

# Executive Order 12-06 Report

## ACHIEVING ENERGY EFFICIENCY IN STATE BUILDINGS

December 2013

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

### **Benchmarking**

- The electrical use of Capitol Campus buildings is entered into Portfolio Manager as a single entry. Agency buildings, outside of Thurston County, are also entered into Portfolio Manager.
- DES is continuing to improve the use of this tool.

### **Metering**

- Submetering of Capitol Campus buildings has been an ongoing priority since 2010. Capitol Campus buildings are individually metered for electrical use. The Department of Enterprise Services (DES) is also metering steam use for each building. Accurate measurement of steam energy is technically challenging, which prevented benchmarking of buildings in 2013.

### **Audits**

- Many of the Capitol Campus buildings have had audits and/or Energy Savings Projects completed over the last decade. DES continues to audit both internally and with outside consultants.
- 2013 Audits of DES buildings include: North Cascades Gateway Center, Tacoma Rhodes, Yakima -1002 N. 16<sup>th</sup> St., Kelso – 711 Vine St., Seattle - Alaska Street, Capitol Campus Exterior Lighting, Governor's Residence, Archives building and Capitol Court building.

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### Energy Retrofits

- Transportation Building re-commissioning

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

#### For DES-owned buildings:

##### Benchmarking

Benchmarking of the individual Capitol Campus buildings will continue in 2014 in addition to individual buildings outside of Thurston County (see specific buildings listed in attached spreadsheet for benchmarking status).

##### Metering

Facilities staff will continue to improve the reliability and tracking of submetered data for all buildings on the Capitol Campus and other state-owned buildings outside of Thurston County. A long-term plan will be developed for adding meters to buildings, where the lack of a meter prevents long-term benchmarking.

##### Audits

For buildings that do not currently have a completed Investment Grade Audit (IGA), DES will schedule a time with an Energy Service Company (ESCO) to perform a preliminary audit. If cost effective measures are identified, DES will have the ESCO complete an IGA for the identified buildings by July 1, 2014. DES will implement cost effective measures by July 1, 2015 unless unexpected issues require a one-year extension.

DES will use the following cost effectiveness criteria to achieve a 20% energy reduction from the 2009 energy baseline by 2020:

Chapter 39.35C.010 RCW: "Cost-effective" means that the present value to a state agency or school district of the energy reasonably expected to be saved or produced by a facility, activity, measure, or piece of equipment over its useful life, including any compensation received from a utility or the Bonneville Power Administration, is greater than the net present value of the costs of implementing, maintaining, and operating such facility, activity, measure, or piece of equipment over its useful life, when discounted at the cost of public borrowing."

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DES will use a combination of capital funds, State Treasurer's Lease/Purchase Program loans, and utility incentives to fund the cost effective projects. DES will also request funding in the 2015-17 capital budget to help leverage the State Treasurer's Lease/Purchase Program. Energy savings from the projects will be used to repay the Treasurer's loan over the course of ten years.

### **Energy Retrofits**

Energy retrofits resulting from audits performed in 2013 will be completed in the next two years if funding is approved in the DES 2015-17 Capital Budget.

Actions to be performed are dependent on funding in the capital budget.

#### Short-Term goal 2013-15 biennium

- DES will undertake retro-commissioning of major statewide facilities. Each building should be recommissioned every five years in order to improve building performance and to increase energy efficiency.
- Facility staff will utilize best practices to maintain and operate the buildings. Facility staff will be involved with the retro and recommissioning activities.
- West campus steam system repairs Powerhouse chiller replacement
- Archives Heating, Ventilation, and Air Conditioning (HVAC) upgrades Legislative building critical hydronic loop repairs
- Capitol Court HVAC improvements
- Governor's Residence HVAC upgrades

#### Mid-Term goal 2015-2018

Insurance Building HVAC and Lighting upgrade, Temple of Justice HVAC and Lighting upgrade, East Campus chilled water loop

#### Long-Term goal 2019-2020

Conversion of Campus heating from steam to hot water

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

Portfolio Manager utility data has not been used because leased rates for the Capitol Campus are not negotiated. These are set by the Office of Financial Management in the development of the Capitol Campus Facilities and Services Central Service billing model allocation on a biennial cycle. DES pays utility costs for the overall Campus. Most buildings

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are sub-metered to track the energy usage, but tenant agencies are not charged accordingly. All tenants housed on the Capitol Campus are charged the same cost per square foot for utilities.

