

UNITED STATES OF AMERICA  
GENERAL SERVICES ADMINISTRATION

WASHINGTON, DC 20405



DATE: December 17, 1975

REPLY TO  
ATTN OF: ADAA

SUBJECT: Meeting with GAO to Discuss their Audit of Progress and Problems  
of the Government's Utilities Conservation Program

The Files (ADAA)

On December 16, 1975, GAO met with representatives of the Office of Audits, the Office of the Deputy Administrator, PBS, and FSS and presented a briefing on the results of the subject GAO audit on energy conservation. The meeting, which was attended by the officials identified on the attached list, was suggested by GAO to give GSA an indication of their audit results prior to issuing the report to the requesting subcommittee.

The subject GAO audit is a followon to the GAO report, "How Federal Agencies can Conserve Utilities and Reduce Their Costs" (B-178205), dated September 14, 1974. A draft report will not be issued to GSA for comment since the audit was requested by a Congressional subcommittee. After issuance, which is planned by the end of the year, the report will be restricted and will be released at the discretion of the subcommittee. The areas which the subcommittee requested GAO to review included:

1. Efforts to improve energy aspects of design and construction of Government buildings
2. Utility contract administration
3. Training and dissemination of energy conservation information

The audit covered four GSA buildings in the San Francisco and Kansas City regions and some DOD facilities. Field work was completed in April 1975.

GAO said the general tone of the report is that GSA has made substantial effort in the area of energy conservation since the previous GAO audit. The report will give recognition to GSA's revision of the guidelines for energy conservation in existing and new buildings and for using the new guidelines in the design of several current construction projects, including the Topeka, Kansas Federal Office Building. GAO's comments on findings to be reported are contained below.

Utility Contract Administration

GAO found that substantial work has been performed at headquarters level in area-wide contract negotiations and in assistance to other Federal agencies. At the regional level, field offices were not adequately reviewing utility rates and charges and performing the required annual rate reviews. Utility bills were not properly verified by certain field offices, although GAO found the bills to be accurate. GAO noted that field office personnel did not accompany meter readers and ensure proper calibration of meters.

### Monitoring Energy Conservation Efforts

GAO said both regions had made substantial efforts implementing energy savings techniques, but found a need for more overall planning, estimating, and reviewing of energy usage. For instance, the San Francisco region used standard operating procedures for energy conservation in individual buildings with emphasis on energy saving techniques, such as controls over temperatures and lighting levels, instead of the overall program. In Kansas City, the energy program was tied into the MBO program.

The audit disclosed that in Kansas City, temperatures were outside required limits in over 50 percent of the areas listed and lighting exceeded standards in one third of the tests. (No extreme variations were noted.) GAO found much tenant resistance to lighting and temperature standards.

### Training

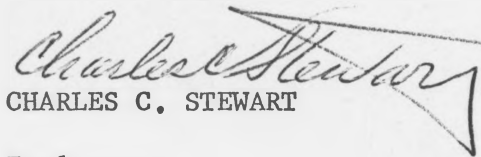
GAO found a need for more recruiting of personnel with expertise in the energy area and for increased training of energy personnel. They feel GSA's attendance of joint Utility Services Board meetings has been less than optimum. They did find that coordination between GSA and other agencies on energy matters has substantially increased in recent years.

### Other Comments by GAO

GAO is now starting a survey of the Automated Building Control System. The emphasis will be to explore the feasibility of greater usage of computers in energy conservation.

### Comments by GSA Officials

Mr. Campbell invited GAO to audit PBS' current energy consumption figures to confirm our energy accomplishments. He also discussed the actions being taken under the R&A program to make existing buildings more energy conservative. The operating officials also discussed GSA's efforts in updating publications, providing training, and inter-agency coordination which have occurred since completion of GAO's field audit work. Mr. Swann also provided GAO with a summary of GSA's major energy accomplishments in FY 1975 (copy attached).

