



STATE OF WASHINGTON

WASHINGTON UTILITIES AND TRANSPORTATION COMMISSION

1300 S. Evergreen Park Dr. S.W., P.O. Box 47250 • Olympia, Washington 98504-7250
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January 10, 2014

Donna Albert, Energy Project Manager
Department of Enterprise Services, Energy Program
1500 Jefferson Street SE, 2-North
Post Office Box 41476
Olympia, Washington 98504-1176

REFERENCE: Executive Order 12-06 Report

Dear Ms. Albert:

I am pleased to submit a copy of our Executive Order 12-06 Report for 2013.

The Utilities and Transportation Commission (UTC) has been working diligently to reduce our footprint and conserve our use of utilities. The UTC is currently working with Office of Financial Management and the Department of Enterprise Service, Real Estate Division, to remodel or move to a new location where the agency will be able to reduce our square footage and energy consumption. If remodeling is the path we choose, it will include the building owner replacing the current HVAC in both buildings. The current system is in excess of 25 years old and does not work properly or efficiently.

The UTC is committed to energy efficiency and ensuring we are wisely consuming resources.

Please contact us with any questions you may have related to these energy efficiency improvement goals or benchmarking activities.

Sincerely,

Sondra Walsh
Director, Administrative Services

Enclosures

Executive Order 12-06 Report

ACHIEVING ENERGY EFFICIENCY IN STATE BUILDINGS

December 2013

Agency Name:	Utilities & Transportation Commission
Agency Point of Contact:	Sondra Walsh
Point of Contact Title:	Director, Administrative Services
Telephone Number:	360-664-1286
E-mail Address:	swalsh@utc.wa.gov

Describe benchmarking, metering, audits, and energy retrofits completed by the agency in 2013 to meet the requirements of EO 12-06:

The Utilities and Transportation Commission (UTC) leases two facilities with space in excess of 10,000 square feet where the agency pays the energy costs directly. These two facilities were benchmarked in 2011.

Describe benchmarking, metering, audits, and energy retrofits that the agency plans to implement in 2014 to meet the requirements of EO 12-06:

The UTC has contacted the owner of the leased office space at 1300 and 1400 S Evergreen Park Dr. SW in Olympia; the proposed improvements include updating the HVAC system in both buildings. The intended results of this project, if accepted during lease negotiations, should be to improve the building's Energy Rating from 75 to a range of 80 – 85.

Describe how the agency used Energy Star Portfolio Manager benchmarking in lease negotiations for new or renewed leases in 2013:

UTC developed a leasing strategy for the 2013-2019 Six Year Facilities Plan considering alternatives to the current leased space which is contingent on efforts from the current building owner to update the HVAC system and building remodels or the possibility of moving the UTC to a new location. The UTC is currently working with the Office of Financial Management and the Department of Enterprise Services, Real Estate Division to renegotiate a new

Executive Order 12-06 Reporting Form

lease that includes remodeling the two buildings to incorporate energy efficiencies. In addition, the agency is also exploring relocating to a new building. The remodel or move will occur prior to the current lease expiring in 2016.

Describe actions that will be taken to save energy through operational changes and continuous monitoring using Portfolio Manager in 2014:

UTC is considering an agency policy for Facilities Management and Sustainability. The policy will consider and address alternatives for the use of small electric appliances (space heaters, refrigerators, etc.) in individual workspaces in order to save energy.

Long term planning for UTC headquarters at the 1300 and 1400 S Evergreen Park Drive Buildings is contingent upon efforts to either have the current building owner retro-fit a new HVAC system or moving the UTC to a newer updated facility. The UTC will know its direction within a year.

Attachment:

Agency Progress in Implementing EO 12-06 (Please attach the EO 12-06 Benchmarking and Retrofit Checklist here.)

Resources:

Go to the DES Portfolio Manager Webpage for a link to EO 12-06, RCWs, EPA resources and training, Step by Step Instructions, and Frequently Asked Questions at <http://www.des.wa.gov/services/facilities/Energy/EnergyStar>