For DES-owned facilities outside of Thurston County, benchmarking data has not been available for use in lease negotiations.

For the first reporting year for Executive Order 12-06, the Department of Commerce does not require the inclusion of leased facilities. The DES achievement report due in December 2014 may include leased facilities as well as owned. DES is currently working with lessors to establish protocol to benchmark leased buildings.

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

Portfolio Manager will be used to prioritize energy savings projects. Data with a finer resolution will be used to identify future strategies. Some energy projects will be developed from this effort by July 2014.

The energy use for owned buildings will be reviewed monthly and compared to previous months and year's energy use to track progress toward the goal of 20% energy savings by 2020. This Portfolio Manager account review will be incorporated into planning and operational meetings, and will include those administering, operating, and occupying the buildings.

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### **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>**

Agency	Unique Facility Identifier	Agency SAAM Number	Agency Assigned Regional Name	Agency Assigned Regional Number	Agency Assigned Common Name	Agency Assigned Number	Agency Assigned Associated Complex, Campus, Regional Center	Reported Square Feet	Primary Space Type	No Benchmarking Required	Benchmarking Required	Benchmarking Completed	Energy Data in Portfolio Manager Current	No Preliminary Audit Required	Comprehensive Preliminary Audit Requested	Comprehensive Preliminary Audit Completed	No Cost Effective Energy Conservation Measures Identified	Investment Grade Audit Initiated	Investment Grade Audit Completed	No Cost Effective Projects Identified	Cost Effective Projects Initiated	All Cost Effective Projects Completed	All Required Actions Completed and Current	Comments
DES	A10404	179	NORTH CASCADES GATEWAY CENTER		CARPENTRY P.E.T.S., BUILDING # 51			2020	730	X														DES does not submeter buildings under 5,000 sqft.
DES	A10729	179	NORTH CASCADES GATEWAY CENTER		CARPENTRY STORAGE, BUILDING # 54			1560	730	X														DES does not submeter buildings under 5,000 sqft.
DES	A10259	179	NORTH CASCADES GATEWAY CENTER		CARPENTRY MOCKUP, BUILDING # 55			280	730	X														DES does not submeter buildings under 5,000 sqft.
DES	A10541	179	NORTH CASCADES GATEWAY CENTER		SANDBLAST SHED, BUILDING # 53			812	730	X														DES does not submeter buildings under 5,000 sqft.
DES	A10437	179	NORTH CASCADES GATEWAY CENTER		CLASSROOM, PORTABLE, BUILDING # 48			1580	730	X														DES does not submeter buildings under 5,000 sqft.
DES	A10776	179	NORTH CASCADES GATEWAY CENTER		CONCRETE MASONRY MOCKUP, BUILDING # 59			615	730	X														DES does not submeter buildings under 5,000 sqft.
DES	A10697	179	NORTH CASCADES GATEWAY CENTER		OEP MODULAR, BUILDING #57			1580	730	X														DES does not submeter buildings under 5,000 sqft.
