-	-	-	319	-	1,790	-	164	-	2,273
MODOC	-	-	-	-	-	-	-	-	-	-	-	-	0
MONO	-	-	-	-	-	-	-	-	1,700	-	-	-	1,700
MONTEREY	3,353	-	-	-	-	1,814	2,389	2,540	22,629	-	111	-	32,836
NAPA	-	250	-	137	-	10,180	745	2,100	16,514	-	-	-	29,926
NEVADA	-	-	-	-	-	-	-	-	2,675	-	-	-	2,675
ORANGE	8,379	320	9,078	-	-	6,085	12,458	8,965	168,640	139	108	3,375	217,547
PLACER	1,030	-	-	-	120	1,622	3,342	1,464	2,989	87	897	-	11,944
PLUMAS	-	-	-	-	-	-	-	1,239	-	-	-	-	1,239
RIVERSIDE	7,261	-	-	278	-	2,417	8,914	8,208	42,261	-	2,095	4,368	75,802
SACRAMENTO	2,605	781	1,975	-	-	7,221	24,909	7,974	36,714	2,415	875	9,957	95,426
SAN BENITO	-	-	-	-	-	-	267	-	-	-	-	-	267
SAN BERNARDINO	1,720	-	-	750	76	718	4,467	1,921	41,963	300	1,892	4,461	58,268
SAN DIEGO	8,611	5,500	231	919	-	138	2,282	5,976	97,756	-	529	12,219	134,161
SAN FRANCISCO	4,988	-	2,357	-	400	1,649	8,049	1,810	5,200	-	1,042	17,200	42,695
SAN JOAQUIN	5,836	126	608	-	-	865	4,646	1,899	16,114	-	151	-	30,245
SAN LUIS OBISPO	1,559	108	429	-	200	240	1,618	1,107	3,750	-	128	566	9,705
SAN MATEO	2,085	90	150	-	1,000	-	10,292	7,255	63,745	-	-	524	85,141
SANTA BARBARA	123	368	1,000	-	-	388	2,179	1,563	3,422	200	539	100	9,882
SANTA CLARA	20,280	1,016	2,096	2,014	421	3,897	39,677	19,258	80,512	2,593	2,284	9,501	183,549
SANTA CRUZ	-	-	-	-	-	-	809	1,264	6,224	391	-	129	8,817
SHASTA	402	-	-	-	-	-	200	400	5,602	-	-	-	6,604
SIERRA	-	-	-	-	-	-	-	-	-	-	-	-	0
SISKIYOU	444	-	-	-	-	-	-	-	1,297	-	-	-	1,741
SOLANO	377	443	-	-	-	120	2,902	1,500	30,678	-	-	510	36,530
SONOMA	388	-	-	-	-	165	5,599	3,512	4,386	-	-	289	14,339
STANISLAUS	-	-	-	-	-	790	5,750	2,417	19,615	-	2,300	-	30,872
SUTTER	-	-	-	59	-	450	362	329	2,285	-	-	-	3,485
TEHAMA	-	-	-	-	-	-	-	-	6,296	-	-	-	6,296
TRINITY	-	-	-	-	-	-	-	-	-	-	-	-	0
TULARE	-	-	-	-	-	1,175	455	1,791	11,955	720	230	-	16,326
TUOLUMNE	400	-	-	-	-	-	-	-	433	-	-	277	1,110
VENTURA	6,259	435	243	-	518	1,008	5,218	6,783	59,613	168	205	2,812	83,262
YOLO	-	-	-	-	-	-	1,752	100	19,742	500	750	-	22,844
YUBA	-	-	-	-	-	-	100	-	-	-	-	-	100
CALIFORNIA	131,726	20,386	28,214	5,456	4,430	53,404	248,795	148,001	1,443,354	10,023	18,250	130,157	2,242,196
UTILITY													
SCE	32,586	735	9,486	1,157	1,818	10,129	52,310	42,724	430,940	668	3,413	52,155	638,121
PG&E	53,624	11,703	11,922	3,004	2,416	30,974	117,284	64,190	518,934	5,698	10,351	41,392	871,492
SDG&E	8,792	5,500	231	919	-	138	2,282	5,976	103,241	139	529	12,219	139,966
SoCalGas	30,484	-	4,600	-	-	1,368	25,119	15,431	196,682	653	836	4,476	279,649
Non-IOU	6,240	2,448	1,975	376	196	10,795	51,800	19,680	193,557	2,865	3,121	19,915	312,968

