

Oregon Department of **ENERGY**

Oregon Public Facilities Alliance 2025 Kickoff Meeting

March 26, 2025
1:30-3:00PM



AGENDA

1:30 p.m.	Welcome, Alliance Overview & Introductions
2:00 p.m.	Policy & Legislative Update
2:15 p.m.	2025 State Energy Efficient Design (SEED) Report Recap
2:40 p.m.	Discussion of SEED Report
2:50 p.m.	2025 Agenda & Open Floor Discussion
3:00 p.m.	Meeting Adjourn

Alliance Overview & Introductions

Our Purpose:

*To unite public facility
leaders in driving
sustainable, high-performing
buildings across Oregon*

Alliance Rebranding



Reinforce collaboration across **all players** in this space



In the dawn of BPS, it will take a village to **lead-by-example**

Alliance Charter

Why We Exist – Breaking down silos, improving collaboration

What We Do- Quarterly meetings, expert talks, troubleshooting

Who Should be Here? Facility staff, energy managers, budget professionals, sustainability leads (*and more- invite them!*)

Member Introductions



Please introduce yourself

1. Name
2. Organization
3. Spring-time hobby
4. Something you are working on

Policy & Legislative Update

Policy Updates – HB 3409, Section 18

Section 18.2 and 18.3

- Comprehensive assessments of energy use and GHG emissions of state-owned buildings
- DAS intends to have a contractor on board by mid-2026
- Agencies are expected to **provide funds to conduct their own assessments**

Section 18.4

- Create a database to organize data from 18.2 and 18.3
- Added feature to the Tririga system DAS is currently using
- Agencies **will be responsible for populating the database with their data**

Section 18.5

- Provides oversight of capital projects over \$1M
- DAS will create guidance in 2025, agencies will have the opportunity to provide input
- After, creation, agencies will have to coordinate with DAS on project oversight and reporting

Policy Updates

Division 118: State Agency Energy Savings Program

- **Summary:** allows state agencies to retain 100% of energy savings on projects
- Formal rulemaking coming after session

HB 3653

- **Summary:** streamlines the Energy Savings Performance Contracting (ESPC) process
- Allows omittance of competitive procurement if there is a performance guarantee

2025 Legislative Session

What we're watching:

- SB 54: Cooling in multi-tenant buildings
- HB 3014: Indoor air quality funding for schools
- HB 2307: Fluorescent lighting ban exemption for schools

What are you following?

2025 State Energy Efficient Design (SEED) Report Recap

Purpose & Evolution

Previous Reports

Tracking-focused

Detailed performance by building

Emphasis on monitoring, not outcomes



2025 Report

Strategic, enterprise-wide lens

Capital planning + project prioritization

Prepares agencies for BPS compliance

Navigating the Report

Executive Summary

Brief Methodology

Key Takeaways

Challenges and Recommendations

Section 2: New Construction and Remodels

Section 3: Agency Status Reports

Defining Holistic Enterprise-Wide Energy Management

An integrated approach that commits to an enterprise-wide energy management strategy would include:

- Supporting individual agencies to identify building-specific challenges and energy savings opportunities. The Department of Administrative Services (DAS) has been tasked by legislation ([House Bill 3409](#)) with developing a searchable database for all state-owned equipment and associated greenhouse gas (GHG) emissions; agencies are then tasked with conducting equipment assessments and populating the database. This database will be central to determining equipment end-of-life and compliance with the Operations and Maintenance Plan for the new Building Performance Standards.

Top Risks to Energy Management in Oregon State Buildings

1. **Business-as-usual:** Some state-owned buildings have struggled to attain energy efficiency. Without critically examining current practices, attainment will continue to be difficult.
2. **Planning to scale:** A portfolio-based approach can allow a property owner, in this case an individual agency or the state government enterprise, to pool resources, deploy these resources in a strategic manner, and potentially save money through bulk or group purchasing efforts.
3. **Siloed financial decisions:** Divisions within agencies and within the state government enterprise can operate in silos; a lack of alignment among facility teams, management, and budget-focused staff can lead to financial decisions that do not support the holistic nature of facility management.
4. **High operating costs:** Reactive preventative maintenance, as opposed to a more proactive approach, can lead to additional charges from emergency repair fees, overtime, etc.

