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UNITED STATES GENERAL ACCOUNTING OFFICE  
WASHINGTON REGIONAL OFFICE  
FIFTH FLOOR  
803 WEST BROAD STREET  
FALLS CHURCH, VIRGINIA 22046

JUN 20 1975

Mr. John L. Galuardi  
Regional Administrator, Region 3  
General Services Administration  
7th and D Streets, SW.  
Washington, D.C. 20407

Dear Mr. Galuardi:

The U.S. General Accounting Office (GAO) is conducting a nationwide review of energy conservation measures at Government field installations. The objective is to determine how effectively the Government is implementing its energy reduction program.

As a part of our review, we analyzed selected energy conservation measures at five buildings in the Washington, D.C., area. These include the Department of Agriculture complex in the 14th Street and Independence Avenue area; GSA Central Office, 18th and F Streets; Small Business Administration, 1441 L Street, NW.; Law Enforcement Administration headquarters, 633 Indiana Avenue, NW.; and Naval Air Systems Command headquarters, Jefferson Plaza Complex, 1411 Jefferson Davis Highway, Arlington, Virginia.

We plan to report to you in a series of letters on the results of our work at these locations. This initial letter covers the General Services Administration. In performing the work, we found the energy conservation program at the Central Office in compliance with the President's goals as outlined in Supplement 2 of the Federal Management Circular 74-1. The overall goal of a 15 percent reduction in energy consumption for fiscal year 1975 over fiscal year 1973 is thus far being exceeded in the lighting, cooling, and heating of the Central Office Building. Energy savings at GSA totaled 27 percent for the first three quarters of fiscal year 1975 compared to the same period of fiscal year 1973:

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Energy Consumption - GSA Central Office

<u>Fiscal year and quarters</u>	<u>Electricity kilowatt hours</u>	<u>Steam 1,000 lbs.</u>	<u>Total Bil. BTUS</u>	<u>Percent decrease from fiscal year 1973</u>
FY 1973	9,603,000	35,047	111.4	
FY 1974	7,897,000	21,993	91.6	18
<u>First 3 quarters</u>				
FY 1973	7,186,000	30,010	83.4	
FY 1974	6,233,000	17,698	72.3	13
FY 1975	5,216,000	21,211	60.5	27

These savings were accomplished by:

- reducing lighting by removing approximately 5,000 of 27,000 florescent tubes,
- locking thermostats at 68 degrees, and
- changing the janitors' work shift to end at 8:30 p.m. instead of 1:30 a.m., thus saving 5 hours of lighting.

We made test checks of the building temperatures and lighting and generally found close compliance with specific standards of the Federal Management Circular for temperature settings and required foot-candles of light at work stations and surrounding areas.

We also noted that the GSA carpool system for employees complies with the standard of assigning no more than 10 percent of the agency's available employee parking spaces (excluding spaces for the handicapped) to executive personnel and persons who work long or unusual hours. Of the 113 parking spaces available to employees, 102 were for carpools.

Potential for further energy savings

The Federal Management Circular states that agencies shall achieve and maintain an overall 15 percent reduction in motor vehicle mileage from the comparable quarter of fiscal year 1973.

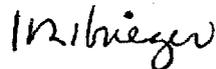
GSA's Central Office's fiscal year 1975 utilization of assigned and dispatched vehicles from the local Washington area motor pool showed a 23 percent increase in mileage usage over the same period in fiscal year 1973. The statistics are:

<u>First 3 quarters</u>	<u>Mileage of assigned and dispatched vehicles</u>	<u>Percent increase from fiscal year 1973</u>
FY 1973	2,062,850	
FY 1974	2,347,407	14
FY 1975	2,535,711	23

Although we did not review the agencywide use of motor vehicles, we believe this increase is a signal for potential further energy conservation. Perhaps you may want to examine this area.

The energy savings achieved at the Central Office building is laudable. We hope the information on the mileage will be of use to you and would appreciate a reply on this matter within the next 30 days. Our thanks to the GSA staff for the courtesy extended us.

Sincerely yours,



H. L. Krieger  
Regional Manager