

For the Life of
Your Building

Energy Management Plan

Tukwila School District

CLEAN BUILDINGS PERFORMANCE STANDARD

TUKWILA, WA
MAY 11, 2026



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1. Introduction

The Energy Management Plan (EMP) described in this document outlines the goal and purpose of effective energy management plans and applicable regulatory requirements for all owners of buildings greater than 50,000 square feet. Through the creation and implementation of this plan, the building owner and operators gain a thorough understanding of the building's systems, how those systems are used, and opportunities to improve its performance.

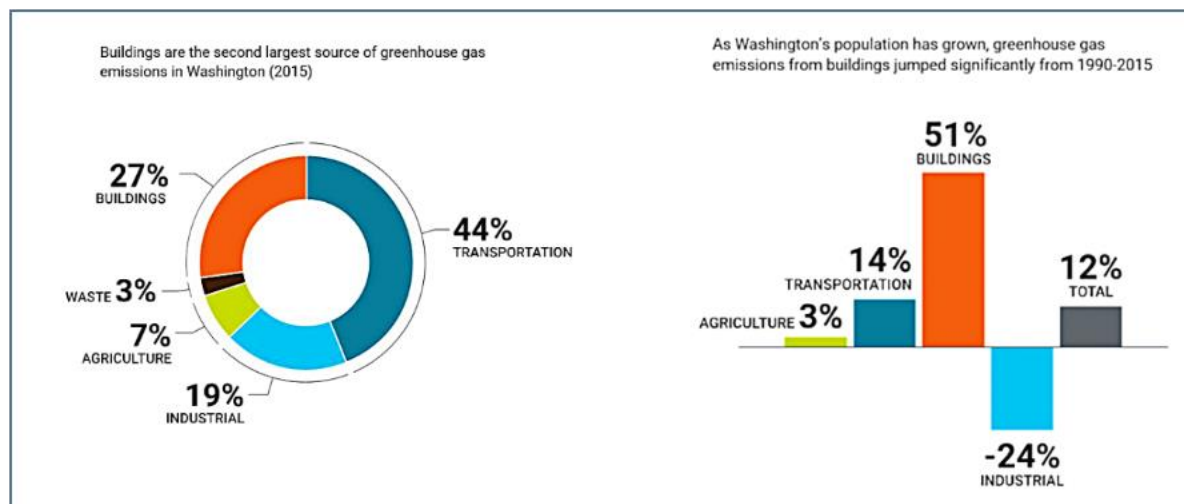
1.1. WASHINGTON CLEAN BUILDINGS PERFORMANCE STANDARD (HB 1257) BACKGROUND¹

On May 7, 2019, the Clean Buildings Performance Standards Bill, also known as House Bill or HB 1257, 2019, was signed into law. The objective is to lower costs and pollution from fossil fuel consumption in the state's existing buildings, especially large commercial buildings. The law requires the Washington State Department of Commerce to develop and implement an energy performance standard for these buildings and provide incentives to encourage efficiency improvements.

Buildings are the most rapidly growing source of greenhouse gas emissions in Washington State. As our population continues to grow, so does the number of new homes and business spaces being constructed. Each time we construct a new building or remodel one, we either lock in inefficient energy use or we embrace materials and technologies that will save energy and reduce emissions for decades to come.

The buildings sector is the state's second-biggest carbon polluter behind transportation. Investment in building energy efficiency is also the most cost-efficient way to significantly reduce greenhouse gas emissions. The solution to cutting building emissions lies in energy efficiency – the fastest, and most cost-efficient way to cut carbon emissions and other harmful pollution.

Washington State's new Commercial Clean Buildings Performance Standard is designed to secure this energy efficiency opportunity. The standard is one of several pillars of Gov Jay Inslee's 2019 climate package and is the first of its kind in the nation.



¹ <https://www.commerce.wa.gov/growing-the-economy/energy/buildings/clean-buildings-standards/>

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Figure 1 Washington Greenhouse Gas Summary

The new rules filed Oct 30, 2020, known as WAC 194-50, implement Washington’s Landmark Clean Commercial Buildings Standard enacted in 2019 (Chapter 285, Laws 2019). The law required the Department of Commerce to develop and implement an energy performance standard for commercial buildings greater than 50,000 square feet, and provide incentives to encourage energy efficiency improvements. Industrial and agricultural buildings are exempt from the standard.

The Legislature directed Commerce to adopt the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Standard 100-2018 as a base, and establish energy use intensity targets specific to Washington State for different building occupancy types. Building owners are also required to submit qualifying energy management plans, operation and maintenance plans, and additional documentation on energy efficiency measures and implementation.

