

Executive Order 12-06 Report

ACHIEVING ENERGY EFFICIENCY IN STATE BUILDINGS

February 2013

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Describe owned-facility benchmarking, metering, audits, and energy retrofits completed by the agency in 2012 to meet the requirements of EO 12-06:

Benchmarking

- Capitol Campus buildings and electrical use by buildings are entered into Portfolio Manager.

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 2012.

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.
- 2012 Audits include: Temple of Justice, Insurance Building, General Administration Building, Legislative Building, John L. O'Brien (peer review of capital project rehabilitation for energy efficiency), Governor's Residence, Archives Building, Capitol Court, Old Capitol Building, James Dolliver Building, Modular Building, Campus parking garages and Isabella Bush Records Center.

Energy Retrofits

- Capitol Campus parking garage's lighting upgrade
- Old Capitol Building boiler replacement
- Transportation Building recommissioning

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

For DES-owned buildings:

Benchmarking

Benchmarking of the individual Capitol Campus buildings will continue in 2013 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, 2013. 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."

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 2012 will be completed in the next two years if funding is approved in the DES 2013-15 Capital Budget.

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(continued)

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 upgrade
- 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 2012:

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 are submetered 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 2013 will include leased facilities as well as owned.

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

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 2013.

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.

Resources

Please see 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>

**Department of Enterprise Services Benchmarking Status
Executive Order 12-06**

Agency	Unique Facility Identifier	Agency SAAM Number	Agency Assigned Regional Name	City	Agency Assigned Common Name	Reported Square Feet	No Benchmarking Required	Benchmarking Required	Benchmarking Completed	Energy Data in Portfolio Manager Current	Comments
DES	A10404	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	CARPENTRY P.E.T.S., BUILDING # 51	2020		X			DES does not submeter buildings under 5,000 sqft.
DES	A10729	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	CARPENTRY STORAGE, BUILDING # 54	1560		X			DES does not submeter buildings under 5,000 sqft.
DES	A10259	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	CARPENTRY MOCKUP, BUILDING # 55	280		X			DES does not submeter buildings under 5,000 sqft.
DES	A10541	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	SANDBLAST SHED, BUILDING # 53	812		X			DES does not submeter buildings under 5,000 sqft.
DES	A10437	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	CLASSROOM, PORTABLE, BUILDING # 48	1580		X			DES does not submeter buildings under 5,000 sqft.
DES	A10776	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	CONCRETE MASONRY MOCKUP, BUILDING # 59	615		X			DES does not submeter buildings under 5,000 sqft.
DES	A10697	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	OEP MODULAR, BUILDING #57	1580		X			DES does not submeter buildings under 5,000 sqft.
DES	A10458	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	CEMENT MASONRY, BUILDING # 50	1800		X			DES does not submeter buildings under 5,000 sqft.
DES	A10823	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	CARPENT, BUILDING # 58	600		X			DES does not submeter buildings under 5,000 sqft.
DES	A10665	179	WEST CAPITOL CAMPUS	Olympia	GOVERNOR'S RESIDENCE GARAGE	651		X			DES does not submeter buildings under 5,000 sqft.
DES	A10151	179	WEST CAPITOL CAMPUS	Olympia	WEST CAMPUS PUBLIC RESTROOMS	693		X			DES does not submeter buildings under 5,000 sqft.
DES	A10376	179	WEST CAPITOL CAMPUS	Olympia	GA BUILDING BLOCK HOUSE	64		X			DES does not submeter buildings under 5,000 sqft.
DES	A10218	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	STORAGE FOR GREENHOUSE, BUILDING # 63	1,200		X			DES does not submeter buildings under 5,000 sqft.