**Table 3.2 F.W. Dodge Number of Nonresidential Alteration Project Starts in QTR 1-2, 2004
by Building Type, County and Service Territory**

	AMUSEMENT	ASSEMBLY	EDUCATION	GOVT	HOTEL	MEDICAL	OFFICE	RETAIL	SCHOOL	SERVICE	STORAGE	OTHER	TOTAL
COUNTY													
ALAMEDA	5	5	2	1	2	6	40	23	22	4	3	6	119
ALPINE	.	.	.	.	.	.	.	.	.	.	.	.	0
AMADOR	.	.	.	.	.	.	.	.	5	.	.	.	5
BUTTE	2	.	.	.	.	2	4	5	5	.	.	3	21
CALAVERAS	.	.	.	.	.	.	.	.	.	.	.	.	0
COLUSA	.	.	.	.	.	.	.	1	2	.	.	.	3
CONTRA COSTA	2	1	1	.	.	3	22	13	10	2	1	.	55
DEL NORTE	.	.	.	.	.	.	.	.	2	.	.	.	2
EL DORADO	1	.	.	1	1	1	5	8	2	.	.	.	19
FRESNO	1	.	.	.	.	1	16	11	15	.	4	2	50
GLENN	.	.	.	.	.	.	.	.	.	.	.	.	0
HUMBOLDT	1	.	.	.	.	.	.	1	7	.	.	.	9
IMPERIAL	1	.	1	.	.	1	1	4	.	.	.	.	8
INYO	1	.	.	.	.	.	.	.	1	.	.	.	2
KERN	1	.	.	.	.	1	5	1	7	.	.	2	17
KINGS	.	.	.	.	.	1	.	.	3	.	1	.	5
LAKE	.	.	.	.	.	.	.	.	2	.	.	.	2
LASSEN	.	.	.	.	.	.	.	.	1	.	.	.	1
LOS ANGELES	30	3	2	1	2	14	121	70	182	3	6	9	443
MADERA	.	.	.	.	.	.	.	.	2	.	.	.	2
MARIN	1	.	.	.	.	1	7	7	16	.	.	.	32
MARIPOSA	.	.	.	.	.	.	.	.	3	.	.	.	3
MENDOCINO	.	.	.	.	.	1	.	.	4	.	.	.	5
MERCED	.	.	.	.	.	.	2	.	2	.	1	.	5
MODOC	.	.	.	.	.	.	.	.	.	.	.	.	0
MONO	.	.	.	.	.	.	.	.	1	.	.	.	1
MONTEREY	1	.	.	.	.	3	9	4	6	.	1	.	24
NAPA	.	1	.	1	.	1	3	2	4	.	.	.	12
NEVADA	.	.	.	.	.	.	.	.	2	.	.	.	2
ORANGE	11	1	2	.	.	9	30	11	48	1	1	6	120
PLACER	2	.	.	.	1	8	21	11	3	1	2	2	51
PLUMAS	.	.	.	.	.	.	1	.	.	.	.	.	1
RIVERSIDE	7	.	.	1	.	13	29	27	11	.	3	7	98
SACRAMENTO	5	2	1	.	.	9	63	26	24	2	4	1	137
SAN BENITO	.	.	.	.	.	.	1	.	.	.	.	.	1
SAN BERNARDINO	6	.	.	1	1	2	17	5	17	1	4	5	59
SAN DIEGO	12	1	2	1	.	1	9	20	38	.	4	7	95
SAN FRANCISCO	6	.	2	.	1	3	20	8	6	.	1	1	48
SAN JOAQUIN	6	1	1	.	.	2	18	8	7	.	1	.	44
SAN LUIS OBISPO	3	1	2	.	1	1	10	10	1	.	1	1	31
SAN MATEO	5	1	1	.	1	.	32	5	14	.	.	4	63
SANTA BARBARA	1	1	1	.	.	2	9	6	5	1	2	1	29
SANTA CLARA	14	4	1	2	2	5	88	54	42	3	7	10	232
SANTA CRUZ	.	.	.	.	.	.	5	4	9	2	.	1	21
SHASTA	3	.	.	.	.	.	2	3	9	.	.	.	17
SIERRA	.	.	.	.	.	.	.	.	.	.	.	.	0
SISKIYOU	1	.	.	.	.	.	.	.	2	.	.	.	3
SOLANO	2	2	.	.	.	1	8	3	9	.	.	1	26
SONOMA	3	.	.	.	.	1	13	9	7	.	.	1	34
STANISLAUS	.	.	.	.	.	3	22	12	7	.	3	.	47
SUTTER	.	.	.	1	.	1	2	3	3	.	.	.	10
TEHAMA	.	.	.	.	.	.	.	.	4	.	.	.	4
TRINITY	.	.	.	.	.	.	.	.	.	.	.	.	0
TULARE	.	.	.	.	.	2	2	8	7	1	1	.	21
TUOLUMNE	1	.	.	.	.	.	.	.	1	.	.	1	3
VENTURA	6	2	1	.	2	2	20	14	26	2	2	4	81
YOLO	.	.	.	.	.	.	4	1	10	1	2	.	18
YUBA	.	.	.	.	.	.	1	.	.	.	.	.	1
CALIFORNIA	141	26	20	10	14	101	662	398	616	24	55	75	2,142
UTILITY													
SCE	42	3	4	3	4	33	146	79	155	4	12	22	507
PG&E	57	14	11	5	8	46	332	203	252	14	30	31	1,003
SDG&E	13	1	2	1	.	1	9	20	40	1	4	7	99
SoCalGas	13	.	2	.	.	5	43	35	79	2	1	3	183
Non-IOU	16	8	1	1	2	16	132	61	90	3	8	12	350