  
CHARLES C. STEWART

Enclosures

LISTING OF OFFICIALS  
ATTENDING MEETING  
WITH GAO  
DECEMBER 16, 1975

General Accounting Office      Logistics and Communications Division

Frank Oberson - Asst. Dir., Facilities Acquisition & Management Branch  
Kenneth Driscoll - Supervisory Auditor, Facilities Acquisition & Mgmt. Br.  
Louis Modliszenski - Auditor-in-charge, Facilities Acquisition & Mgmt. Br.

Public Buildings Service

William Campbell - Asst. Commissioner, Office of Buildings Management  
Richard Pronk - Chief, Energy Utilization Branch, Office of Buildings Mgmt.,  
Operations Division

## Office of the Administrator

Lance Swann - Special Assistant for Energy Coordination

Office of General Counsel

Jack Miller - Procurement Division, Transportation and Public Utilities

Office of Audits

John A. Nesbit - Director, Internal Audits Division  
Blair Belongia - GAO Liaison  
James Conyngham - Program Director, FSS  
Charles Stewart - Program Director, PBS



## GSA ENERGY PROGRAM

Major Accomplishments in FY 75GSA Annual Savings FY 75

- 27% overall reduction in energy consumed from FY 73--against a Presidential goal of 15 percent. Governmentwide reductions were 26 percent (all agencies)
- 2,877,000 equivalent barrels of crude oil saved
- \$30,000,000 cost avoidance

GSA Reductions by Type of Fuel

Electricity	21.8%	Coal	22.2%
Fuel Oil	32.3%	Gasoline	23.6%
Natural Gas	50.4%		

Over 3,380,000 Fluorescent Tubes Removed Nationwide

(approximately 1,000,000 in DC area)

9,000 compacts purchased to date

100% of sedans purchased since July 1973 for Interagency Motor Pool were compacts

15% Mileage Reduction Goal Achieved for All Civil Agencies in FY 75FSS Performed Operational and Demonstration Testing of Energy Saving Devices and Products

- Comparative Fuel Consumption Rates of Compact Vehicles equipped with radial tires vs. compact vehicles equipped with bias ply tires
- Evaluation of Econo-Mist Vapor Injection Device
- Overspeed Warning Devices
- Acceleration Indicator Test - evaluation of manifold vacuum indicators

Developed and Published "Energy Conservation Guidelines for Existing Office Buildings"Developed and Published "Energy Conservation Design Guidelines for New Office Buildings" (Second Edition)Developed and Published FSS Brochure on "Energy Conservation"Participated along with FEA/FEB in Energy Site Visits to 287 Federal Facilities NationwideCo-chaired with FEA the Multi-Year (10-year) Action Plan to Improve Energy Efficiencies in Federal Operations

FMC 74-1 Supplements Federal Management Circular - Federal Energy Conservation

- Supplement 2, dated November 15, 1974, established overall energy reduction goal for FY 75, as well as made certain adjustments to details of FMC 74-1
- Supplement 3, dated July 8, 1975, permits use of humidity control in heating season

Solar and Energy Conservation Projects

- Manchester Federal Office Building energy conservation demonstration project under construction
- Saginaw Office Building - environmental demonstration project under construction
- Topeka Federal Building - highly energy efficient building - design has been completed
- Ten additional buildings in various stages of design process - all of which will be highly energy efficient

Life Cycle Costing

- |                      |                   |                      |
|----------------------|-------------------|----------------------|
| - Contracts Awarded: | Air Conditioners  | 21% more efficient   |
|                      | Hot Water Heaters | 13% more efficient   |
|                      | Gas Ranges        | 7% more efficient    |
| - Under Study:       | Dish Washers      | Pilotless Gas Ranges |
|                      | Washing Machines  | Shower Heads         |
|                      | Clothes Dryers    |                      |

Resource Recovery

- |                   |                        |                     |
|-------------------|------------------------|---------------------|
| - Major Projects: | Waste Paper            | Used Tires          |
|                   | Waste Oil              | Bottles and Cans    |
|                   | Burning of Solid Waste | Hazardous Materials |

Teleconference Centers

- Eleven teleconference centers have been established in regional cities for use by all Federal agencies.

Computer Sharing Program

- Utilization of excess computer capacity obviates additional computer acquisition and thus avoids energy consumption. It is projected that in FY 75 this cost avoidance will pass the \$300 million mark.

