



STATE OF WASHINGTON
CONSOLIDATED TECHNOLOGY SERVICES
Olympia, Washington 98504-2445

January 17, 2014

Consolidated Technology Services (CTS) continues to actively work to comply with Executive Order 12-06. Increased energy efficiency reduces state agency operating costs, creates jobs and benefits society as a whole.

CTS is fortunate to be located in the new 1500 Jefferson Street building complex. This complex is expected to achieve a Platinum LEED rating by March of this year. In addition, in CY 2013 the building complex achieved an energy performance rating of 91%. This score far exceeds the 75% rating required by the Efficiency First Act.

Even though the building complex is already highly efficient, we are still looking for ways to save energy.

Example: Turning off lights – Lights in the building turn off automatically once sensors detect a room has been unoccupied for a period of time. This system is very energy efficient. However, even more energy can be saved if employees switch off the lights when they leave a room instead of waiting for the sensor to turn them off. A publicity campaign will be implemented to remind staff to turn off lights.

Example: Building management is analyzing the cost/benefit of installing motion-detection lighting in the parking garage.

We are also working with building management to look for building operations opportunities to reduce consumption and energy costs.

Examples: Stagger equipment start-up times to reduce demand charges. Delaying the programmed start time for building lights to come on each day.

Finally, CTS manages a data center in Office Building 2 (OB2). The OB2 data center was built to 1960 standards and is not energy efficient. A project is currently underway to migrate services and equipment out of the OB2 data center and into the new State Data Center that is part of the 1500 Jefferson Street building complex. The Jefferson Street State Data Center is highly efficient.

Even though the Jefferson Street building complex falls under the “State-Leased Building” section of the Executive Order and is among the most efficient buildings in the nation, CTS will continue to monitor its energy consumption, search for ways to become more energy efficient, and report our results each year.

Sincerely,
Rob St. John, Director
Consolidated Technology Services

Executive Order 12-06 Report

ACHIEVING ENERGY EFFICIENCY IN STATE BUILDINGS

December 2013

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| Agency Name: | Consolidated Technology Services |
| Agency Point of Contact: | Judy Fitzgerald |
| Point of Contact Title: | Chief Financial Officer |
| Telephone Number: | 407-8779 |
| E-mail Address: | Judy.fitzgerald@cts.wa.gov |

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

CTS occupies the new office building at 1500 Jefferson developed and managed by Wright Runstad & Company (WRC) and owned by FYI Properties. The state will own the building at the end of a 30 year lease term. Benchmarking data has been entered into the EnergyStar Portfolio Manager since February, 2012 when a submeter was installed to separate office building energy usage from data center energy usage.

The 1500 Jefferson building was completed in 2011 and is expected to achieve a Platinum LEED rating. We expect notification in March, 2014.

The building is very energy efficient and an energy performance rate score of 91% was achieved in 2013. As a result, no metering, audits or, energy retrofits are planned at this time.

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

The building management (WRC) will continue to enter benchmark data into the Portfolio Manager. Because of the very high energy performance score earned by the building, no energy retrofits are planned for 2014.

Executive Order 12-06 Reporting Form

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

N/A

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

Building management is analyzing the cost/benefit of installing motion-detection lighting in the parking garage.

Attachment:

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

1500 Jefferson is a leased building. N/A

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>