Top Opportunities for Energy Management in Oregon State Buildings

1. **Lead by example:** A strategic and forward-looking approach to energy efficiency capital planning can bring about robust long-term energy efficiency gains and cost savings. Implementation of such an approach could demonstrate a prioritization of energy efficiency to the public and a model for private building owners trying to adhere to upcoming Building Performance Standards.
2. **Consistency among agencies:** By approaching energy efficiency at a portfolio level - within individual agencies and across the state government enterprise - state government can ensure consistent and comprehensive information is used to drive data-based decisions. This will likely require support through funding and resources.
3. **Better financial investments:** Capital planning efforts for buildings can help integrate financial and facility teams to break down silos and make well-rounded decisions.
4. **Strategic facility management:** By taking a holistic approach and viewing the building portfolio as a harmonized system with lifespan milestones, state government can engage in proactive management that focuses on long-term sustainability.

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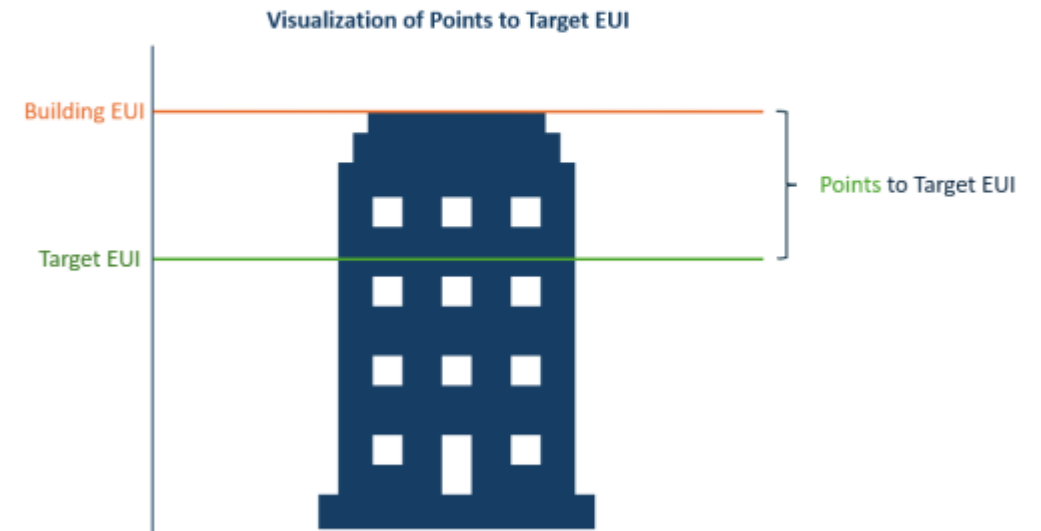
Challenges and Recommendations

Section 2: New Construction and Remodels

Section 3: Agency Status Reports

Brief Methodology

There are numerous ways to audit or assess the condition and performance of a building. The State of Oregon has chosen an industry-derived points-based energy index. The basis is annual energy usage and square footage, which can be used to calculate a building's *energy use intensity* (EUI). For each building type there is an associated EUI target – a sweet spot of energy use to size – and a building's EUI should be at or below the target. For buildings exceeding the target, we can understand the severity by evaluating the points to target, i.e., the difference between current building EUI and target EUI, as seen in the graphic below.



Methodology is further discussed in [Appendix B](#).

