



# FY 2013 SUSTAINABILITY PLAN

OFFICE OF FACILITIES MANAGEMENT

## GOAL 1: IMPLEMENT SUSTAINABLE BUILDING PRACTICES

### **FY13 Objectives:**

- **1.1: all projects shall be qualified with up to date energy standards; when cost justified.**
- **1.2: best available energy efficiency equipment utilized in all projects.**
- **1.3: 90% of OFM remodel and renovation projects will exceed adopted building codes and standards.**
- **1.4: develop plan to comply with 1096 legislation initiatives.**
- **1.5: communicate sustainability plan.**

### **FY13 Task:**

#### • **Facilities Services:**

- 1.1: review specs to implement language to address environmental issues.
- 1.3: review design plans to ensure Standard 189.1 and 2006 IECC are met.
- 1.3: work with CAP to ensure up to date standards are followed, minimum.

#### • **Energy Management:**

- 1.1: publish and implement IECC 2006 on “interior lighting power allowances” [Table 505.5.2] and “lighting power densities” for building exteriors [Table 505.6.2].
- 1.2: implement energy modeling practices in lieu of like kind equipment replacement.
- 1.2: 100% of OFM repair and replacements will be the best available for the application.
- 1.4: implement third party benchmarking software to comply with 1096 legislation
- 1.5: increase newsletter readership by ensuring all agencies know of newsletter NLT 2014.
- 1.5: website development with Communications group via Gov Delivery.

### ***FY15 Objectives (2 year):***

- ***1.1: review; all projects shall be qualified with the requirements listed in Standard 189.1.***
- ***1.2: review; publish and implement IECC 2006 or newly qualified; on “interior lighting power allowances” [Table 505.5.2] and “lighting power densities” for building exteriors [Table 505.6.2].***
- ***1.3: implement energy modeling practices in lieu of like kind equipment replacement.***
- ***1.4: 100% of OFM remodel and renovation projects will exceed adopted building codes and standards.***
- ***1.5: 100% of OFM repair and replacements will be the best available for the application.***

### ***FY18 Objectives (5 year):***

- ***1.1: review; all projects shall be qualified with the requirements listed in Standard 189.1 or newly qualified Standard.***
- ***1.2: review; publish and implement IECC 2006 or newly qualified; on “interior lighting power allowances” [Table 505.5.2] and “lighting power densities” for building exteriors [Table 505.6.2].***
- ***1.3: implement energy modeling practices in lieu of like kind equipment replacement.***
- ***1.4: 100% of OFM remodel and renovation projects will exceed adopted building codes and standards.***
- ***1.5: 100% of OFM repair and replacements will be the best available for the application.***

## **GOAL 2: REDUCE VEHICLE ASSOCIATED POLLUTION**

### **FY13 Objectives:**

- **2.1: reduce mansion grounds gasoline usage by 10% from FY12 baseline.**
- **2.2: benchmark Kerr Edmondson.**
- **2.3: measure FY13 all tools for future battery operated options.**
- **2.4: consider solar cart possibilities.**
- **2.5: benchmark travel between OKC and Tulsa.**

### **FY13 Task:**

#### • **Facilities Services:**

- 2.1: measure FY13 gasoline consumption versus FY12 consumption.
- 2.2: benchmark Kerr Edmondson gasoline usage for FY14 comparison.
- 2.3: Central Maintenance will look at any gas operated or electrical tools to see if a battery option might be available to replace them.
- 2.4: investigate solar cart manufacturers and the feasibility to incorporate into FS fleet. Work with Fleet Services.
- 2.4: evaluate all OFM vehicle needs.
- 2.5: measure frequency the OFM personnel travel between locations.