Commerce conducted 15 workshops and comment periods to establish the new standard and set state-specific targets that are 15% less than 2009-2018 averages. The targets are based on data showing the average energy use for commercial buildings larger than 50,000 square feet as well as the downward trend in energy use resulting from new technology and maintenance or operation practices. Examples include the replacement cycle of lighting to LEDs and trends in building tune-ups and operations.

2. Facility Summary

Covered Building	Address	Gross Floor Area	SAW Portal Building ID	ESPM Profile ID	Tier	Initial Compliance Cohort	Compliance Pathway
Foster High School	4242 South 144th St Tukwila, WA 98168	164,674	KING6910	2686771	1.B	June 1, 2027	Investment Criteria Pathway, monitor to see if it drifts below the EUI
Showalter Middle School	4628 South 144th St Tukwila, WA 98168	114,012	KING6991	2686768	1.B	June 1, 2027	Performance Pathway
Thorndyke Elementary School	4415 South 150th St Tukwila, WA 98188	64,925	KING7095	3016826	1.C	June 1, 2028	Performance Pathway
Tukwila Elementary School	5939 South 149th St Tukwila, WA 98168	67,923	KING7092	2686783	1.C	June 1, 2028	Performance Pathway

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Covered Building	Address	Gross Floor Area	SAW Portal Building ID	ESPM Profile ID	Tier	Initial Compliance Cohort	Compliance Pathway
Cascade View Elementary School Building E*	13601 32nd Ave S Tukwila, WA 98168	23,136	KING6806	2686760	2	July 1, 2027	Performance Pathway

The facilities covered by this Energy Management Plan are below:

Table 1 Facility Summary

*Note that Cascade View Elementary School is made up of 4 separate buildings connected by one natural gas and one electric meter. Building A/B, C, D are all less than 20,000 square feet and therefore do not need to comply with Clean Building Performance Standards at this time.

Building	GFA (SF)	Tier
Building A/B	16,060	N/A
Building C	11,076	N/A
Building D	11,116	N/A
Building E	23,136	2

3. Energy Manager

Energy Managers at Tukwila School District: Maricel Haessig & Liliana Cardenas

The Energy Manager must be qualified and assigned the tasks of:

- *Conducting technical, policy-related planning related to energy efficiency*
- *Purchasing energy for spaces under their control*
- *Public relations matters related to energy*
- *Implementing the results of energy audits and EEMs outlined in the Energy Management Plan*
- *Evaluating energy efficiency of proposed new construction, facility expansion, remodeling, or new equipment purchases*
- *Reviewing building O&M procedures for optimal energy management*
- *Adhering to energy codes and standards*
- *Reporting regularly to management and other stakeholders*
- *Developing and implementing an energy efficiency plan according to ASHRAE 100 Section 9.1*

To ensure persistence of energy efficiency, and reduce compliance requirements each cycle, Energy Manager should also complete the below tasks quarterly, but no less than annually:

- *Ensuring utility data in ENERGY STAR Portfolio Manager is correctly updating/syncing (regardless of Portfolio Manager update process)*
- *Reviewing changes in EUI and investigating causes with the building owner and operator(s), particularly with energy increases*

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4. Energy Usage

The energy accounting system is ENERGY STAR Portfolio Manager (ESPM) with automatic reporting from electricity and natural gas utilities. The annual energy year date range will match the fiscal school year beginning September 1 and ending August 31st each year. The benchmarking report that shows the EUI target calculation is attached in Appendix E.

There is a significant delay in automated utility reporting to Energy Star Portfolio Manager. It is expected that utility data lags 3 months behind the current months due to processing time. It is recommended to reach out to the utility if the energy use data lags more than 3 calendar months.

4.1.1. Tier 1 Buildings

Table 2 Annual Energy Usage Summary

Building	Energy Year (date-range)	Weather-Normalized Site EUI (kBtu/SF/year)	EUI Target (kBtu/SF/year)	EUI Δ
Foster HS*	3/01/25-02/28/26	45.8	43.2	+2.6
Showalter MS	3/01/25-02/28/26	39.4	44.1	-4.7
Thorndyke ES	9/01/24-08/31/25	32.2	44.1	-11.9
Tukwila ES	9/01/24-08/31/25	26.2	44.1	-17.9

*Foster High School has implemented energy efficiency measures to meet target and should be monitored to see if the building will drift under target until December 2026.