Table 3.3 F.W. Dodge Number of Nonresidential Alteration Project Starts in QTR 1-2, 2004 by Quarter, County and Service Territory

	Q3, 2003	Q4, 2003	Q1, 2004	Q2, 2004	1-yr Total
COUNTY					
ALAMEDA	47	43	53	66	209
ALPINE	0	0	0	0	0
AMADOR	0	0	0	5	5
BUTTE	5	2	7	14	28
CALAVERAS	1	2	0	0	3
COLUSA	0	0	1	2	3
CONTRA COSTA	36	22	25	30	113
DEL NORTE	1	0	0	2	3
EL DORADO	1	2	10	9	22
FRESNO	21	18	26	24	89
GLENN	0	1	0	0	1
HUMBOLDT	1	0	2	7	10
IMPERIAL	5	7	1	7	20
INYO	0	1	1	1	3
KERN	10	17	6	11	44
KINGS	1	1	3	2	7
LAKE	1	1	0	2	4
LASSEN	0	0	1	0	1
LOS ANGELES	194	163	189	254	800
MADERA	1	1	0	2	4
MARIN	16	5	4	28	53
MARIPOSA	0	0	0	3	3
MENDOCINO	0	1	1	4	6
MERCED	3	3	1	4	11
MODOC	0	0	0	0	0
MONO	0	0	0	1	1
MONTEREY	5	12	13	11	41
NAPA	4	1	6	6	17
NEVADA	1	5	0	2	8
ORANGE	56	48	49	71	224
PLACER	18	24	22	29	93
PLUMAS	0	0	1	0	1
RIVERSIDE	52	42	52	46	192
SACRAMENTO	49	89	66	71	275
SAN BENITO	0	0	0	1	1
SAN BERNARDINO	35	27	21	38	121
SAN DIEGO	92	39	29	66	226
SAN FRANCISCO	55	51	35	13	154
SAN JOAQUIN	10	15	26	18	69
SAN LUIS OBISPO	8	19	17	14	58
SAN MATEO	34	29	27	36	126
SANTA BARBARA	19	14	12	17	62
SANTA CLARA	73	93	92	140	398
SANTA CRUZ	7	6	6	15	34
SHASTA	3	5	6	11	25
SIERRA	0	0	0	0	0
SISKIYOU	1	1	0	3	5
SOLANO	12	14	9	17	52
SONOMA	21	15	16	18	70
STANISLAUS	7	20	29	18	74
SUTTER	0	2	8	2	12
TEHAMA	0	1	2	2	5
TRINITY	0	2	0	0	2
TULARE	4	7	9	12	32
TUOLUMNE	2	1	0	3	6
VENTURA	49	35	28	53	165
YOLO	7	4	6	12	29
YUBA	0	0	0	1	1
CALIFORNIA	968	911	918	1,224	4,021
UTILITY					
SCE	256	222	229	278	985
PG&E	389	414	441	562	1,806
SDG&E	97	39	30	69	235
SoCalGas	72	51	63	120	306
Non-IOU	154	185	155	195	689