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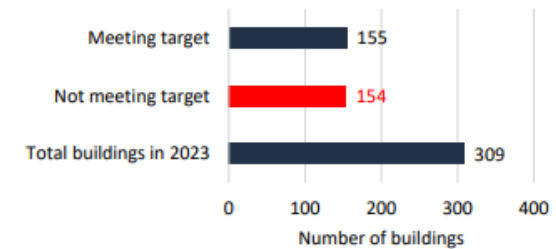
Section 2: New Construction and Remodels

Section 3: Agency Status Reports

Key Takeaways from the Biennial Review

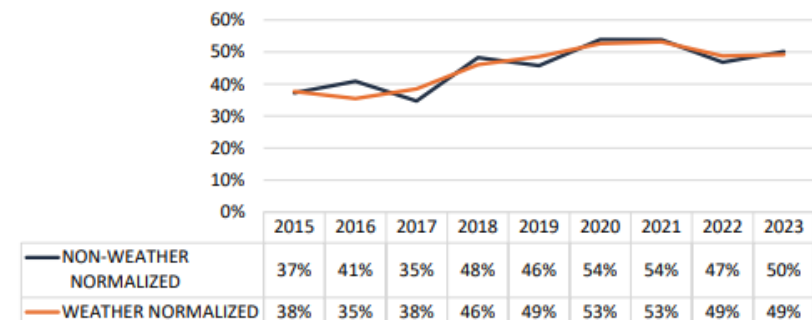
Performance: There were 309 buildings participating in the most recent year of program reporting. Of those 309, **half, 154 buildings, did not achieve their respective EUI targets.** One reason is the wide variance in building types, ranging from offices to hospitals to barracks. Another complexity is older buildings, with the average state-owned property approaching 50 years in vintage. This diversity makes it difficult to reach high achievement in aggregate.

SEED Program Buildings Compared to Target Achievement



Trend: While, from a historical perspective, some of Oregon's state buildings have struggled to gain energy efficiency, roughly **13 percent more buildings reach target today than in 2015.** The chart below depicts this trendline but also the effect of weather. The SEED program utilizes non-weather normalizations, a basic energy use/sq footage. However, the upcoming Building Performance Standard program will be weather normalized," which means it is adjusted to the number of heating and cooling days, removing some outside influences. The orange line, which represents **the weather-normalized SEED portfolio, illustrates steady growth year-over-year in target achievement, nearly 4 percent.** As deeper retrofits are needed, this growth will likely plateau, and more funding and resources will be required to maintain momentum.

Buildings in SEED Portfolio Meeting EUI Target



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Section 2: New Construction and Remodels

Section 3: Agency Status Reports

Issue	Description	Status	Recommendation
Reactive equipment replacement	Facility standards and asset lifecycle analyses determine the optimal time to replace equipment. However, the state is prolonging replacement until failure due to capital and staffing constraints.	50%+ of equipment is past end-of-life ^{iv}	Budget for lifecycle cost of buildings and equipment (inclusive of both preventative maintenance and eventual replacements). Ideally, set up a fund that extends beyond biennial budgets for building maintenance and operations and have the annual allocation cover the anticipated average cost over the life of the facility (i.e., this will reflect that costs vary year-over-year and are much lower in early years, increasing for future years)
Insufficient preventative maintenance (PM)	Maintenance proactively performed on an asset to reduce failure and downtime	Facility teams are doing their best to keep up with PMs but limited staff impacts ratio of preventative to unplanned tasks	Assess the ratio of staff hours used for planned versus deferred maintenance on an agency-to-agency level. According to the International Facility Management Association ^v , planned maintenance should comprise 65-85% of all maintenance activity.
Limited facility and asset tracking	Understanding the systems, equipment (measure life, age,	There is work underway, but it is limited in scope	Fund portfolio-wide facilities condition assessments for each building in the State's

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Completed Project Highlights

One SEED project completed construction in 2023-2024.

