

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 2012 through 2016 to meet the requirements of EO 12-06. What percentage of agency owned square footage has been audited (all systems) and all life-cycle cost effective measures installed, since 2012?

A05888 – 212 Maple Park:

The building is located on capital campus and ESD has agreement with Department of Enterprise Services (DES) to manage, maintain and provide services i.e. energy, utilities, water, sewer and janitorial. The building is not separately metered from capital campus. DES is currently responsible for inputting Capital Campus building data into Energy Star Portfolio Manager.

January-June 2015, ESD completed a Building Power Distribution System Upgrade. This included replacement/upgrades on transformers, lighting boards, panel boards and associated feeders.

January-June 2015, ESD completed an Elevator Space Improvement project. Phase 1 “ancillary work” (code required work). This included replacement of the HVAC unit, repair and replace outdated components of passenger and freight elevator to bring elevator up to a safe and maintainable standard.

October 2016, ESD, in partnership with DES, completed a solicitation to complete Phase II of the Elevator Space Improvement project. This phase will include updating key mechanical components that will increase the energy efficiency of the building elevators.

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December 2016 – ESD and DES entered into contract with McKinstry to complete an investment grade energy audit of 212 Maple Park. The audit will exam HVAC, lighting, envelop, and building occupant behaviors for improvement and opportunity improvements. The audit will be completed June 2017.

Describe benchmarking, metering, audits, and energy retrofits that the agency plans to implement in the next 5 years to meet the requirements of EO 12-06. What percentage of agency owned square footage will be audited (all systems) and all life-cycle cost effective measured installed, from 2012 – 2022?

ESD improvement plans for 212 Maple Park over the next 5 years will be largely dependent on the recommendations received from the completion of the investment grade energy audit in June 2017. ESD fully anticipates this will include an update of building lighting and controls, HVAC and chiller upgrades, and envelope improvements to include window replacements. ESD has also asked for the investment grade audit to include feasibility of introducing solar capacity to the building.

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Describe how the agency used Energy Star Portfolio Manager benchmarking in lease negotiations for new or renewed leases in 2012 – 2016, and how benchmarking will be used in future leased negotiations:

ESD used Energy Star Portfolio Manager benchmarking in lease negotiations to determine which facilities ESD would focus on transition to fully serviced leases. This would require the building owners take over direct payment of utilities and ESD would agree to only a fair market rate for energy in those areas. This leveraged building owners to make energy improvements to reduce their costs.

Describe actions that will be taken in 2017 to save energy through operational changes and continuous monitoring using Portfolio Manager. Describe how you will engage occupants and staff to reduce energy use in the next 5 years:

ESD will complete right sizing its facility portfolio, reducing its total square footage by nearly 115,000 between June 2015 and June 2017. This will result in significant energy savings through the removal of underutilized space. ESD will also be setting increased telework and flexible schedule goals in accordance with EO 16-07 Building a Modern Work Environment, reducing the energy demand from staff.

Attachment:

A - Agency Progress in Implementing EO 12-06 (by building)

Resources:

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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://des.wa.gov/services/facilities-leasing/energy-program/energy-star-portfolio-manager>