

Date: November 24, 2015
To: Donna Albert, Energy Project Manager, DES
From: Judy Fitzgerald, Chief Financial Officer, WaTech
Subject: Executive Order 12-06

Consolidated Technology Services (WaTech) is actively working to comply with Executive Order 12-06. Increased energy efficiency reduces state agency operation costs, creates jobs, and benefits society as a whole.

WaTech is located in the 1500 Jefferson Street building complex. This complex achieved a Platinum LEED rating for the shell and core in 2014. The current energy performance rating is 92%. This far exceeds the 75% rating required by the Efficiency First Act.

Even though the building complex is already highly efficient, WaTech is still implementing ways to save on energy costs.

Example: 1) Continuing to retrofit the garage with motion-detection LED lighting and 2) Blind/Lighting Software System.

WaTech is also working with building management to look for building operations opportunities to reduce consumption and energy cost.

Example: Continue to communicate with staff on the importance of energy saving through turning off lighting and ensure personal computers are turned off at the end of work shifts. The results are measured on a quarterly basis and communicated through monthly Tenant Improvement meetings with key WaTech staff.

WaTech has completed the process to migrate services and equipment out of the Office Building 2 Data Center into the new State Data Center that is part of the 1500 Jefferson Street building complex. The Office Building 2 data center (Built in 1960) was not energy efficient.

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. WaTech will continue to monitor its energy consumption, continue to identify ways to become more energy efficient, and report our results each year.

Executive Order 12-06 Report

ACHIEVING ENERGY EFFICIENCY IN STATE BUILDINGS

December 2015

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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:

WaTech occupies the office building and data center 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.

WaTech continues to enter benchmarking data into the EnergyStar portfolio Manager since February, 2012 when a sub-meter was installed to separate office building energy use from data center energy use.

The building shell and core received a Platinum LEED rating in 2014. The current EnergyStar rating is 92.

During 2015, WaTech continues to install motion-detecting lighting in the parking garage. Additionally, WRC has conducted quarterly reviews on personnel turning off task lights and PCs. They communicate the results through Tenant Improvement meetings that occur monthly.

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

Executive Order 12-06 Reporting Form

There is a retrofit considered that continues the LED Lighting in the parking garage. The building complex was benchmarked when it was completed in 2011. Additionally, there is a Blind/Lighting Software System being considered to ensure that the building sensors that control the blinds are working as efficient as possible in relationship to the heating and cooling systems within the building.

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

N/A

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

1500 Jefferson is monitored through Portfolio Manager monthly. The following actions will be taken to continue saving energy:

- 1) LED Lighting in the parking garage.
- 2) Communicating the importance of turning off lights and personal computers.
- 3) Install additional recycling containers.
- 4) Blind/Lighting Software System purchase.

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