

# Executive Order 12-06 Report

## ACHIEVING ENERGY EFFICIENCY IN STATE BUILDINGS

December 2015

<b>Agency Name:</b>	Department of Commerce
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**Describe benchmarking, metering, audits, and energy retrofits completed by the agency in 2015 to meet the requirements of EO 12-06:**

Commerce manages 4 leased spaces.

Olympia - Town Square Building 4 – Office – Site EUI = 62.4, Energy Star Score = 86  
Olympia - Town Square Building 5 – Office – Site EUI = 58.8, Energy Star Score = 87  
Town Square are LEED silver certified buildings

Proactive building management has marginally improved our energy star score while the building occupancy rate has increased.

We have added an additional EV charging to the facility (from 2 to 3 chargers). This supports 1 agency vehicle and 7 employee vehicles.

Seattle - Pac Tower – Office, Education, Medical – Site EUI = 48.0 Energy Star Score NA (under renovation) Commerce is leading a \$50 million renovation of Pac Tower. This project has been designed to achieve significant energy use reductions, while meeting new occupancy criteria. We have employed an Energy Services Performance Contracting company to provide guidance and implementation of energy efficiency upgrades. We expect full occupancy by the end of 2016.

Seattle – Westin Building – Office (no data)

Commerce is a minor tenant at the Westin Building. We had a minor role encouraging a major energy renovation in 2014 and 2015. Excess heat from the Westin building server farm is now distributed to a neighborhood district heating loop, serving the new Amazon campus. Our director, Brian Bonlender is pictured in this Seattle Times article about the project. <http://www.seattletimes.com/business/real-estate/amazon-towers-will-be-heated-by-neighbors-excess-energy/>

Executive Order 12-06 Reporting Form

**Describe benchmarking, metering, audits, and energy retrofits that the agency plans to implement in 2016 to meet the requirements of EO 12-06:**

Olympia - Town Square Building 4 – Office –  
Olympia - Town Square Building 5 – Office –  
We will continue to employ proactive building management to improve our energy star score. This includes an employee engagement program and improving in-house control strategies.  
We plan to add an addition EV to the Commerce fleet (from 1 to 2 EV)

Seattle - Pac Tower – Office, Education, Medical – Site EUI = 48.0 Energy Star Score NA (under renovation) Commerce will complete this renovation project and reach full occupancy. Commissioning will continue through 2016 and into 2017. Occupant engagement is a key part of the strategy, and participation is required of all lease holders.

Seattle – Westin Building – Office (no data)  
Commerce is a minor tenant at the Westin Building. We will continue to work with the building owner as opportunities become available.

**Describe how the agency used Energy Star Portfolio Manager benchmarking in lease negotiations for new or renewed leases in 2015:**

Commerce does not have an lease renewals scheduled in the near future.

**Describe actions that will be taken in 2016 to save energy through operational changes and continuous monitoring using Portfolio Manager:**

## Executive Order 12-06 Reporting Form

We will continue to employ proactive building management to improve our energy star score. This includes an employee engagement program and improving in-house control strategies

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### **Attachment:**

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

**NA**

### **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://www.des.wa.gov/services/facilities/Energy/EnergyStar>**