



UNITED STATES GENERAL ACCOUNTING OFFICE

REGIONAL OFFICE

SUITE 300-D, 2420 W. 26TH AVENUE
DENVER, COLORADO 80211

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SEP 26 1975

Mr. Michael J. Norton
Regional Administrator for
General Services Administration
Region 8
Denver Federal Center, Building 41
Denver, Colorado 80225

Dear Mr. Norton:

We have completed our review of the effectiveness of the Government's energy reduction program at the General Services Administration's Regional Office. Our review was part of a Government-wide study conducted at selected departments and agencies to determine how effectively the Government's energy reduction program is being implemented.

We reviewed regulations, analyzed data used to measure the Regional Office's performance, and interviewed personnel. We reviewed controls to reduce fuel consumption by vehicles and in buildings, and determined the possible impact of energy conservation on mission and training operations. We discussed the results of our review with members of your staff and their comments are included in this report.

In our opinion the Region met the President's energy conservation goals for both electricity and heating fuels in fiscal year 1974. In fiscal year 1975 the Region again met the goals for electricity but did not in its use of heating fuels. The Region reported a substantial reduction in vehicle mileage during both 1974 and 1975. Since 1973 and 1974 mileage data was not developed for commercially rented and privately owned vehicles, it is not possible to determine how much the reduction was. In 1975, however, the reported total mileage, including commercially rented and privately owned vehicles, was sufficiently below that reported in 1973 to have met the energy conservation goals.

ENERGY CONSERVATION GOALS

In June 1973, the President directed all Federal agencies to reduce their energy consumption by 7 percent in fiscal year 1974, and subsequently directed that additional actions be taken to reduce energy consumption even further. In October 1974 the President directed the agencies to reduce their energy consumption by 15 percent in fiscal year 1975 under that consumed in fiscal year 1973. The actual energy consumption for fiscal year 1973, adjusted to reflect changes in programs, and occupied space is used as the "baseline" against which to measure agencies' performance in saving energy.

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ENERGY CONSERVATION STATISTICS

The Region reports consumption data to the GSA Central Office which prepares reports comparing consumption with baseline data. The reported data for the Region includes all buildings at the Denver Federal Center. The following table compares baseline data with consumption for fiscal year 1974 and the first 3 quarters of fiscal year 1975.

<u>Quarter</u>	<u>Type of fuel (note a)</u>	<u>Baseline FY 1973</u>	<u>Usage FY 1974</u>	<u>Percent reduction</u>	<u>Usage FY 1975</u>	<u>Percent reduction/increase</u>
1	Electricity	162,575	141,323	-13	143,193	-12
	Other (note b)	102,753	102,080	- 1	108,048	+ 5
2	Electricity	147,719	118,491	-20	112,389	-24
	Other	212,239	167,882	-21	190,064	-10
3	Electricity	141,561	115,866	-18	122,444	-14
	Other	209,804	205,708	- 2	227,970	+ 9
4	Electricity	147,343	130,005	-12		
	Other	143,511	113,522	-21		
Total	Electricity	599,198	505,685	-16		
	Other	668,307	589,192	-12		
		<u>1,267,505</u>	<u>1,094,877</u>	-14		
First 3 quarters	Electricity	451,855			378,026	-16
	Other	524,796			526,082	0
		<u>976,651</u>			<u>904,108</u>	- 7

^aIn millions of BTU's

^bNatural gas, fuel oil, and coal.

Vehicle utilization

GSA reported a mileage decrease for Interagency Motorpool System vehicles of 7 percent in fiscal year 1974 and 35 percent in the first three quarters of fiscal year 1975.

<u>Quarter</u>	<u>Baseline mileage FY 1973</u>	<u>Milceage FY 1974</u>	<u>Percent reduction/ increase</u>	<u>Adjusted baseline (note a)</u>	<u>Mileage FY 1975</u>	<u>Percent reduction</u>
1	248,797	209,935	-16	292,015	206,455	-29
2	240,626	212,032	-12	283,844	180,308	-36
3	222,178	196,858	-11	<u>265,396</u>	<u>161,183</u>	-39
4	<u>241,309</u>	<u>264,303</u>	+10			
Totals	<u>952,910</u>	<u>883,128</u>	- 7			
First 3 quar- ters	<u>711,601</u>			<u>841,255</u>	<u>547,946</u>	-35

^aAdjustment to "Baseline mileage FY 1973" of 43,218 miles each quarter due to increased programs and personnel.