Visibility of Power Consumption Factors in the Procurement Process

- Project underway to include power consumption as a selection factor in the procurement of computer and telecommunications equipment.

Trans-Alaskan Pipeline

- Federal Preparedness Agency authorized priorities support under Title I of the Defense Production Act to Alyeska Pipeline Service Company to prevent delay in construction.

Natural Gas Policy and Contingency Planning

- Participated on Interagency Task Force to deal with expected natural gas shortage this winter. Draft plan for use of the Defense Production Act. Economic support analysis of anticipated shortages.

Strategic Petroleum Stockpile

- Federal Preparedness Agency assisted FEA in planning for the administration of the proposed strategic energy reserve system to minimize impact of future interruptions.

Development of Naval Petroleum Reserves

- Federal Preparedness Agency and Department of Commerce assisted Department of Navy in obtaining oil country tribular goods for use in development of the Elks Hill Naval Petroleum Reserve.

Lance B. Swann  
10-31-75



## ATTACHMENT II

Page 4 of 9

To complete this report see instructions on the back of this page.

## IDENTIFICATION DATA:

Department/Agency General Services Administration Department Code [G]SReporting Office Address 18th & F Streets, N.W.City Washington State D.C. Zip Code 20007Prepared By Edna Jones Title Program Analyst Phone Number 343-7486REPORT PERIOD: Fiscal Quarter [ ] Fiscal Year [7][5] Date Submitted August 15, 1975

## SUMMARIZED TABULAR DATA:

## YEAR END REPORT

Building and Facilities Operation	1973 Fiscal Quarter Baseline	Consumption in this Fiscal Quarter	Percent Change in Consumption
1 Electricity - MWH	3,357.182	2,624,948	21.8
2 Fuel Oil - Gal (000's)	24,052	16,282	32.3
3 Natural Gas - CuFt(000's)	9,811,147	4,861,860	50.4
4 LPG or Propane - Gal (000's)	-	-	-
5 Coal - Short Tons	350,239	272,347	22.2
6 Other - Btu's (Billions)			

Vehicle and Equipment Operation	1973 Fiscal Quarter Baseline	Consumption in this Fiscal Quarter B	Percent Change in Consumption
7 Automotive Gasoline - Gal (000's)	1,757	1,342	23.6
8 Petroleum Distillate Fuel - Gal (000's)			
9 LPG or Propane - Gal (000's)			
10 Aviation Gasoline - Gal (000's)			
11 Jet Fuel - Gal (000's)			
12 Navy Special - Gal (000's)			

13. CONVERSION TO Btu's: Departments/Agencies interested in expressing aggregate energy consumption and savings in terms of Btu's, may enter this information in the blocks below. This section is not mandatory.

	1973 Fiscal Quarter Baseline A	Consumption in this Fiscal Quarter	Percent Change in Consumption C
13 TOTAL Btu's Billions	61,377.0	44,688.0	27.2

MAIL ADDRESS: Please submit this completed report to this address: Federal Energy Administration, Mail 2080, Washington, D.C. 20461. If you have any questions concerning this report, please call the Director, Federal Energy Management Program at this number: 202-961-8544.

☐ If you adjusted FY 73 baseline to reflect changes, check this box and attach a statement, on a separate sheet, to explain the adjustments you made.



ENERGY CONSUMPTION PERFORMANCE REPORT

To complete this report see instructions on the back of this page.

IDENTIFICATION DATA:

Department/Agency General Services Administration Department Code GIS

Reporting Office Address 18th & F Streets, N.W.

City Washington State D.C. Zip Code 20007

Prepared By Edna Jones Title Program Analyst Phone Number 343-7486

REPORT PERIOD: Fiscal Quarter 4 Fiscal Year 75 Date Submitted August 15, 1975

SUMMARIZED TABULAR DATA:

Building and Facilities Operation	1973 Fiscal Quarter Baseline	Consumption in this Fiscal Quarter	Percent Change in Consumption
1 Electricity - MWH	855,224	682,212	20.2
2 Fuel Oil - Gal (000's)	3,126	3,158	(3.0)
3 Natural Gas - CuFt(000's)	1,818,826	958,783	47.3
4 LPG or Propane - Gal (000's)	-	-	-
5 Coal - Short Tons	62,778	51,531	17.9
6 Other - Btu's (Billions)	-	-	-