DES	A10458	179	NORTH CASCADES GATEWAY CENTER		CEMENT MASONRY, BUILDING # 50			1800	730	X														DES does not submeter buildings under 5,000 sqft.
DES	A10823	179	NORTH CASCADES GATEWAY CENTER		CARPORT, BUILDING # 58			600	730	X														DES does not submeter buildings under 5,000 sqft.
DES	A10665	179	WEST CAPITOL CAMPUS		GOVERNORS MANSION GARAGE	N/A		651	740	X														DES does not submeter buildings under 5,000 sqft.
DES	A10151	179	WEST CAPITOL CAMPUS		WEST CAMPUS PUBLIC RESTROOMS	N/A		693	508	X														DES does not submeter buildings under 5,000 sqft.
DES	A10376	179	WEST CAPITOL CAMPUS		GA BUILDING BLOCK HOUSE	N/A		64	90	X														DES does not submeter buildings under 5,000 sqft.
DES	A10218	179	NORTH CASCADES GATEWAY CENTER		STORAGE FOR GEENHOUSE, BUILDING # 63			1,200	730	X														DES does not submeter buildings under 5,000 sqft.
DES	A10421	179	NORTH CASCADES GATEWAY CENTER		STORAGE, BUILDING # 62			80	730	X														DES does not submeter buildings under 5,000 sqft.
DES	A10888	179	NORTH CASCADES GATEWAY CENTER		STORAGE, BUILDING # 61			240	730	X														DES does not submeter buildings under 5,000 sqft.
DES	A10142	179	NORTH CASCADES GATEWAY CENTER		VST BUILDING, BUILDING # 26			7500	730		X													Building to be benchmarked in 2014.
DES	A00023	179	EAST CAPITOL CAMPUS		ARCHIVES BUILDING	045		51317	730		X				X		X							Building to be benchmarked in 2014.
DES	A00066	179	OUTSIDE THURSTON COUNTY		TACOMA RHODES - MARKET BUILDING	451		111275	310		X													Building to be benchmarked in 2014.
DES	A00068	179	OFF CAMPUS - OLYMPIA		WASHINGTON STREET BLDG	39		14580	750		X	X	X											Building is Benchmarked
DES	A00197	179	OFF CAMPUS - OLYMPIA		600 FRANKLIN	34		28578	110		X	X	X											Building is Benchmarked
DES	A00386	179	OFF CAMPUS - OLYMPIA		CAPITOL COURT	48		40948	310		X	X	X		X		X							Building is Benchmarked
DES	A00456	179	OUTSIDE THURSTON COUNTY		YAKIMA OFFICE BLDG	410		99000	312		X													Building to be benchmarked in 2014.
DES	A00627	179	WEST CAPITOL CAMPUS		POWER HOUSE	65		10000	790		X				X			X	X	X				Building to be benchmarked in 2014.
DES	A00742	179	OUTSIDE THURSTON COUNTY		KELSO	412		60308	312		X													Building to be benchmarked in 2014.
DES	A00833	179	OFF CAMPUS - OLYMPIA		STATE FARM BLDG	8		1539	050	X		X	X										X	Building is Benchmarked
DES	A00884	179	WEST CAPITOL CAMPUS		CAPITOL CONSERVATORY GREENHOUSE	60		11300	90		X													Building to be benchmarked in 2014.
DES	A01035	179	OUTSIDE THURSTON COUNTY		ALASKA STREET BUILDING	458		20708	312		X													Building to be benchmarked in 2014.
DES	A01060	179	EAST CAPITOL CAMPUS		OFFICE BUILDING #2	72		379204	310		X													Building to be benchmarked in 2014.
DES	A01242	179	EAST CAPITOL CAMPUS		HIGHWAY-LICENSE BLDG	30		193900	310		X				X		X		X	X				Building to be benchmarked in 2014.
DES	A01254	179	NORTH CASCADES GATEWAY CENTER		COMMISSARY, BUILDING # 27	582		23888	730		X													Building to be benchmarked in 2014.
DES	A01258	179	NORTH CASCADES GATEWAY CENTER		FIRE HALL, BUILDING # 29	583		1500	720	X														DES does not submeter buildings under 5,000 sqft.