Mileage data for commercially rented and privately owned vehicles are not included since this data was not readily available for fiscal years 1973 and 1974. During the first 3 quarters of fiscal year 1975 the Region has reported 66,629 miles driven in commercially rented and privately owned vehicles.

CONSERVING FUEL IN VEHICLES

Use of compacts

GSA regulations provide that all vehicles required for executive departments and establishments shall be limited to the minimum size and maximum fuel efficiency necessary to fulfill operational needs.

The Transportation Officer told us that during the last 2 years, approximately 75 percent of the sedans which have been replaced were replaced with compact vehicles. Reduced vehicle procurement funds will reduce the number of compacts purchased in fiscal year 1976. Also, eight cylinder pickups are being replaced with six cylinder pickups.

Carpooling

GSA's carpooling program appears to be successful. The Director of Building Management told us that there are 181 parking spaces available at the Regional Office and 143 of these are reserved for carpools. They

reserve eight spaces for executives and four for handicapped persons. We observed that 66 percent of the vehicles leaving a Regional Office parking area on one evening carried more than one occupant. An Office Service Specialist told us that carpool membership is periodically monitored to assure that there are no violations of the system.

Techniques to conserve fuel

The Assistant Director, Motor Equipment Services Division, told us that a daily vehicle rotation policy assures that vehicles are used uniformly. This policy prevents some vehicles from deteriorating faster than others and using excessive fuel. It also permits performance of scheduled maintenance, which also reduces fuel consumption.

CONSERVING FUEL IN BUILDINGS

In conformance with a GSA Central Office's survey team's recommendation, the Region appointed a full-time Energy Conservationist. The Energy Conservationist told us that the region is divided into 14 field offices headed by Building Managers who are responsible for energy conservation measures among other duties. A week-long inspection of each of the field offices is made annually and the inspectors concentrate on energy conservation measures.

The Region is responsible for energy conservation in buildings at the Denver Federal Center as well as numerous federally owned or leased buildings throughout the region. According to GSA officials, considerable effort has been made to reduce energy consumption including:

- turning off utilities to buildings not in use.
- removing lamps to reduce the light intensity in work areas.
- reducing temperature to 66 degrees when heating (Federal Management Circular [FMC] 74-1 requires that temperature be maintained between 65 to 68 degrees).
- monitoring heating, cooling, and lighting limitations and periodically inspecting GSA-leased buildings to see if they are complying with conservation regulations.

Our observations at the Denver Federal Center confirmed that lighting levels had been reduced and that heating was being controlled. We did note, however, that in one leased building a temperature was being maintained that was several degrees higher than that prescribed by FMC 74-1.

Energy-use information

The field offices report their building energy usage monthly to the Regional Office. Reports are received on two categories of buildings. Buildings or groups of buildings over 40,000 square feet are in category "A" and those between 10,000 and 40,000 square feet are in category "B". The Regional Office reports to the GSA Central Office separately for each category "A" building or group and consolidates the data for all category "B" buildings. Category "A" buildings account for approximately 70 percent of the space and 80 percent of the utilities. Category "B" buildings account for approximately 10 percent of the space and 10 percent of the utilities.

Twenty percent of the buildings are less than 10,000 square feet, such as border stations and motor pools. The Energy Conservationist believes that keeping energy-use records on these buildings is not practical.

In our opinion the Regional Office utility energy-use information system is adequate.

IMPACT OF ENERGY CONSERVATION ON MISSION AND TRAINING OPERATIONS

The Regional Administrator told us that the energy conservation program has had no adverse effect on the Regional Office's mission; if anything, the program has made the Regional Office operation more efficient.

The Employee Development Specialist told us that training operations have not been modified to conserve energy. Any modification is the result of fund limitations rather than energy conservation. Training outside the Denver area has been affected as outside training funds have been reduced 10 to 20 percent since fiscal year 1973.

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We appreciate the cooperation received from your staff. We will be glad to discuss the results of our work with you or your staff if you desire.

Sincerely yours,

IRWIN M. D'ADDARIO

Irwin M. D'Addario
Regional Manager

cc: Mr. William R. Thomas
General Services Administration
Field Audit Office
Denver, Colorado