North Valley Complex

Oregon Department of Administrative Services
Wilsonville, Oregon

The North Valley Complex is a former manufacturing and warehouse facility that was renovated into office, laboratory, and warehouse space for the Department of Administrative Services, the Department of Agriculture, the Occupational Safety and Health Administration, and the Oregon State Police. In addition to creating a highly energy efficient building, the building redesign meets stringent seismic safety standards. It also incorporates sustainability practices by reusing some existing equipment and furnishings, and creating interior finishes from timber salvaged from wildfire areas.^{vi} The energy conservation measures reported for this project include:

- High-efficiency condensing boilers and boiler controls
- High-efficiency lighting and lighting controls
- High-efficiency chiller and cooling tower and optimized cooling system controls
- Heat pump water heater
- Enhanced laboratory fume hood controls



DAS North Valley Complex Exterior



DAS North Valley Complex Interior showing lighting, daylighting and reclaimed timber.

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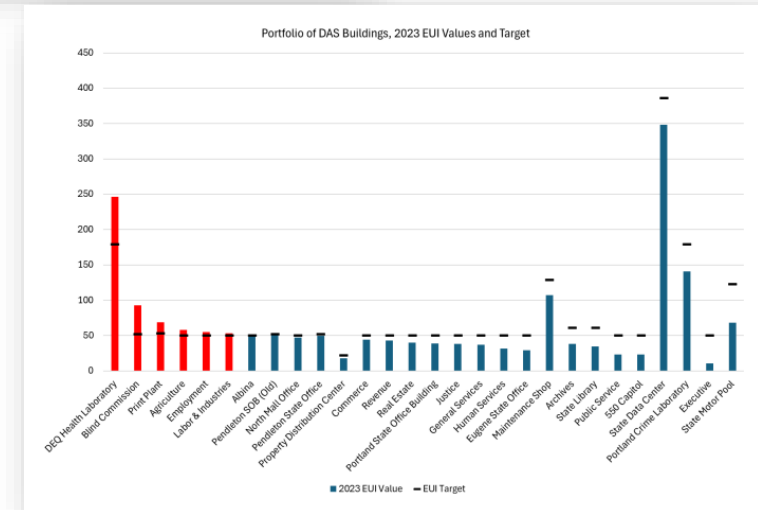
Challenges and Recommendations

Section 2: New Construction and Remodels

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Oregon Department of Administrative Services | 79% Meeting Requirement