Vehicle and Equipment Operation	1973 Fiscal Quarter Baseline	Consumption in this Fiscal Quarter	Percent Change in Consumption
7 Automotive Gasoline - Gal (000's)	511	367	28.2
8 Motor and Petroleum Distillate Fuel - Gal (000's)			
9 LPG or Propane - Gal (000's)			
10 Aviation Gasoline - Gal (000's)			
11 Jet Fuel - Gal (000's)			
12 Navy Special - Gal (000's)			

1. CONVERSION TO Btu's: Departments/Agencies interested in expressing aggregate energy consumption and savings in terms of Btu's, may enter this information in the blocks below. This section is not mandatory.

	1973 Fiscal Quarter Baseline	Consumption in this Fiscal Quarter	Percent Change in Consumption
	A		C
13 TOTAL Btu's Billions	13,855.1	10,673.2	23.0

2. MAIL ADDRESS: Please submit this completed report to this address: Federal Energy Administration, Mail 2056, Washington, D.C. 20461. If you have any questions concerning this report, please call the Director, Federal Energy Management Program at this number: 202-961-8544.

3. If you adjusted FY 72 baseline to reflect changes, check this box and attach a statement, on a separate sheet,



## ENERGY CONSERVATION PERFORMANCE REPORT

To complete this report see instructions on the back of this page.

## IDENTIFICATION DATA:

Department/Agency General Services AdministrationDepartment Code GISReporting Office Address 18th and F Streets NW.City WashingtonState DCZip Code 20405Prepared By Edna JonesTitle Program AnalystPhone Number 343-74861. REPORT PERIOD: Fiscal Quarter 3 Fiscal Year 75 Date Submitted 5-15-75

## 2. SUMMARIZED TABULAR DATA:

Building and Facilities Operation	1973 Fiscal Quarter Baseline	Consumption in this Fiscal Quarter	Percent Change in Consumption
1 Electricity - MWH	752,678	565,294	24.9
2 Fuel Oil - Gal (000's)	11,001	7,744	29.6
3 Natural Gas - CuFt(000's)	3,328,577	1,696,577	49.0
4 LPG or Propane - Gal (000's)	--	--	
5 Coal - Short Tons	131,132	111,006	15.3
6 Water - Btu's (Billions)			

Vehicle and Equipment Operation	1973 Fiscal Quarter Baseline	Consumption in this Fiscal Quarter B	Percent Change in Consumption
7 Automotive Gasoline - Gal (000's)	413	299	27.5
8 Motor and Petroleum Distillate Fuel - Gal (000's)			
9 LPG or Propane - Gal (000's)			
10 Aviation Gasoline - Gal (000's)			
11 Jet Fuel - Gal (000's)			
12 Navy Special - Gal (000's)			

3. CONVERSION TO Btu's: Departments/Agencies interested in expressing aggregate energy consumption and savings in terms of Btu's, may enter this information in the blocks below. This section is not mandatory.

	1973 Fiscal Quarter Baseline A	Consumption in this Fiscal Quarter	Percent Change in Consumption C
13 TOTAL Btu's (10 <sup>9</sup> )	17,032.7	12,196.9	28.4

4. COMMENTS: Please submit this completed report to this address: Federal Energy Administration, Mail Room, Washington, D.C. 20461. If you have any questions concerning this report, please call the Director, Federal Energy Management Program at this number: 202-961-8544.

☐ If you adjusted FY 73 baseline to reflect changes, check this box and attach a statement, on a separate sheet

FHA \_\_\_\_\_

FEDERAL ENERGY ADMINISTRATION  
Washington, D. C. 20461GSA Number \_\_\_\_\_  
Approval Expires \_\_\_\_\_

This report is mandatory Under PL - 93-275

## ENERGY CONSERVATION PERFORMANCE REPORT

To complete this report see instructions on the back of this page.

