

Implementing Sustainability Facilities Management (2010-2015)

Leaner & Greener

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Pierce County
Office of Sustainability

“Historically, facility managers have been long-time practitioners of sustainability. At Pierce County we’ve worked to maximize the use of technology in our building controls, to decrease energy consumption, conserve water, and minimize waste. This work never ends and it’s exciting to see the deeper recognition and support of sustainability practices in the day-to-day activities of County business.

Bret Carlstad, Facilities Management



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2015 Pierce County Sustainability Goals

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Updated Pierce County Government Sustainability Goals



Air Quality: All areas of Pierce County are in compliance with federal air quality standards.



Employee Sustainability Training: When surveyed, 90% of Pierce County employees take sustainability into consideration in their jobs



Energy Efficiency: Reduce by 15%* electricity and natural gas use in County facilities over January 2010 levels. All new County facilities are built to a LEED Silver or better standard.



Green Purchasing and Recycling: At least 50% of office products purchased have recycled content. Reduce purchase and consumption of copier/printer paper by 15%. Increase recycling by 35% **. Reduce the amount of landfill waste by 30%.



Transportation: 50% of Pierce County's general use fleet to be hybrid/electric/alternative fuel vehicles. 25% of Pierce County employee commute trips will be public transit, carpool/vanpool, bicycle, walk, drive electric vehicles, telecommute or compressed work week.



Water Quality and Quantity: Reduce water use in our 43 owned buildings by 10%. On average Pierce County streams grade to a B- or better (Currently C).***

Expanded Goal*, Decreased Goal**, New Goal***

Facilities Management – Leaner & Greener

Energy Efficiency

- Attain Energy Star rating above 74 on all County-owned facilities eligible to meet Energy Star criteria
- Complete replacement of single pane windows at the County-City Building with energy efficient windows
- Complete replacement of lighting at the County-City Building with energy efficient fixtures
- Increase use of occupancy sensors through County facilities
- Continue partnering with local utility providers to conduct energy audits to assist in planning energy savings projects
- Continue to evaluate building maintenance operations to ensure the most energy efficient processes related to HVAC operation, lighting systems, etc.

Transportation

- 40% of Facilities Management staff will be active in the County Commute Trip Reduction program through van pooling, biking, carpooling, flex week and or telecommuting
- Staff will utilize energy efficient fleet vehicles instead of personal vehicles for business related travel



Water Quality

- Continue to ensure that any underground fuel storage tanks on County-owned properties are properly maintained to eliminate any seepage into ground water
- Incorporate rain gardens and other solutions to water runoff challenges in landscaping design and practices
- Minimize use of pesticides and herbicides in landscaping

Employee Sustainability Training

- 100% of Facilities Management staff will receive sustainability training
- Utilize International Facilities Management Association (IFMA) as a mechanism for sustainability training

Air Quality

- Continue to support county projects such as the wood smoke reduction program with staff training and assistance where feasible
- Continue to research and apply for grant opportunities to help move Pierce County forestland towards Forest Stewardship Council (FSC) certification

Green Purchasing and Recycling

- Keep current on green janitorial supplies and processes and implement them at our facilities
- Continue partnership with Public Works Solid Waste Division in providing recycling services across County facilities
- Continue to implement contractual language requiring utilization of green products and practices, recycled material and products
- Implement electronic archiving where feasible

2010 Facilities Department Sustainability Snapshot

Department Size

- Employees: **57**

Employee Sustainability Education and Training

- % of employees have filled out the sustainability survey: **93%**
- % of employees who take sustainability into consideration in their jobs: **89% yes**
- General Sustainability Training: **Yes**
- Education on what creates greenhouse gases and strategies for reducing: **Yes**
- Wood stove educational training: **Yes**

Energy Efficiency: Facilities Management has worked to reduce energy use by an average of 11.5% within all 23 of the facilities we manage.

Adjusted Energy Use / Cost per Sq Ft

- | | | |
|--------------------------------------|--|-------------------------------------|
| ○ 901 (Hess) Building: -12.6%/\$.82 | ○ District Court 96 th : +12.5%/\$.96 | ○ Mt Detachment: +29.9%/\$2.64 |
| ○ 911 Building: -45.7%/\$.30 | ○ East Precinct: -3.7%/\$1.50 | ○ New Jail: -8.7%/\$1.73 |
| ○ 925 Building: -20.7%/\$1.41 | ○ East Precinct Training Center: +57.2%/\$2.62 | ○ Peninsula Detachment: +0.1%/\$.92 |
| ○ 945 Building: -30%/\$.96 | ○ Fleet Garage: -2.4%/\$.80 | ○ Remann Hall: -2.6%/\$1.18 |
| ○ 950 Building: +0.6%/\$1.15 | ○ Foothills: +11.2%/\$2.05 | ○ Soundview Bldg: -6.9%/\$1.27 |
| ○ Annex: -3.6%/\$.67 | ○ Human Services: -59.8%/\$.67 | ○ Thun Field Sheriff's: -3.1%/\$.85 |
| ○ Annex West: +7.2%/\$1.28 | ○ Main Jail: -9.8%/\$1.31 | ○ West Precinct: -24.7%/\$.61 |
| ○ County City Building: -4.5%/\$1.03 | ○ Medical Examiner Bldg: +3.8%/\$1.95 | |

Green Purchasing and Recycling

- % of office products that have recycled content: **31%; up from 13% in 2009**
- % Reduction in Paper use: **21% reduction saved \$284**

Transportation

- Vehicles Operated by Department: **16**
- Hybrid/Electric vehicles: **0**
- Mileage Reimbursements: **4,856 miles**
- Gasoline use: **5,508 unleaded gallons, 2,340 diesel gallons, 7,848 total gallons of fuel, down from 9,711 gallons in 2009**
- General use fleet MPG: **8.62 mpg**