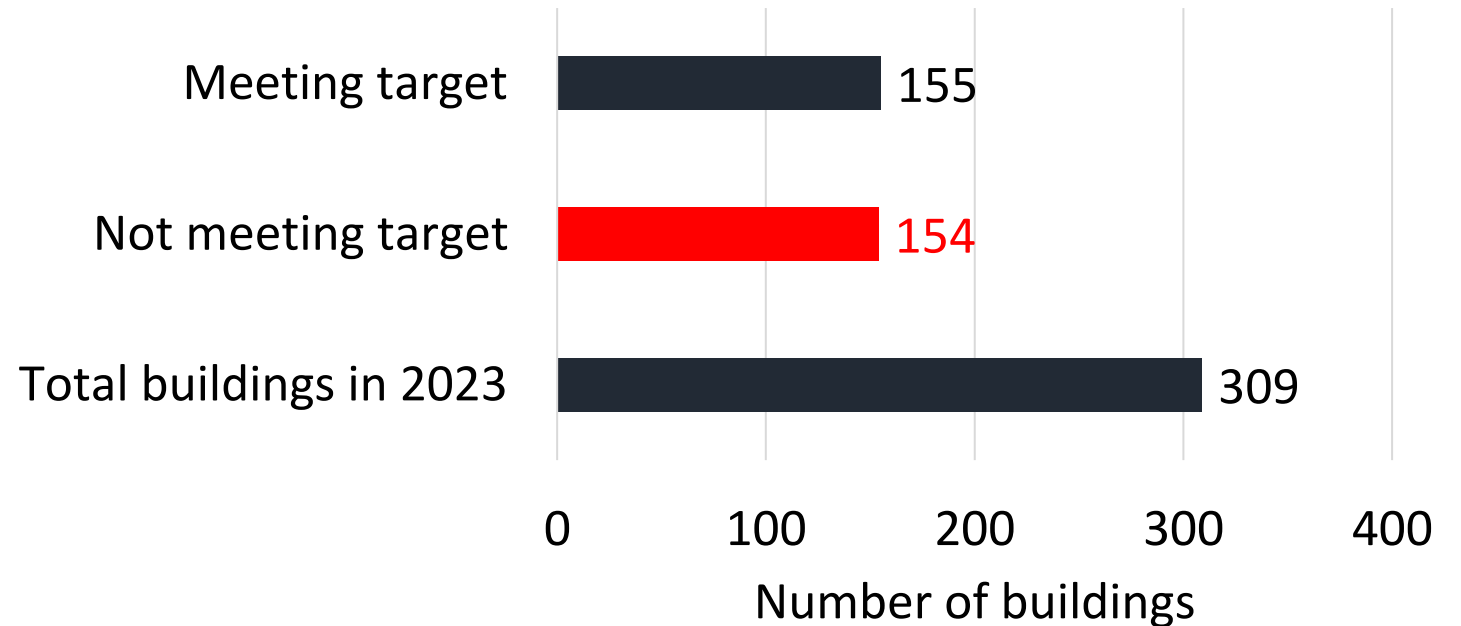
Building Name	2023 Building EUI	EUI Target	Points to target
DEQ Health Laboratory	246	179	-67
Blind Commission	93	52	-41
Print Plant	69	53	-16
Agriculture	58	50	-8
Employment	55	50	-5
Labor & Industries	54	50	-4
Albina	50	50	0
Pendleton SOB (Old)	52	52	0
North Mall Office	48	50	3
Pendleton State Office	49	52	3
Property Distribution Center	18	22	4
Commerce	44	50	6
Revenue	43	50	7
Real Estate	40	50	10
Portland State Office Building	39	50	11
Justice	38	50	12