4.1.2. Tier 2 Buildings

Facility	Energy Year (date-range)	Weather-Normalized Site EUI (kBtu/year)	EUI Target (kBtu/SF/year)	EUI Δ
Cascade View ES Building E		N/A	44.1	N/A

*Cascade View Elementary School is made up of four buildings that are not thermally connected. Only building E is over 20,000 square feet, so it is the only building required to comply with CBPS at this time. It is defined as a tier 2 building. Since the Cascade View Elementary School buildings do not have submetering, the weather-normalized site EUI for building E cannot be accurately calculated at this time. **Since Cascade View Elementary School Building E is a tier 2 building it does not need to meet its EUI in this round of compliance.**

4.2. COMPLIANCE REQUIREMENTS

Tier		Legislation	Requirement	Due Date	Status
1B	Foster High School and Showalter Middle School	Clean Buildings Performance Standard	EMPOM & EUIt	June 1, 2027	In progress

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Tier		Legislation	Requirement	Due Date	Status
1C	Thorndyke and Tukwila Elementary Schools	Clean Buildings Performance Standard	EMPOM & EUI	June 1, 2028	In progress
2	Cascade View Elementary School	Clean Buildings Performance Standard	EMPOM	July 1, 2027	In progress

4.3. BUILDING ENERGY MONITORING

Data is comprehensively tracked, updated, and reviewed in ENERGY STAR Portfolio Manager. Owners must report on energy usage to the Washington Department of Commerce at least once every five years to comply with HB 1257.

The included energy sources and providing utilities are:

- Electricity: Seattle City Light (Foster HS, Showalter MS, Thorndyke ES, Cascade View ES)
- Electricity: Puget Sound Energy (Tukwila ES)
- Natural gas: Puget Sound Energy (All schools)
- Onsite solar energy (Showalter and Tukwila Solar Array planned for Fall 2026)

5. Facility Parameters

Table 3 Documentation of Facility Parameters. Refer to Appendix A for information on energy-using equipment.

Parameter	Foster High School	Showalter Middle School	Thorndyke Elementary School	Tukwila Elementary School	Cascade View Elementary School
Number of occupants (students + staff)	960	710	464	468	555
Weekly operating hours (average)*	23	26	31	21	21
Time of day scheduled for occupancy*	Varies by Month	Varies by Month	Varies by Month	Varies by Month	Varies by Month
Occupied weeks/year (School Year)*	38	38	38	38	38
Energy-using equipment	See Appendix A	See Appendix A	See Appendix A	See Appendix A	See Appendix A

*See benchmarking report in Appendix F for more details

Bell schedules and district calendars are available at the Tukwila School [District website](#).

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Operating hours for each of the schools were determined using academic and summer schedules provided by the schools along with list of events that take place outside of normal operating hours. The weekly operating hours refer to the average weekly hours that the school is open over a 12-month period.

The occupied weeks per year were determined using the academic and summer schedules provided and counting the number of weeks that the school is open over a 12-month period.

6. Energy Audit Reports

Refer to Appendix B for previous and current energy audit reports, which also includes a list of recommended EEMs (regardless of implementation status).

The following Energy Audit Reports are included:

Table 4 Energy Audits

Facility	Report Date	Provider
Foster High School ASHRAE Level 2 Audit	06/2025	McKinstry
Showalter Middle School ASHRAE Level 2 Audit	06/2025	McKinstry

7. Implemented EEMs

A list of energy efficiency measures (EEMs) that have been implemented, with the dates of implementation, is shown below. Refer to Appendix B for the summary review of EEMs.

These EEMs must also include:

- O&M program per ASHRAE 100 Section 6
- Implementation plan, including commissioning
- Staff training plan
- Ongoing commissioning plans

7.1. FOSTER OPTIMIZED BUNDLE OF EEMS

Table 5 Implemented EEMs Summary

EEM #	Energy Efficiency Measure	First Cost of Implementation	Simple Payback (Years)	EUI Reduction (kBtu/ft ² -yr)	Implementation Status
1	RCx – Retro Commissioning of the entire HVAC system, both air and water side	\$369,089	8	15.99	Not started

7.2. SHOWALTER OPTIMIZED BUNDLE OF EEMS

Table 6 Implemented EEMs Summary

EEM #	Energy Efficiency Measure	First Cost of Implementation	Simple Payback (Years)	EUI Saved (kBtu/ft ² -yr)	Implementation Status
1	RCx – Setpoint Optimization	\$240,572	7.3	12.2	BAS schedule and setpoint changes

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					implemented August 2025
2	Heat Recover Upgrade	See above	7.3	5.5	Not started
3	Install Solar Array	0\$ (Grant Funded)	0	7.8	In design phase – expected project completion Fall 2026

8. Occupant Training and Communication

Occupant training must include the benefits of efficient energy use and instruct occupants in the use and adjustment of operable windows, HVAC system controls, and lighting system components and controls.