Table 3.4 F.W. Dodge Number of Nonresidential Alteration Project Starts in QTR 1-2, 2004 by Quarter, Building Type and Service Territory

	AMUSEMENT	ASSEMBLY	EDUCATION	GOVT	HOTEL	MEDICAL	OFFICE	RETAIL	SCHOOL	SERVICE	STORAGE	OTHER	TOTAL
CALIFORNIA													
Q3, 2003	57	12	10	8	8	57	331	193	219	12	22	39	968
Q4, 2003	64	15	7	12	12	59	313	200	127	19	31	52	911
Q1, 2004	62	12	5	5	9	47	347	194	172	7	26	32	918
Q2, 2004	79	14	15	5	5	54	315	204	444	17	29	43	1,224
1-year Total	262	53	37	30	34	217	1,306	791	962	55	108	166	4,021
SCE													
Q3, 2003	20	8	2	3	1	11	69	63	54	4	8	13	256
Q4, 2003	17	1	2	4	4	13	65	56	33	5	7	15	222
Q1, 2004	19	3	2	1	1	17	76	42	51	.	6	11	229
Q2, 2004	23	.	2	2	3	16	70	37	104	4	6	11	278
1-year Total	79	12	8	10	9	57	280	198	242	13	27	50	985
PG&E													
Q3, 2003	17	1	3	4	3	19	143	71	100	5	8	15	389
Q4, 2003	30	12	5	8	3	31	149	82	46	6	15	27	414
Q1, 2004	24	6	3	3	7	22	178	105	58	5	15	15	441
Q2, 2004	33	8	8	2	1	24	154	98	194	9	15	16	562
1-year Total	104	27	19	17	14	96	624	356	398	25	53	73	1,806
SDG&E													
Q3, 2003	7	.	1	.	2	8	47	16	11	.	4	1	97
Q4, 2003	4	.	.	.	1	2	8	11	10	2	1	.	39
Q1, 2004	6	.	.	1	.	.	2	7	11	.	.	3	30
Q2, 2004	7	1	2	.	.	1	7	13	29	1	4	4	69
1-year Total	24	1	3	1	3	11	64	47	61	3	9	8	235
SoCalGas													
Q3, 2003	4	1	1	.	.	4	18	14	28	1	.	1	72
Q4, 2003	4	.	.	.	2	3	5	10	21	.	3	3	51
Q1, 2004	4	.	.	.	.	2	14	11	29	1	1	1	63
Q2, 2004	9	.	2	.	.	3	29	24	50	1	.	2	120
1-year Total	21	1	3	0	2	12	66	59	128	3	4	7	306
Non-IOU													
Q3, 2003	9	2	3	1	2	15	54	29	26	2	2	9	154
Q4, 2003	9	2	.	.	2	10	86	41	17	6	5	7	185
Q1, 2004	9	3	.	.	1	6	77	29	23	1	4	2	155
Q2, 2004	7	5	1	1	1	10	55	32	67	2	4	10	195
1-year Total	34	12	4	2	6	41	272	131	133	11	15	28	689

APPENDIX A

GLOSSARY OF BUILDING TYPES RECORDED BY F.W. DODGE

Amusement	amusement and recreational buildings
Assembly	religious and worship buildings
Education	libraries, museums
Government	government services
Hotel	hotels and motels
Medical	hospitals and other health-related buildings
Office	office and laboratory buildings
Retail	retail stores and shopping centers
School	schools, colleges and universities, including dorms
Service	service stations
Storage	warehouses and storage facilities
Other	other nonresidential buildings