Key Takeaway: *What's happening now*

309 buildings
reported in 2023 –
154 did not meet
energy targets

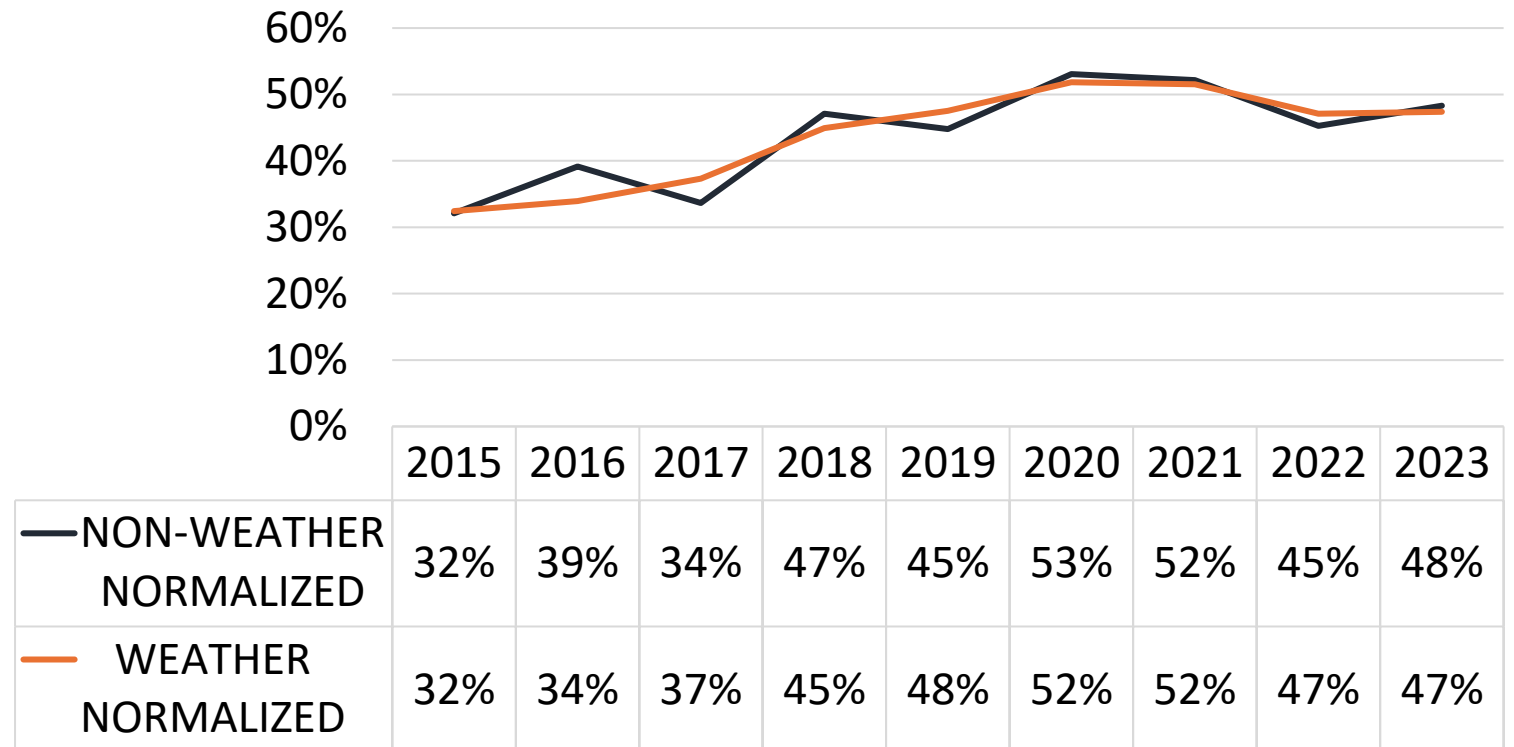