### ***FY15 Objectives (2 year):***

- *2.1: reduce mansion grounds gasoline usage by 25% from FY12 baseline.*
- *2.2: reduce Kerr Edmondson gasoline usage by 25%.*
- *2.3: purchase appropriate battery operated tools.*
- *2.4: potentially purchase solar cart.*
- *2.5: reduce amount of trips to Tulsa.*

### ***FY18 Objectives (5 year):***

- *2.1: reduce mansion grounds gasoline usage by 35% from FY12 baseline.*
- *2.2: reduce Kerr Edmondson gasoline usage by 35%.*
- *2.2: install electric vehicle charging stations at one building.*

## GOAL 3: MAXIMIZE RECYCLING, MINIMIZE WASTE

### **FY13 Objectives:**

- **3.1: 15% reduction in office paper use based on FY10 baseline.**
- **3.2: maintain 100% of copy paper purchased for OFM use is 100% recycled content (white 8 ½ 11).**
- **3.3: increase recycling of all recyclable material at all OFM managed properties.**
- **3.4: 100% green janitorial paper products.**
- **3.5: track and recycle used oils.**

### **FY13 Tasks:**

- **Facilities Services:**

- 3.1: increased usage of i-Pad's by Programs.
- 3.2: maintain 100% of copy paper purchased for OFM use is 100% recycled content.
- 3.3: recycle 100% of all fluorescent bulbs and rechargeable batteries disposed of through an environmental management program.
- 3.3: 100% of all fluorescent bulbs and rechargeable batteries will be recycled.
- 3.3 compact fluorescent bulbs will be disposed of through an environmental management program.
- 3.3: track scrap metals to state surplus.
- 3.4: 100% of janitorial paper products will be of 30% recycled content and chlorine free if available in the market.
- 3.4: continue to track janitorial
- 3.5: track what we use and recycle oils with fleet.

- **Energy Management:**

- 3.1: obtain i-Pad for every member of team.
- 3.1: work with State Surplus to enroll all DCAM managed properties in the recycling program.

### ***FY15 Objectives (2 year):***

- *3.1: 25% reduction in office paper use based on FY10 baseline.*
- *3.2: maintain 100% of copy paper purchased for OFM use is 100% recycled content (white 8 ½ 11).*
- *3.3: ensure recycling of all recyclable material at all OFM managed properties.*
- *3.4: 100% green janitorial paper products.*
- *3.5: reduce amount of oils needed for tracking and recycling.*

### ***FY18 Objectives (5 year):***

- *3.1: 50% reduction in office paper use based on FY10 baseline.*
- *3.2: maintain 100% of copy paper purchased for OFM use is 100% recycled content (white 8 ½ 11).*
- *3.3: ensure recycling of all recyclable material at all OFM managed properties.*
- *3.4: 100% green janitorial paper products.*
- *3.5: set new standards for solar powered electric use limiting oil and gas needs by 50% of FY 13 baselines.*

## GOAL 4: MINIMIZE FACILITY RELATED ENERGY & WATER USE

### **FY13 Objectives:**

- **4.1: reduce greenhouse gas emission/energy use by 25%.**
- **4.2: reduce water use by 30% per square foot from FY08 benchmark.**
- **4.3: feasibility; increase renewable energy kW potential based on FY11 benchmark.**
- **4.4: achieve an ENERGY STAR rating of 80 or higher for ten (10) DCS-managed buildings.**
- **4.5: achieve ENERGY STAR Portfolio average rating of 85 or higher.**
- **4.6: achieve power factor of 90 in all buildings.**

### **FY13 Tasks:**

#### ● **Facilities Services:**

- 4.1: physical plant upgrade.
- 4.1: Chilled Water System; 7 projects planned.
- 4.1: envelope projects sixteen buildings targeted for various projects.
- 4.1: roof renovations; one scheduled, audit campus.
- 4.1: mechanical and electrical upgrades 8 projects planned.
- 4.1: building automation; 6 buildings targeted for upgrades.
- 4.2: xeroscape planting beds to reduce water usage.
- 4.2: irrigation; installation of central control package.
- 4.6: evaluate projects in buildings not meeting the criteria.

#### ● **Energy Management:**

- 4.1: establish complete lighting upgrade plan for 2 buildings. Plan will include: existing conditions, recommended products/systems & projected payback.
- 4.1: audit lighting controls in all DCAM operated buildings; determine type and number of existing controls.
- 4.1: audit Capitol Complex building's interior spaces. Establish current Watt/sf and lumen levels. Reduce watt/sf and lumen levels to IECC 2006 and current IES standards where possible.
- 4.2: audit current irrigation systems. Determine level of compatibility with global controller, target and complete two (2) irrigation projects.
- 4.2: audit building domestic water systems, determine where domestic water is being used and implement additional improvements if practical.
- 4.2: complete irrigation on-call contract process.
- 4.3: evaluate campus for on-going renewable projects.
- 4.4: target projects in underperforming buildings to raise average rating.
- 4.5: target projects in borderline buildings.