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DES	A01356	179	PARKING FACILITIES - ON CAMPUS		NRB GARAGE	12		394200	740	X						X			X		X			Included with NRB Building in 2013
DES	A01357	179	PARKING FACILITIES - ON CAMPUS		COLUMBIA STREET GARAGE	43		71000	740	X						X			X		X			Include with GA building in 2013
DES	A01508	179	WEST CAPITOL CAMPUS		CARLYON PRESS HOUSE	94		5600	310	X	X					X	X						X	Building to be benchmarked in 2013.
DES	A01538	179	OFF CAMPUS - OLYMPIA		PRO ARTS BLDG	9		11243	050		X	X	X											Building is Benchmarked
DES	A01547	179	NORTH CASCADES GATEWAY CENTER		COTTAGE #7, BUILDING # 45	578		2200	050	X														DES does not submeter buildings under 5,000 sqft.
DES	A01620	179	OFF CAMPUS - TUMWATER		ISABELLA BUSH RECORDS CENTER	46		47200	730		X	X	X			X			X					Building is Benchmarked
DES	A01751	179	OFF CAMPUS - TUMWATER		MODULAR BLDG (LOW BAY)	51		40000	730		X	X	X			X			X					Building is Benchmarked
DES	A01923	179	OFF CAMPUS - OLYMPIA		UNION AVENUE BLDG	38		12900	310		X	X	X											Building is Benchmarked
DES	A01935	179	NORTH CASCADES GATEWAY CENTER		LANDSCAPE BUILDING CLASSROOM A, BUILDING #33A	533		1320	310	X														DES does not submeter buildings under 5,000 sqft.
DES	A02155	179	OFF CAMPUS - TUMWATER		MODULAR BLDG (HIGH BAY)	36		57290	730		X	X	X			X			X					Building is Benchmarked
DES	A02168	179	OFF CAMPUS - OLYMPIA		CAPITOL PARK BLDG	37		57500	590		X	X	X			X								Building is Benchmarked
DES	A02373	179	WEST CAPITOL CAMPUS		GOV MANSION GUARD POST#3	N/A		60	590	X														DES does not submeter buildings under 5,000 sqft.
DES	A02641	179	EAST CAPITOL CAMPUS		NATURAL RESOURCES BLDG	11		387558	310		X					X							X	Building to be benchmarked in 2014.
DES	A02768	179	NORTH CASCADES GATEWAY CENTER		DOUGLAS BUILDING, BUILDING # 4	562		90000	800		X													Building to be benchmarked in 2014.
DES	A03310	179	NORTH CASCADES GATEWAY CENTER		APARTMENT BLDG #43 (APT. #5-8)	576		5854	310	X														DES does not submeter buildings under 5,000 sqft.
DES	A03394	179	NORTH CASCADES GATEWAY CENTER		ADMIN BUILDING, BUILDING # 32	596		22741	311		X													Building to be benchmarked in 2014.
DES	A03424	179	NORTH CASCADES GATEWAY CENTER		PLANER SHOP, BUILDING # 25	591		1952	110	X														DES does not submeter buildings under 5,000 sqft.
DES	A03702	179	OUTSIDE THURSTON COUNTY		TACOMA RHODES - PARKING GARAGE	452		181728	740		X													Building to be benchmarked in 2014.
DES	A03835	179	NORTH CASCADES GATEWAY CENTER		POWERHOUSE-STEAM PLANT, BUILDING # 19	593		17697	790		X													Building to be benchmarked in 2014.
DES	A03891	179	NORTH CASCADES GATEWAY CENTER		TREVENNEN HALL, BUILDING # 35	526		13736	90	X														Building is Vacant
DES	A03961	179	EAST CAPITOL CAMPUS		IBM BUILDING	93		14200	310	X							X							Building is demolished
DES	A04007	179	WEST CAPITOL CAMPUS		JOEL M PRITCHARD BLDG	25		55485	90		X					X								Building to be benchmarked in 2014.
DES	A04245	179	NORTH CASCADES GATEWAY CENTER		KITCHEN/FREEZER BUILDING, BUILDING # 13	586		22994	750		X													Building to be benchmarked in 2014.
DES	A04625	179	PARKING FACILITIES - ON CAMPUS		GENERAL ADMINISTRATION GARAGE	81		67100	740		X					X							X	Building to be benchmarked in 2014.
DES	A04737	179	NORTH CASCADES GATEWAY CENTER		COTTAGE #8, BUILDING # 46	579		2200	50		X													DES does not submeter buildings under 5,000 sqft.
DES	A04761	179	NORTH CASCADES GATEWAY CENTER		THOMPSON HALL/EVERGREEN, BUILDING # 15	569		17260	900		X													Building to be benchmarked in 2014.
DES	A04798	179	NORTH CASCADES GATEWAY CENTER		VALDEZ HALL/CHALLENGER, BUILDING # 16	571		17260	900		X													Building to be benchmarked in 2014.
DES	A04831	179	PARKING FACILITIES - ON CAMPUS		TRANSPORTATION GARAGE	52		157800	740		X					X							X	Building to be benchmarked in 2014.
DES	A04876	179	PARKS & GROUNDS		INTERPRETIVE CENTER	68		757	508	X		X	X											Building is Benchmarked
DES	A04895	179	NORTH CASCADES GATEWAY CENTER		CARPENTRY BUILDING, BUILDING # 22	580		3477	720	X														DES does not submeter buildings under 5,000 sqft.
DES	A04943	179	WEST CAPITOL CAMPUS		GENERAL ADMINISTRATION BLDG	80		283865	310		X					X								Building to be benchmarked in 2014.