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DES	A10421	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	STORAGE, BUILDING # 62	80		X			DES does not submeter buildings under 5,000 sqft.
DES	A10888	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	STORAGE, BUILDING # 61	240		X			DES does not submeter buildings under 5,000 sqft.
DES	A10142	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	VST BUILDING, BUILDING # 26	7500		X			Building to be benchmarked in 2013.
DES	A00023	179	EAST CAPITOL CAMPUS	Olympia	ARCHIVES BUILDING	51317		X			Building to be benchmarked in 2013.
DES	A00066	179	OUTSIDE THURSTON COUNTY	Tacoma	TACOMA RHODES - MARKET BUILDING	111275		X			Building to be benchmarked in 2013.
DES	A00068	179	OFF CAMPUS - OLYMPIA	Olympia	WASHINGTON STREET BLDG	14580		X	X	X	Building is benchmarked.
DES	A00197	179	OFF CAMPUS - OLYMPIA	Olympia	600 FRANKLIN	28578		X	X	X	Building is benchmarked.
DES	A00386	179	OFF CAMPUS - OLYMPIA	Olympia	CAPITOL COURT	40948		X	X	X	Building is benchmarked.
DES	A00456	179	OUTSIDE THURSTON COUNTY	Yakima	YAKIMA OFFICE BLDG	99000		X			Building to be benchmarked in 2013.
DES	A00627	179	WEST CAPITOL CAMPUS	Olympia	POWER HOUSE	10000		X			Building to be benchmarked in 2013.
DES	A00742	179	OUTSIDE THURSTON COUNTY	Kelso	KELSO	60308		X			Building to be benchmarked in 2013.
DES	A00833	179	OFF CAMPUS - OLYMPIA	Olympia	STATE FARM BLDG	1539	X		X	X	Building is benchmarked.
DES	A00884	179	WEST CAPITOL CAMPUS	Olympia	CAPITOL CONSERVATORY - GREENHOUSE	11300		X			Building to be benchmarked in 2013.
DES	A01035	179	OUTSIDE THURSTON COUNTY	Seattle	ALASKA STREET BUILDING	20708		X			Building to be benchmarked in 2013.
DES	A01060	179	EAST CAPITOL CAMPUS	Olympia	OFFICE BUILDING #2	379204		X			Building to be benchmarked in 2013.

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DES	A01242	179	EAST CAPITOL CAMPUS	Olympia	HIGHWAY-LICENSE BLDG	193900		X			Building to be benchmarked in 2013.
DES	A01254	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	COMMISSARY, BUILDING # 27	23888		X			Building to be benchmarked in 2013.
DES	A01258	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	FIRE HALL, BUILDING # 29	1500		X			DES does not submeter buildings under 5,000 sqft.
DES	A01356	179	PARKING FACILITIES - ON CAMPUS	Olympia	NRB GARAGE	394200		X			Included with NRB Building in 2013.
DES	A01357	179	PARKING FACILITIES - ON CAMPUS	Olympia	COLUMBIA STREET GARAGE	71000		X			Include with GA Building in 2013.
DES	A01508	179	WEST CAPITOL CAMPUS	Olympia	CARLYON PRESS HOUSE	5600	X	X			Building to be benchmarked in 2013.
DES	A01538	179	OFF CAMPUS - OLYMPIA	Olympia	PRO ARTS BLDG	11243		X	X	X	Building is benchmarked.
DES	A01547	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	COTTAGE #7, BUILDING # 45	2200		X			DES does not submeter buildings under 5,000 sqft.
DES	A01620	179	OFF CAMPUS - TUMWATER	Tumwater	ISABELLA BUSH RECORDS CENTER	47200		X	X	X	Building is benchmarked.
DES	A01751	179	OFF CAMPUS - TUMWATER	Tumwater	MODULAR BLDG (LOW BAY)	40000		X	X	X	Building is benchmarked.
DES	A01923	179	OFF CAMPUS - OLYMPIA	Olympia	UNION AVENUE BLDG	12900		X	X	X	Building is benchmarked.
DES	A01935	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	LANDSCAPE BUILDING - CLASSROOM A, BUILDING #33A	1320		X			DES does not submeter buildings under 5,000 sqft.
DES	A02155	179	OFF CAMPUS - TUMWATER	Tumwater	MODULAR BLDG (HIGH BAY)	57290		X	X	X	Building is benchmarked.
DES	A02168	179	OFF CAMPUS - OLYMPIA	Olympia	CAPITOL PARK BLDG	57500		X	X	X	Building is benchmarked.
DES	A02373	179	WEST CAPITOL CAMPUS	Olympia	GOVERNOR'S RESIDENCE GUARD POST#3	60		X			DES does not submeter buildings under 5,000 sqft.