### ***FY15 Objectives (2years):***

- *4.1: reduce greenhouse gas emission/energy use by 27.5%.*
- *4.2: reduce water use by 30% per square foot from FY08 benchmark.*
- *4.3: increase renewable energy kW potential by 10% based on FY11 benchmark.*
- *4.4: achieve an ENERGY STAR rating of 75 or higher for eleven (11) DCS-managed buildings.*

- 4.5: *achieve ENERGY STAR Portfolio average rating of 87 or higher.*
- 4.6: *achieve power factor of 90 in all buildings.*
- 4.7: *achieve ENERGY STAR-certification for all eligible buildings.*

***FY18 Objectives (5 years):***

- 4.1: *reduce greenhouse gas emission/energy use by 30%.*
- 4.2: *reduce water use by 30% per square foot from FY08 benchmark.*
- 4.3: *increase renewable energy kW potential by 10% based on FY11 benchmark.*
- 4.4: *achieve an ENERGY STAR rating of 75 or higher for thirteen (13) DCS-managed buildings.*
- 4.5: *achieve ENERGY STAR Portfolio average rating of 88 or higher.*
- 4.6: *achieve power factor of 91 in all buildings.*
- 4.7: *achieve ENERGY STAR-certification for all eligible buildings.*

## GOAL 5: REDUCE FACILITY ASSOCIATED POLLUTION

### **FY13 Objectives**

- **5.1: OFM (Purchasing) will establish procedures and guidelines (checklist) for the procurement of Environmentally Preferred Products/Services (EPP) contracts/products.**
- **5.2: 100% of OFM janitorial products used will be Green Seal approved or equivalent.**
- **5.3: limit environmental impact of landscaping activities.**
- **5.4: ensure 100% of OFM buildings have complete IAQ processing.**
- **5.5: 100% IAQ related AIM issues have Energy Management/IAQ phase included.**

### **FY13 Tasks:**

- **Facilities Services:**

- 5.1: review specs to implement language to address environmental issues.
- 5.2: allow exceptions in writing if approved to change janitorial products.
- 5.2: products working sufficiently otherwise 100% green.
- 5.3: inventory list for vendor to check chemical content.
- 5.3: measure emissions in compost by tracking cu yards.
- 5.5: AIM team ensures all potential air quality issues are assigned a phase for Energy Management.

- **Energy Management:**

- 5.4: audits of all OFM managed buildings for indoor air quality.
- 5.4: update and map floor plans.
- 5.4: list of all equipment by building.
- 5.4: update all I-BEAM reports.
- 5.4: IAQ maintenance needs in AIM are timely.

### ***FY15 Objectives (2 years):***

- *5.1: OFM (Purchasing) will maintain procedures and guidelines (checklist) for the procurement of Environmentally Preferred Products/Services (EPP) contracts/products.*
- *5.2: 100% of OFM janitorial products used will be Green Seal approved or equivalent.*
- *5.3: reduce environmental impact of landscaping activities by 10% based on FY 13 baseline.*
- *5.4: ensure 100% of OFM buildings have maintained IAQ processing to include new buildings.*
- *5.5: maintain seamlessness between IAQ and AIM though tracking.*

### ***FY18 Objectives (5 years):***

- 5.1: OFM (Purchasing) will update procedures and guidelines (checklist) for the procurement of Environmentally Preferred Products/Services (EPP) contracts/products.
- 5.2: 100% of OFM janitorial products used will be Green Seal approved or equivalent.
- 5.3: reduce environmental impact of landscaping activities by 50% based on FY 13 baseline.
- 5.4: ensure 100% of state agencies located in OFM buildings have full knowledge of the IAQ process with in buildings.
- 5.5: 100% IAQ related AIM issues have Energy Management/IAQ phase included.