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DES	A04978	179	WEST CAPITOL CAMPUS		VISITORS INFORMATION CENTER	82		1500	312	X						X								DES does not submeter buildings under 5,000 sqft.
DES	A05126	179	NORTH CASCADES GATEWAY CENTER		COTTAGE #6/SECURITY, BUILDING # 34	577		912	312	X														DES does not submeter buildings under 5,000 sqft.
DES	A05316	179	NORTH CASCADES GATEWAY CENTER		FRASER HALL, BUILDING # 6	564		22162	90	X														Building is vacant
DES	A05419	179	PARKING FACILITIES - ON CAMPUS		PLAZA GARAGE	97		846100	740		X					X						X		Building to be benchmarked in 2014.
DES	A05508	179	NORTH CASCADES GATEWAY CENTER		DENNY BUILDING, BUILDING # 3	561		112000	90	X														Building is vacant
DES	A05534	179	NORTH CASCADES GATEWAY CENTER		APARTMENT BLDG #42 (APT. #1-4)	574		6212	311		X													Building to be benchmarked in 2014.
DES	A05723	179	NORTH CASCADES GATEWAY CENTER		SMITH HALL/RAINIER, BUILDING # 12	568		17260	900		X													Building to be benchmarked in 2014.
DES	A05760	179	NORTH CASCADES GATEWAY CENTER		AERATOR, BUILDING # 20	597		2000	90	X														DES does not submeter buildings under 5,000 sqft.
DES	A05953	179	EAST CAPITOL CAMPUS		EAST CAMPUS PUBLIC RESTROOMS	96		718	508	X														DES does not submeter buildings under 5,000 sqft.
DES	A06024	179	WEST CAPITOL CAMPUS		721 COLUMBIA	41		3169	90	X												X		DES does not submeter buildings under 5,000 sqft.
DES	A06245	179	NORTH CASCADES GATEWAY CENTER		CULTURAL CENTER, BUILDING # 30	588		9520	650		X													Building to be benchmarked in 2014.
DES	A06254	179	NORTH CASCADES GATEWAY CENTER		GARAGE/CICC MAINTENANCE, BUILDING # 28	584		2836	720	X														DES does not submeter buildings under 5,000 sqft.
DES	A06349	179	NORTH CASCADES GATEWAY CENTER		GRAY HALL, BUILDING # 7	565		22162	90	X														Building is vacant
DES	A06364	179	PARKS & GROUNDS		HERITAGE PARK (RESTROOMS)	67		2048	508		X	X	X											Building is Benchmarked
DES	A06456	179	WEST CAPITOL CAMPUS		LEGISLATIVE BUILDING	5		255564	310		X				X									Building to be benchmarked in 2014.
DES	A06543	179	PARKS & GROUNDS		SOILS SHED	23		1344	720	X				X										DES does not submeter buildings under 5,000 sqft.
DES	A06586	179	WEST CAPITOL CAMPUS		INSURANCE BUILDING	70		66502	310		X				X									Building to be benchmarked in 2014.
DES	A06791	179	WEST CAPITOL CAMPUS		AYER PRESS HOUSE	98		3727	310		X				X									Building to be benchmarked in 2014.
DES	A06856	179	OUTSIDE THURSTON COUNTY		TACOMA RHODES - BROADWAY BUILDING	450		125058	310		X				X									Building to be benchmarked in 2014.
DES	A07296	179	WEST CAPITOL CAMPUS		JOHN A CHERBERG BUILDING	10		100377	310		X													Building to be benchmarked in 2014.
DES	A07345	179	NORTH CASCADES GATEWAY CENTER		LANDSCAPE BUILDING CLASSROOM B, BUILDING #33B	534		630	310	X														DES does not submeter buildings under 5,000 sqft.
DES	A07504	179	NORTH CASCADES GATEWAY CENTER		RSN - REGIONAL SUPPORT NETWORK, BUILDING # 47	501		9000	50	X														Building is vacant
DES	A07674	179	NORTH CASCADES GATEWAY CENTER		GATEHOUSE, BUILDING # 41	585		200	90	X														DES does not submeter buildings under 5,000 sqft.
DES	A07742	179	NORTH CASCADES GATEWAY CENTER		WILKES HALL/WHITE WATER, BUILDING # 17	572		23046	900		X													Building to be benchmarked in 2014.
DES	A07827	179	PARKS & GROUNDS		MARATHON PARK BLDG RESTROOMS	61		800	508	X				X									X	DES does not submeter buildings under 5,000 sqft.
DES	A07980	179	NORTH CASCADES GATEWAY CENTER		PLUMBING BUILDING, BUILDING # 22	592		2200	720	X														DES does not submeter buildings under 5,000 sqft.
DES	A08267	179	EAST CAPITOL CAMPUS		TRANSPORTATION	50		204767	310		X				X									Building to be benchmarked in 2014.
DES	A08269	179	NORTH CASCADES GATEWAY CENTER		LAUNDRY BUILDING, BUILDING # 31	587		12000	110		X													Building to be benchmarked in 2014.
DES	A08306	179	WEST CAPITOL CAMPUS		GOV MANSION GUARD POST#2	N/A		120	590	X													X	DES does not submeter buildings under 5,000 sqft.
DES	A08414	179	OFF CAMPUS - OLYMPIA		PERRY STREET CHILD CARE CENTER	91		7138	590		X			X										Building to be benchmarked in 2014.
DES	A08454	179	NORTH CASCADES GATEWAY CENTER		COLEMAN, BUILDING # 2	560		22162	110		X													Building to be benchmarked in 2014.