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DES	A02641	179	EAST CAPITOL CAMPUS	Olympia	NATURAL RESOURCES BLDG	387558		X			Building to be benchmarked in 2013.
DES	A02768	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	DOUGLAS BUILDING, BUILDING # 4	90000		X			Building to be benchmarked in 2013.
DES	A03310	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	APARTMENT BLDG #43 (APT. #5-8)	5854		X			Building to be benchmarked in 2013.
DES	A03394	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	ADMIN BUILDING, BUILDING # 32	22741		X			Building to be benchmarked in 2013.
DES	A03424	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	PLANER SHOP, BUILDING # 25	1952		X			DES does not submeter buildings under 5,000 sqft.
DES	A03702	179	OUTSIDE THURSTON COUNTY	Tacoma	TACOMA RHODES - PARKING GARAGE	181728		X			Building to be benchmarked in 2013.
DES	A03835	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	POWERHOUSE-STEAM PLANT, BUILDING # 19	17697		X			Building to be benchmarked in 2013.
DES	A03891	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	TREVENNEN HALL, BUILDING # 35	13736		X			Building is vacant.
DES	A03961	179	EAST CAPITOL CAMPUS	Olympia	IBM BUILDING	14200	X				Building is demolished.
DES	A04007	179	WEST CAPITOL CAMPUS	Olympia	JOEL M PRITCHARD BLDG	55485		X			Building to be benchmarked in 2013.
DES	A04245	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	KITCHEN/FREEZER BUILDING, BUILDING # 13	22994		X			Building to be benchmarked in 2013.
DES	A04625	179	PARKING FACILITIES - ON CAMPUS	Olympia	GENERAL ADMINISTRATION GARAGE	67100		X			Building to be benchmarked in 2013.
DES	A04737	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	COTTAGE #8, BUILDING # 46	2200		X			DES does not submeter buildings under 5,000 sqft.
DES	A04761	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	THOMPSON HALL/EVERGREEN, BUILDING # 15	17260		X			Building to be benchmarked in 2013.

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DES	A04798	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	VALDEZ HALL/CHALLENGER, BUILDING # 16	17260		X			Building to be benchmarked in 2013.
DES	A04831	179	PARKING FACILITIES - ON CAMPUS	Olympia	TRANSPORTATION GARAGE	157800		X			Building to be benchmarked in 2013.
DES	A04876	179	PARKS & GROUNDS	Olympia	INTERPRETIVE CENTER	757	X		X	X	Building is benchmarked.
DES	A04895	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	CARPENTRY BUILDING, BUILDING # 22	3477		X			DES does not submeter buildings under 5,000 sqft.
DES	A04943	179	WEST CAPITOL CAMPUS	Olympia	GENERAL ADMINISTRATION BLDG	283865		X			Building to be benchmarked in 2013.
DES	A04978	179	WEST CAPITOL CAMPUS	Olympia	VISITORS INFORMATION CENTER	1500		X			DES does not submeter buildings under 5,000 sqft.
DES	A05126	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	COTTAGE #6/SECURITY, BUILDING # 34	912		X			DES does not submeter buildings under 5,000 sqft.
DES	A05316	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	FRASER HALL, BUILDING # 6	22162		X			Building is vacant.
DES	A05419	179	PARKING FACILITIES - ON CAMPUS	Olympia	PLAZA GARAGE	846100		X			Building to be benchmarked in 2013.
DES	A05508	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	DENNY BUILDING, BUILDING # 3	112000		X			Building is vacant.
DES	A05534	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	APARTMENT BLDG #42 (APT. #1-4)	6212		X			Building to be benchmarked in 2013.
DES	A05723	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	SMITH HALL/RAINIER, BUILDING # 12	17260		X			Building to be benchmarked in 2013.
DES	A05760	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	AERATOR, BUILDING # 20	2000		X			DES does not submeter buildings under 5,000 sqft.
DES	A05953	179	EAST CAPITOL CAMPUS	Olympia	EAST CAMPUS PUBLIC RESTROOMS	718		X			DES does not submeter buildings under 5,000 sqft.