SEED Program Buildings compared to target achievement



Key Takeaway: *What's been happening*

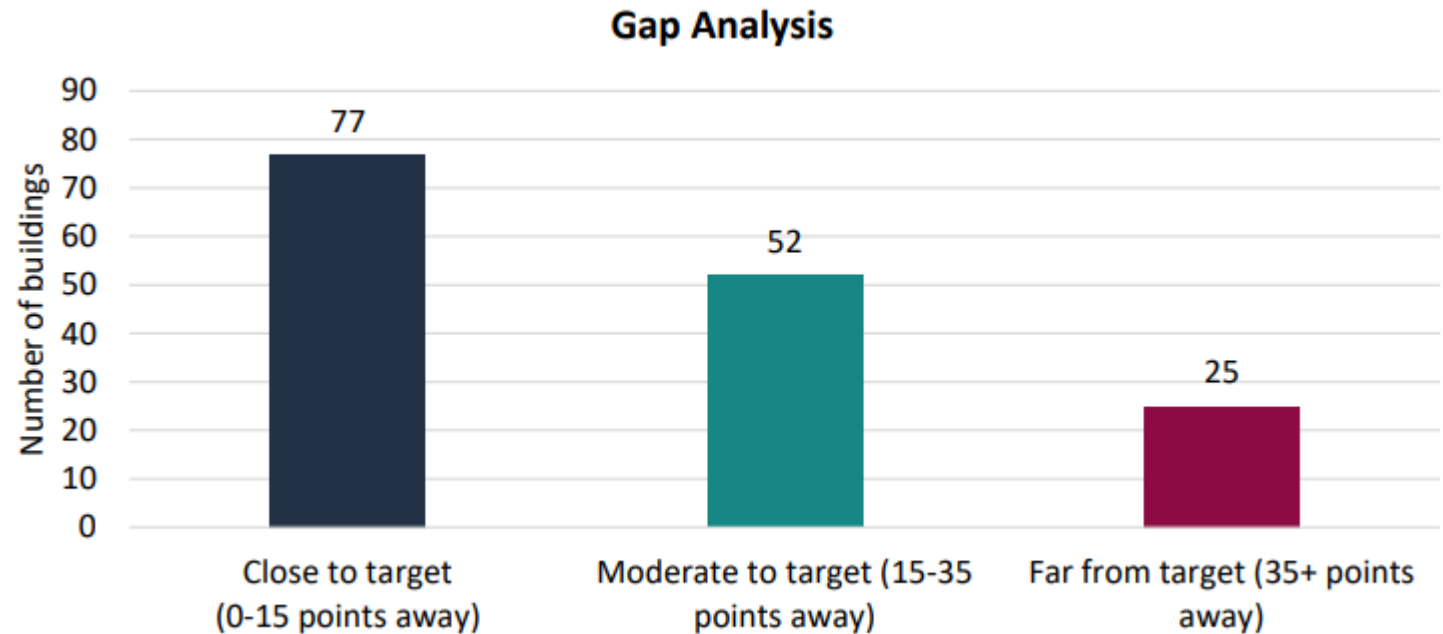
13% improvement
since 2015, but
progress is
plateauing