## IDENTIFICATION DATA:

Department/Agency General Services Administration Department Code [G][S]Reporting Office Address 18th and F Streets NW.City Washington State DC Zip Code 20405Prepared By Edna Jones Title Program Analyst Phone Number 343-7486REPORT PERIOD: Fiscal Quarter 2 Fiscal Year 7 5 Date Submitted 2-18-75

## SUMMARIZED TABULAR DATA:

Building and Facilities Operation	1973 Fiscal Quarter Baseline A	Consumption in this Fiscal Quarter B	Percent Reduction in Consumption C
1 Electricity - MWH	783,232	618,761	21.0
2 Fuel Oil - Gal (000's)	8,111	4,762	41.3
3 Natural Gas - CuFt(000's)	2,838,676	1,360,225	52.1
4 LPG or Propane - Gal (000's)	--	--	--
5 Coal - Short Tons	104,432	76,290	26.9
6 - Btu's (Billions)			

Vehicle and Equipment Operation	1973 Fiscal Quarter Baseline A	Consumption in this Fiscal Quarter B	Percent Reduction in Consumption C
1 Automotive Gasoline - Gal (000's)	446	363	18.6
2 Diesel and Distillate Fuel - Gal (000's)			
3 LPG or Propane - Gal (000's)			
4 Aviation Gasoline - Gal (000's)			
5 Jet Fuel - Gal (000's)			
6 Navy Special - Gal (000's)			

CONVERSION TO Btu's: Departments/Agencies interested in expressing aggregate energy consumption and savings in terms of Btu's, may enter this information in the blocks below. This section is not mandatory.

	1973 Fiscal Quarter Baseline A	Consumption in this Fiscal Quarter B	Percent Reduction in Consumption C
3 TOTAL Btu's (10 <sup>9</sup> )	15,812.6	11,192.0	29.2

PLEASE: Please submit this completed report to this address: Federal Energy Administration, Mail Room, Washington, D.C. 20461. If you have any questions concerning this report, please call the Branch Chief, Energy Management Program at this number: 202-961-8544.

If you adjust column A to reflect program changes, check this box and attach a statement, on a separate sheet, to explain the adjustments you made.



ENERGY CONSERVATION PERFORMANCE REPORT

To complete this report see instructions on the back of this page.

IDENTIFICATION DATA

Department/Agency General Services Administration Department Code 03  
Reporting Office Address 18th & F Streets, NW  
City Washington State D. C. Zip Code 20405  
Prepared By Lance B. Swann Title Special Ass't Phone Number 343-7486

PERIOD

Fiscal Quarter 1 Fiscal Year 75 Date Submitted 11-25-74

This report is due no later than 45 days after each fiscal quarter.

TABLE DATA

(1) Building and Facilities	(2) 1973 Fiscal Quarter Baseline	(3) Consumption in this Fiscal Quarter	(4) Percent Reduction in Consumption
Electricity - kWh	966,047	753,682	21.5
Oil - Gal (1000's)	1,821	617	66.1
Gas - Cuft (1000's)	1,825,532	846,325	53.6
Propane - Gal (1000's)			
- Short Tons	51,887	33,520	35.4
- Btus (Billions)			
(1) Plant and Equipment Operation	(2) 1973 Fiscal Quarter Baseline	(3) Consumption in this Fiscal Quarter	(4) Percent Reduction in Consumption
Electricity - Gal (1000's)	387	313	19.1
Oil - Gal (1000's)			
Gas - Gal (1000's)			
Propane - Gal (1000's)			
Oil - Gal (1000's)			
Gas - Gal (1000's)			
Propane - Gal (1000's)			

NOTE TO Agencies: Departments/Agencies interested in expressing aggregate energy consumption and savings in terms of Btus, may enter this information in the blocks below. This section is not mandatory.

	1973 Fiscal Quarter Baseline	Consumption in this Fiscal Quarter	Percent Reduction in Consumption
Btus Billions	14,675.6	10,625.9	27.6

Submit this completed report to this address: Federal Energy Administration, Mail Code 2001, Washington, D.C. 20401. For questions concerning this report, please call the Branch Chief, Federal Energy Management Program.

# GSA'S FY 75 Energy Conservation Performance Percent Reduction From FY 73 Consumption

