



**Washington State  
Department of Transportation**

Transportation Building  
310 Maple Park Avenue S.E.  
P.O. Box 47300  
Olympia, WA 98504-7300  
360-705-7000  
TTY: 1-800-833-6388  
[www.wsdot.wa.gov](http://www.wsdot.wa.gov)

December 1, 2016

Mr. Chris Liu  
Director, Department of Enterprise Services  
PO Box 41401  
Olympia, WA 98504-1401

Subject: 2016 Agency Report  
Executive Order 12-06: Achieving Energy Efficiency in State Buildings

The Washington State Department of Transportation (WSDOT) submits its final 2016 Report and Agency Progress Checklist related to Executive Order 12-06. Our corporate efforts to manage energy efficiency across our building facilities directly tie to WSDOT's focus on sustainable practices that promote conserving resources for future generations.

Statewide, WSDOT manages nearly 3.7 million square feet of owned and leased buildings that support the department's diverse business operations. Since a majority of our owned buildings (3.2 million square feet) are 26 to 50 years old or older, it is difficult to meet current energy code requirements while maintaining safe and effective workspaces. To mitigate this challenge, WSDOT has continued to benchmark its larger buildings while actively seeking to identify opportunities to achieve reduced energy consumption as part of other preservation efforts within limited funding constraints. In 2018, WSDOT intends to complete a substantial Energy Services Performance Contract project in nearly 200 buildings statewide, resulting in annual energy savings of over 6,000 metric tons of CO<sub>2</sub>.

Since 2012, WSDOT has led state agency implementation of laws to improve the energy efficiency at state buildings (RCW Chapter 19.27A.190), and is committed to focus on strategies to reduce building energy use by implementing energy efficiencies where practicable. Please contact Jeff Cook, State Facilities Administrator, at 360-705-7890 if you have any questions regarding WSDOT's submitted documents.

Sincerely,

Roger Millar, PE, AICP  
Secretary of Transportation

RM:jd  
Attachments

cc: Linea Laird, WSDOT  
Keith Metcalf, WSDOT  
Pasco Bakotich, WSDOT  
Jeff Cook, WSDOT

# Executive Order 12-06 Report

## ACHIEVING ENERGY EFFICIENCY IN STATE BUILDINGS

December 2016

|                          |                                |
|--------------------------|--------------------------------|
| Agency Name:             | Department of Transportation   |
| Agency Point of Contact: | Jeff Cook                      |
| Point of Contact Title:  | State Facilities Administrator |
| Telephone Number:        | 360-705-7890                   |
| E-mail Address:          | cookj@wsdot.wa.gov             |

**Describe benchmarking, metering, audits, and energy retrofits completed by the agency in 2012 through 2016 to meet the requirements of EO 12-06. What percentage of agency owned square footage has been audited (all systems) and all life-cycle cost effective measures installed, since 2012?**

Benchmarking: WSDOT benchmarking efforts include all 54 Reporting Public Facilities (RPF) sites. In 2016, all required buildings/sites were successfully benchmarked and shared with the Department of Enterprise Services.

Metering: WSDOT evaluated opportunities to improve energy metering during new construction and/or during significant renovations.

Auditing and Energy Retrofits: In 2012, and again in 2015, WSDOT initiated energy audits through DES' ESPC Program. The 2015 audits expanded the 2012 program as a statewide effort which has generated a comprehensive project of cost-effective measures. Due to the Treasury's requirements, WSDOT anticipates utilizing a COP secured during the March 2018 bond sale. To date, nearly 45% of the agency's square footage (as reported in the Facility Inventory System Report) has been audited, but no cost effective measures have been installed as a result of the audits.

**Describe benchmarking, metering, audits, and energy retrofits that the agency plans to implement in the next 5 years to meet the requirements of EO 12-06. What percentage of agency owned square footage will be audited (all systems) and all life-cycle cost effective measured installed, from 2012 – 2022?**

Benchmarking: Along with benchmarking Reporting Public Facilities (RPF) sites,

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WSDOT will continue to incorporate non-RFP sites into its portfolio, specifically when energy data can be automatically uploaded in Portfolio Manager.

**Metering:** WSDOT will continue to evaluate opportunities to install energy metering during new construction and/or during significant renovations. Additional metering may occur when specific funding is identified for that effort.

**Auditing and Energy Retrofits:** WSDOT anticipates that future specific auditing efforts will occur when it makes sense, and in non-traditional structures with high energy use. Cost effective measures identified in the 2015/2016 energy audits are anticipated to be completed in 2018 utilizing a COP secured during the March 2018 bond sale. With nearly 45% of the agency's square footage audited through 2015, WSDOT expects 100% of the identified cost effective measures to be installed as a result of the audits. Additional sites/buildings may be audited, and cost-effective energy measures implemented, as new spaces are added to the agency's portfolio through 2022.

### **Describe how the agency used Energy Star Portfolio Manager benchmarking in lease negotiations for new or renewed leases in 2012 – 2016, and how benchmarking will be used in future leased negotiations:**

Between 2012 to 2016, WSDOT has not had any lease agreements that required use of Portfolio Manager, auditing or implementation of cost-effective energy conservation measures. Future leases that require analysis of benchmarking data will be accomplished as outlined in RCW 19.27A.190.

### **Describe actions that will be taken in 2017 to save energy through operational changes and continuous monitoring using Portfolio Manager. Describe how you will engage occupants and staff to reduce energy use in the next 5 years:**

WSDOT will continue to work with WSU Energy Program's Plant Operations Consortium to develop tools to analyze and manage Portfolio Manager data. These tools will allow WSDOT to more quickly identify trends at specific sites, which will enable WSDOT to make informed data-based energy use related decisions. WSDOT's Facility Manual, which will be published prior to the end of 2016, will identify strategies and guidelines for operating WSDOT owned buildings, including energy related parameters. The manual will be a guide and information source for employees, and will provide tools for Facility Managers to operate WSDOT buildings

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more efficiently.

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### Attachment:

**A - Agency Progress in Implementing EO 12-06 (by building)**

### Resources:

**Go to the DES Portfolio Manager webpage for a link to EO 12-06, previous reports, RCWs, EPA resources and training, Step by Step Instructions, and Frequently Asked Questions at <http://des.wa.gov/services/facilities-leasing/energy-program/energy-star-portfolio-manager>**