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DES	A06024	179	WEST CAPITOL CAMPUS	Olympia	721 COLUMBIA	3169	X				Building to be benchmarked in 2013.
DES	A06245	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	CULTURAL CENTER, BUILDING # 30	9520		X			Building to be benchmarked in 2013.
DES	A06254	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	GARAGE/CJCC MAINTENANCE, BUILDING # 28	2836		X			DES does not submeter buildings under 5,000 sqft.
DES	A06349	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	GRAY HALL, BUILDING # 7	22162		X			Building is vacant.
DES	A06364	179	PARKS & GROUNDS	Olympia	HERITAGE PARK RESTROOMS	2048		X	X	X	Building is benchmarked.
DES	A06456	179	WEST CAPITOL CAMPUS	Olympia	LEGISLATIVE BUILDING	255564		X			Building to be benchmarked in 2013.
DES	A06543	179	PARKS & GROUNDS	Olympia	SOILS SHED	1344	X	X			DES does not submeter buildings under 5,000 sqft.
DES	A06586	179	WEST CAPITOL CAMPUS	Olympia	INSURANCE BUILDING	66502		X			Building to be benchmarked in 2013.
DES	A06791	179	WEST CAPITOL CAMPUS	Olympia	AYER PRESS HOUSE	3727		X			DES does not submeter buildings under 5,000 sqft.
DES	A06856	179	OUTSIDE THURSTON COUNTY	Tacoma	TACOMA RHODES - BROADWAY BUILDING	125058		X			Building to be benchmarked in 2013.
DES	A07296	179	WEST CAPITOL CAMPUS	Olympia	JOHN A CHERBERG BUILDING	100377		X			Building to be benchmarked in 2013.
DES	A07345	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	LANDSCAPE BUILDING - CLASSROOM B, BUILDING #33B	630		X			DES does not submeter buildings under 5,000 sqft.
DES	A07504	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	RSN - REGIONAL SUPPORT NETWORK, BUILDING # 47	9000		X			Building is vacant.

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DES	A07674	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	GATEHOUSE, BUILDING # 41	200		X			DES does not submeter buildings under 5,000 sqft.
DES	A07742	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	WILKES HALL/WHITE WATER, BUILDING # 17	23046		X			Building to be benchmarked in 2013.
DES	A07827	179	PARKS & GROUNDS	Olympia	MARATHON PARK BLDG RESTROOMS	800	X				DES does not submeter buildings under 5,000 sqft.
DES	A07980	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	PLUMBING BUILDING, BUILDING # 22	2200		X			DES does not submeter buildings under 5,000 sqft.
DES	A08267	179	EAST CAPITOL CAMPUS	Olympia	TRANSPORTATION	204767		X			Building to be benchmarked in 2013.
DES	A08269	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	LAUNDRY BUILDING, BUILDING # 31	12000		X			Building to be benchmarked in 2013.
DES	A08306	179	WEST CAPITOL CAMPUS	Olympia	GOVERNOR'S RESIDENCE GUARD POST#2	120	X				DES does not submeter buildings under 5,000 sqft.
DES	A08414	179	OFF CAMPUS - OLYMPIA	Olympia	PERRY STREET CHILD CARE CENTER	7138	X				Building to be benchmarked in 2013.
DES	A08454	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	COLEMAN, BUILDING # 2	22162		X			Building to be benchmarked in 2013.
DES	A08727	179	WEST CAPITOL CAMPUS	Olympia	IRVING R NEWHOUSE BLDG	25084		X			Building to be benchmarked in 2013.
DES	A08889	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	HUB/CONFERENCE CTR, BUILDING # 14	12092		X			Building to be benchmarked in 2013.
DES	A08927	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	RECREATION BUILDING, BUILDING # 10	13328		X			Building to be benchmarked in 2013.
DES	A09150	179	WEST CAPITOL CAMPUS	Olympia	GOVERNOR'S RESIDENCE GUARD POST#1	20	X	X			DES does not submeter buildings under 5,000 sqft.

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DES	A09161	179	WEST CAPITOL CAMPUS	Olympia	TEMPLE OF JUSTICE	85900		X			Building to be benchmarked in 2013.
DES	A09203	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	PAINT SHOP, BUILDING # 24	2070		X			DES does not submeter buildings under 5,000 sqft.
DES	A09336	179	NORTH CASCADES GATEWAY CENTER	Sedro-Woolley	FILTER (PUMP HOUSE) BUILDING, BUILDING # 21	2500		X			DES does not submeter buildings under 5,000 sqft.
DES	A09350	179	WEST CAPITOL CAMPUS	Olympia	JOHN L O'BRIEN BLDG	100700		X			Building to be benchmarked in 2013.
DES	A09946	179	OFF CAMPUS - OLYMPIA	Olympia	JAMES M DOLLIVER BLDG	23385		X	X	X	Building is benchmarked.
DES	A09950	179	WEST CAPITOL CAMPUS	Olympia	OLD CAPITOL BLDG	120500		X	X	X	Building is benchmarked.
DES	A09982	179	WEST CAPITOL CAMPUS	Olympia	GOVERNOR'S RESIDENCE	21400		X			Building to be benchmarked in 2013.