



STATE OF WASHINGTON
HEALTH CARE AUTHORITY

626 8th Avenue, SE • P.O. Box 45502 • Olympia, Washington 98504-5502

December 5, 2016

Donna Albert
Energy Project Manager
Department of Enterprise Services
P.O. Box 41476
Olympia, WA 98504

Dear Ms. Albert:

Donna

The Health Care Authority (HCA) is committed to reducing our carbon footprint and is continually looking for opportunities to reduce energy usage. The agency's headquarters building, Cherry Street Plaza, a leased building, is currently maintaining an Energy Star Portfolio Manager rating of 91, well over the benchmarking score of 75 required in Executive Order 12-06.

HCA currently has no benchmarking, metering, auditing, or retrofitting actions planned in the immediate future. However, there are a few identified energy efficiency efforts that the agency intends to achieve within the next five years:

- HCA will refine the interior lighting schedule, reducing active lighting by two and a half hours a day in the Town Square offices and one hour a day in the Cherry Street Plaza building. In addition, the agency will consider installing additional sensors that allows for interior lighting in designated areas to power off when exterior natural lighting is bright enough to substitute.
- HCA technology services plans to move a large percentage of servers to the State Data Center, eliminating the agency's need to cool the large in-house data center.
- HCA technology services is considering energy reduction actions such as adjusting equipment settings to hibernate mode when inactive for an extended period of time.
- HCA facilities personnel will review, revise, and enforce building use guidelines and building-related policies as they pertain to control of window blinds and management of personal comfort devices or other appliances (for example, space heaters, coffee makers, hot plates).

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During the course of 2017, HCA will continue with these and other efforts as they're identified in support of Executive Order 12-06.

Should you have any questions or concerns, please contact Jeff Coler, Sustainability Coordinator, by telephone at 360-725-1179 or via email at jeff.coler@hca.wa.gov.

Sincerely,

A handwritten signature in blue ink that reads "Dorothy F. Teeter". The signature is written in a cursive style.

Dorothy F. Teeter, MHA
Director

Enclosure

Executive Order 12-06 Report

ACHIEVING ENERGY EFFICIENCY IN STATE BUILDINGS

December 2016

Agency Name:	Health Care Authority
Agency Point of Contact:	Jeff Coler
Point of Contact Title:	Management Analyst
Telephone Number:	360-725-1179
E-mail Address:	jeff.coler@hca.wa.gov

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?

HCA does not own any of the facilities that they occupy, all buildings are leased.

Provided HCA facility information per an Agency Facility Status Report to the Department of Commerce. This required information is retained in Commerce's Target Site list and incorporated into OFM's Facility Information System (FIS).

Setup HCA's Portfolio Manager account to share the agency's individual property information data with DES's WA State Portfolio Manager (PM) Master Account.

Collaborated with Puget Sound Energy to sign up all auto-entry capable utility meters, thereby accomplishing the goal of having all power consumption and cost data shared with the WA State PM Master Account.

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?

HCA does not own any of the facilities that they occupy, all buildings are leased.

HCA currently has no benchmarking, metering, auditing, or retrofitting actions planned for the next 5 years.

Executive Order 12-06 Reporting Form

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:

HCA has not utilized any PM benchmarking in prior lease negotiations. The agency works closely with OFM and DES Real Estate Services when acquiring new leases or renewing existing leases. The benchmarking consideration has never been introduced, or been required, as an element in the lease agreement process. HCA defers to DES's expertise in the matter and will adhere to any requirements pertaining to benchmarking as they are communicated to the agency in the event of future lease negotiations.

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:

Cherry Street Plaza energy rating is maintaining at 91, compliant with the Exec Order 12-06 requirement of 75 or more for state-leased buildings. Ongoing monitoring of PM rating will continue in 2017 to track efficiencies.

HCA plans to refine the interior lighting schedule, reducing by 2 ½ hours daily in the Town Square offices and 1 hour in the Cherry Street Plaza building. In addition, will consider installing additional sensors that allow interior lights in designated areas to power off when the exterior natural lighting is bright enough.

HCA technology services plans to move a large percentage of servers to the State Data Center, eliminating the agency's need to cool large in-house data center.

HCA technology services is considering energy reduction actions such as adjusting equipment settings to hibernate mode when inactive for an extended period of time.

HCA facilities personnel will review, revise, and enforce building use guidelines and building-related policies as they pertain to control of window blinds and management of personal comfort devices or other appliances (for example, space heaters, coffee makers, hot plates).

Attachment:

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

Executive Order 12-06 Reporting Form

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