The specific occupant instructions communicated are included in Appendix C along with the Energy Management Plan, they are shared with occupants annually through a district wide email.

9. O&M Staff Training

Tukwila School District exclusively employees 3rd party maintenance vendors for all building system maintenance. The 3rd party maintenance vendors are responsible for training their staff on building system maintenance.

10. Capital Management Plan

A capital management plan must identify equipment for replacement with energy efficient and ENERGY STAR-rated equipment in case of failure.

A Facility Condition Assessment (FCA) tracks the asset condition and the end of life for district assets. The FCA is the foundational planning tool informing anticipated capital expenditures for equipment replacement. Additional repairs and ongoing projects are evaluated in project priority and then grouped into funding years. See Appendix D for the 2021-2026 Capital Projects and Levy Plan.

11. Contact List

The contact list of suppliers and manufacturers' local representatives of energy efficient equipment, qualified energy auditors, the EM, and the building owner is listed below.

Table 7 Contacts of Supplier and Manufacturers' Local Representatives

Energy Efficient Equipment	Company	Account Manager	Phone	Email
Condensing Boiler Repair	McKinstry	Bill Kinney	206-391-3219	Billkin@mckinstry.com
Condensing Boiler Replacement	McKinstry	Bill Kinney	206-391-3219	Billkin@mckinstry.com
Steam Boiler Repair (Mechanical)	McKinstry	Bill Kinney	206-391-3219	Billkin@mckinstry.com

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Steam Boiler Repairs (Controls)	McKinstry	Bill Kinney	206-391-3219	Billkin@mckinstry.com
HVAC Repairs	McKinstry	Bill Kinney	206-391-3219	Billkin@mckinstry.com
HVAC Replacement	McKinstry	Bill Kinney	206-391-3219	Billkin@mckinstry.com
Building Control Repair (OEM)	McKinstry	Bill Kinney	206-391-3219	Billkin@mckinstry.com
Building Control Upgrades (OEM)	McKinstry	Bill Kinney	206-391-3219	Billkin@mckinstry.com
Roof	The Garland Company	Matt Shaxton	206-681-8151	Mshaxton@garlandco.com
Controls ATS	ATS	Cary Bombino	206-677-2308	cary.bombino@atspnw.com
Controls	ATS	Giao Nguen	425-251-9680	Giaon@atsinc.org

Table 8 Stakeholders Contacts

Role	Company	Name	Email/Phone
Building Owner Representative and Building Manager	Tukwila School District	Liliana Cardenas	Cardenasl@tukwila.wednet.edu
Building Operator	McKinstry	Bill Kinney	206-391-3219
Energy Manager	Tukwila School District	Maricel Haessig & Liliana Cardenas	Haessigm@tukwila.wednet.edu & Cardenasl@tukwila.wednet.edu
Qualified Energy Auditor	McKinstry	William McCary	williammc@McKinstry.com
Qualified Person Determining Compliance	McKinstry	Mike Scoutten	MichaelSco@McKinstry.com

12. Lighting

Lighting Upgrade Compliance

Showalter and Foster completed a full LED lighting retrofit within the past five years, replacing all building fixtures with high-efficiency LEDs. This upgrade meets the Clean Buildings Performance Standard by significantly reducing energy use and supporting long-term compliance with state energy efficiency requirements. See appendix G for the LED retrofit fixture schedule.

Performance Pathway

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The current lighting schedule, calculated lighting power density, and potential savings from potential EEMs, as well as the lighting satisfaction survey and lighting checklist, are not required for buildings complying under the performance pathway.

13. Operations & Maintenance Program

The Operations and Maintenance Program, including the implementation plan and program documentation, is included in Appendix E.

14. Process for Building Owner to Review and Sign and Share the EMP

The Energy Management Program will be updated and signed in January of each year. The final version will be posted through a district website in February of every year.

Building Owner Representative Signature:  Date: 3/25/2026

Energy Management Plan Edit History

Version #	Author	Changes	Date Issued
V1	Tukwila SD/McKinstry	Initial document	02/2026
V1.1		Annual Update	

Approved by: Michael Scoutten, Qualified Person at McKinstry, CEM [2/2/2026]