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DES	A08727	179	WEST CAPITOL CAMPUS		IRVING R NEWHOUSE BLDG	15		25084	310		X													Building to be benchmarked in 2014.
DES	A08889	179	NORTH CASCADES GATEWAY CENTER		HUB/CONFERENCE CTR, BUILDING # 14	581		12092	350		X													Building to be benchmarked in 2014.
DES	A08927	179	NORTH CASCADES GATEWAY CENTER		RECREATION BUILDING, BUILDING # 10	594		13328	650		X													Building to be benchmarked in 2014.
DES	A09150	179	WEST CAPITOL CAMPUS		GOV MANSION GUARD POST#1	N/A		20	590	X												X		DES does not submeter buildings under 5,000 sqft.
DES	A09161	179	WEST CAPITOL CAMPUS		TEMPLE OF JUSTICE	75		85900	310		X				X		X							Building to be benchmarked in 2014.
DES	A09203	179	NORTH CASCADES GATEWAY CENTER		PAINT SHOP, BUILDING # 24	525		2070	110	X														DES does not submeter buildings under 5,000 sqft.
DES	A09336	179	NORTH CASCADES GATEWAY CENTER		FILTER (PUMP HOUSE) BUILDING, BUILDING # 21	598		2500	730	X														DES does not submeter buildings under 5,000 sqft.
DES	A09350	179	WEST CAPITOL CAMPUS		JOHN L O'BRIEN BLDG	20		100700	310		X													Building to be benchmarked in 2014.
DES	A09946	179	OFF CAMPUS - OLYMPIA		JAMES M DOLLIVER BLDG	47		23385	310		X	X	X		X			X						Building is Benchmarked
DES	A09950	179	WEST CAPITOL CAMPUS		OLD CAPITOL BLDG	35		120500	310		X	X	X		X			X		X			X	Building is Benchmarked
DES	A09982	179	WEST CAPITOL CAMPUS		GOVERNORS MANSION	55		21400	900		X	X			X			X						Building is Benchmarked