

December 1, 2016

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 94%. 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) Completed retrofit of the garage with motion-detection LED lighting , 2) changed lighting in the garage to LED Bulbs, and 3) installed a system to optimize automatic lowering of blinds to control help control heating and cooling systems.

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 , ensure personal computers are turned off at the end of work shifts, and promote recycling efforts. 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.

Sincerely,

Wendi Gunther
Chief Financial Officer
Consolidated Technology Services (WaTech)

Executive Order 12-06 Report

ACHIEVING ENERGY EFFICIENCY IN STATE BUILDINGS

December 2016

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Describe benchmarking, metering, audits, and energy retrofits completed by the agency in 2016 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 94.

During 2016, WaTech installed motion-detecting lighting in the parking garage and changed the lighting in the garage to LED bulbs. In addition we installed a system to separate the blinds from the lights. Blinds are automatically lowered/raised using building sensors to help control the heating and cooling system.

Additionally, WRC continues to conduct quarterly reviews on personnel turning off task lights, PC's and recycling efforts. They communicate the

Executive Order 12-06 Reporting Form

results through tenant Improvement meetings that occur monthly.

Describe benchmarking, metering, audits, and energy retrofits that the agency plans to implement in 2017 to meet the requirements of EO 12-06:

None have been identified at this time.

Describe how the agency used Energy Star Portfolio Manager benchmarking in lease negotiations for new or renewed leases in 2017:

N/A

Describe actions that will be taken in 2017 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) Communicating the importance of turning off lights and personal computers.
- 2) Installing additional recycling containers.

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>