Buildings in SEED Portfolio meeting EUI target





Key Takeaway: *What's the severity*

50% of buildings not meeting targets are within reach (<15 points)



Challenges & Recommendations

 Challenges		 Recommendation
Aging infrastructure and deferred maintenance	1	Lifecycle-based capital planning with long-term budgeting tools
Limited staffing creating preventative maintenance gaps	2	Increase staffing and support preventative over reactive strategies
Fragmented data and tracking systems	3	Portfolio-wide condition assessments
Disconnect between finance and facility teams	4	Stronger cross-division coordination

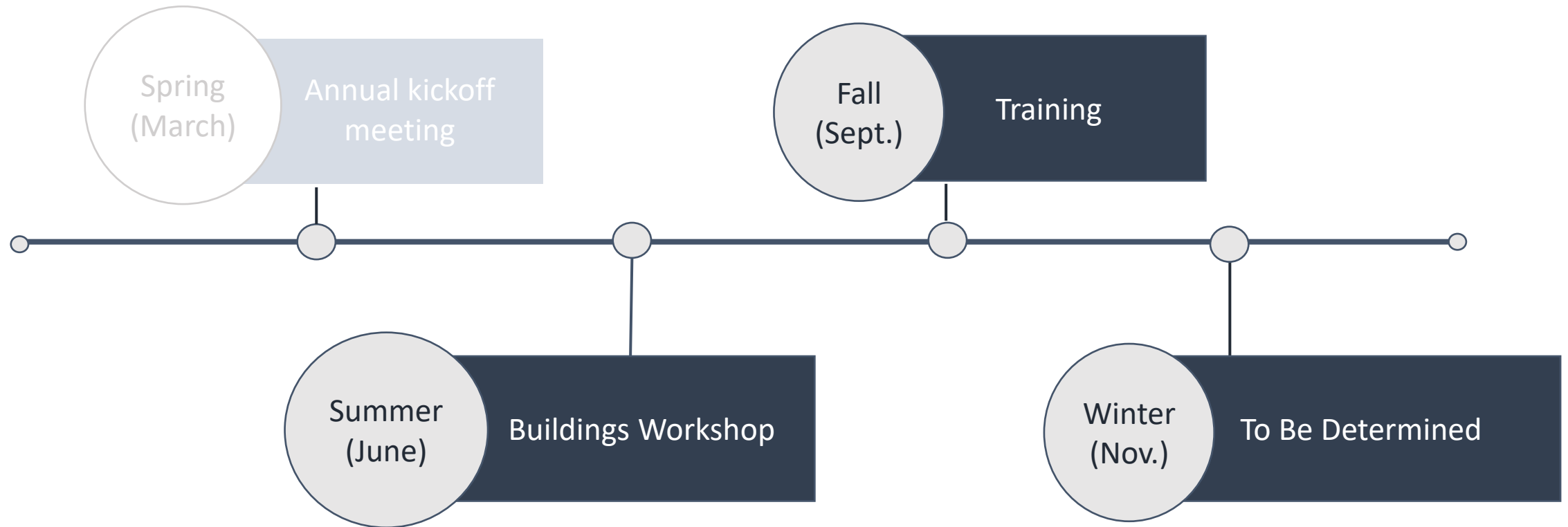
Discussion



- What stood out to you?
- What feels aligned with your experience on the ground?
- What's missing?
- What resources would be helpful to your agency?

Closing Remarks

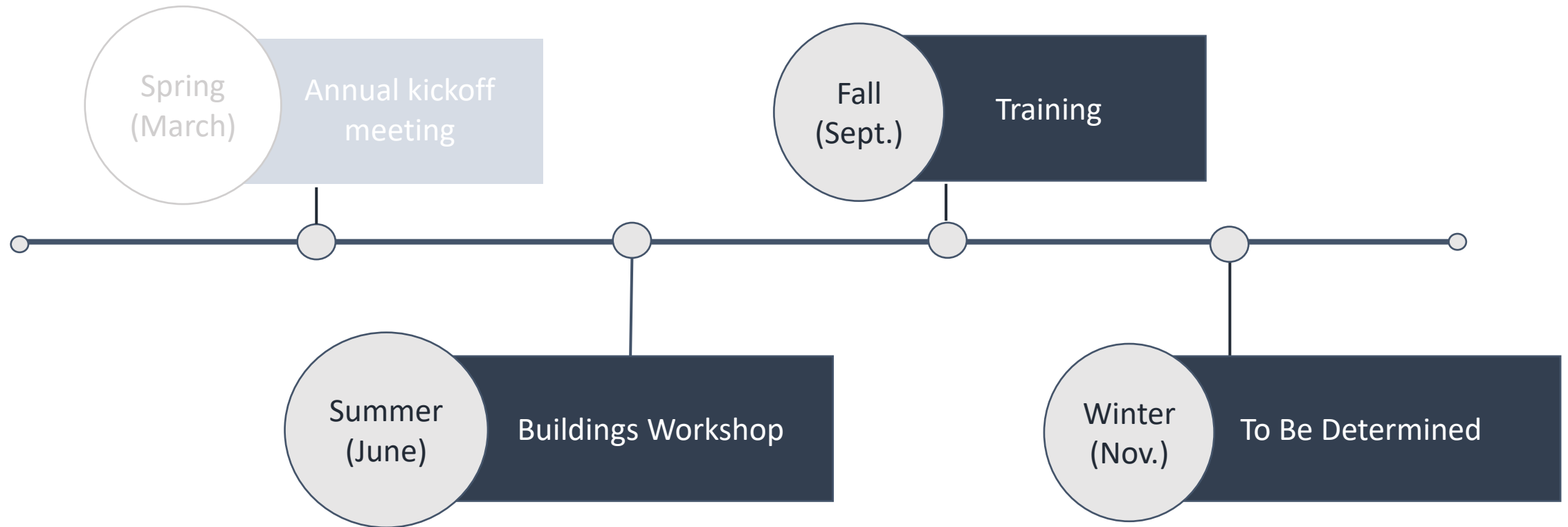
Agenda for 2025



Poll Options for Fall Session

- Asset Tracking and Mapping (potential expert: IBM TRIRIGA)
- Energy Tracking and Portfolio Manager (potential expert: EPA)
- Systems Integration (Advanced HVAC) (potential expert: McKinstry)
- Lighting (potential expert: Energy Trust of Oregon)
- Building Controls and Automation (potential expert: Schneider Electric)
- Demand Response (including standby generator) (potential expert: utility partner)

Agenda for 2025



Open Floor



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ENERGY

Thank You!

