



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

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7/29/75

Mr. David L. DeHaven, Director  
Washington Field Audit Office  
General Services Administration  
Room 6000, Regional Office Building  
Washington, D.C. 20407

Dear Mr. DeHaven:

Enclosed for your information is a copy of our letter to the GSA Regional Administrator, Region 3, notifying him of the results of our review of the energy conservation measures taken by GSA at the Naval Air Systems Command.

Sincerely yours,

*H. L. Krieger*

H. L. Krieger  
Regional Manager

Enclosure

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JUL 29 1975

Comptroller of the Navy  
Attention: NCD-3  
Department of the Navy  
Washington, D.C. 20350

Dear Sir:

Enclosed for your information is a copy of our letter to the General Services Administration Regional Administrator, Region 3, notifying him of the results of our review of the energy conservation measures taken by his agency at the Naval Air Systems Command Headquarters. We also sent a copy to the Commander, Naval Air Systems Command.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "H. L. Krieger".

H. L. Krieger  
Regional Manager

Enclosure



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JUL 29 1975

Vice Admiral Kent L. Lee  
Commander Naval Air Systems Command  
Department of the Navy  
Washington, D. C. 20350

Dear Admiral Lee:

As you are aware, the General Accounting Office has been conducting a review of the energy conservation measures taken by the General Services Administration (GSA) at the Naval Air Systems Command. We have sent a letter to the GSA Regional Administrator, Region 3, notifying him of the results of our work. A copy of that letter is enclosed for your information.

Generally, we found that energy conservation measures have been implemented and are for the most part in compliance with the President's policies as outlined in Federal Management Circular 74-1. There were, however, some areas where further energy savings could be achieved. These involve further reduction of heating temperatures and nighttime janitorial services. Specific comments concerning these matters are discussed in the enclosed letter.

We are writing because of your continuing interest in this area, and are also sending a copy to the Comptroller of the Navy. You may want members of your staff to get together with GSA and discuss those matters that would be mutually advantageous to resolve. Please feel free to contact Mr. John P. Carroll or Mr. James B. Deemer of my staff should you have any questions. They can be reached on 557-2151.

I would like to express appreciation for the courtesies extended to the staff during their visit.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "H. L. Krieger".

H. L. Krieger  
Regional Manager



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JUL 29 1975

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Mr. John L. Galuardi  
Regional Administrator, Region 3  
General Services Administration 4163  
7th and D Streets, SW.  
Washington, D.C. 20407

Dear Mr. Galuardi:

This is the last in a series of letters we have been sending you addressing energy conservation in each of five installations reviewed in the Washington, D.C., area.

This letter concerns the Naval Air Systems Command (NAVAIR) headquarters in the Jefferson Plaza complex of Crystal City. This facility is leased from a private contractor and uses electricity as its only source of energy.

Energy savings are being achieved

As shown below, the energy being saved at the NAVAIR headquarters complex is meeting the President's goal of a 15 percent reduction for fiscal year 1975 over fiscal year 1973.

Energy Consumption--NAVAIR Headquarters Buildings

| <u>Fiscal year (FY)</u>     | <u>Electricity<br/>kilowatt hours</u> | <u>Percent decrease<br/>from FY 1973</u> |
|-----------------------------|---------------------------------------|--|
| <u>Full year</u>            |                                       |  |
| FY 73                       | 16,343,250                            |  |
| FY 74                       | 15,482,250                            | 5.96                                     |
| <u>First three quarters</u> |                                       |  |
| FY 73                       | 12,609,750                            |  |
| FY 74                       | 12,232,500                            | 2.99                                     |
| FY 75                       | 10,353,000                            | 17.90                                    |

We were informed the following actions contributed to this reduction:

- Nearly 13,000 fluorescent tubes, or over 40 percent of the total, were removed.
- Temperature settings were changed from 76 degrees throughout the year to 68 degrees in the winter and 78 degrees in the summer.
- All private offices are in the process of having individual light switches installed which operate independently of main room light switches.

We also noted that certain specific energy consumption standards as outlined in Federal Management Circular 74-1 were being met. Our test checks showed that lighting levels were normally within plus or minus 10 footcandles of the required 50 footcandles for work stations.

General Services Administration (GSA) officials were unaware of the amount of savings they had been achieving because they have not maintained consumption data. We obtained the data in the above table from the private building management firm and believe GSA or NAVAIR should also obtain consumption data for future energy conservation monitoring.

We were also informed that at least 90 percent of the 450 NAVAIR controlled parking spaces are available for carpools.

#### Potential for further energy savings

Officials responsible for energy conservation at NAVAIR headquarters should be commended for their achievement. We believe, however, that further energy savings could be achieved through additional heating and lighting reductions.

#### Heating

Our test checks of building temperatures, taken on overcast days with outside temperatures ranging from 36 to 43 degrees, showed room temperatures averaging 73 degrees--with a range of 70 to 75 degrees. Federal Management Circular standards specify that temperatures should be within a range of 65 to 68 degrees.

Because employees can adjust room temperatures by about 5 degrees through their individual heating unit controls, we believe the heating system temperatures should be reduced to a point where employees cannot adjust them above the 68-degree limit stated in the Federal Management Circular.

### Lighting

Additional savings in lighting could be achieved if the janitorial night shift would be switched to a day shift. Presently, the night crew consists of 35 to 40 people and the day crew has 7. As noted in previous letters, when the GSA central office used more daytime janitorial service, it reduced energy consumption by 5 hours a day.

The GSA building manager agreed this would reduce lighting and concurred that a study should be made to determine the potential benefits. He cautioned, however, that disadvantages may outweigh the energy reduction benefits. In particular, he noted that nighttime janitors may work for lower wages since, for many, this is their second job. He also said there would be unacceptable interruptions in security areas, but also acknowledged that these areas are only about 10 percent of the total space.

We believe GSA should consider the feasibility of cleaning the security areas at a separate time.

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We thought it would be to your benefit if we summarized our conclusions on the energy conservation program at the five sites we reviewed.

In general, both Government-owned and privately leased buildings appear to have room for further improvement in lighting and heating. In particular, we believe important means of energy reduction identified include:

1. reducing heating temperatures to achieve the goal of a 65- to 68-degree range,
2. negotiating energy saving capital improvements with private building managers, and
3. reducing nighttime janitorial services.

With respect to this last point, we recognize that it may be more expensive to obtain contracted daytime janitorial services, but believe GSA should study the cost benefit trade-offs and look at various alternatives including, perhaps, the use of a pool of GSA janitors to service privately leased buildings.

In addition, we found that energy consumption data on privately leased buildings were not maintained by GSA or the Government tenants. Although maintenance of such data does not, by itself, assure resulting conservation, we believe it necessary to have the data in the pursuit of the President's energy reduction goals. As this information is easily compiled by the private building managers, we believe GSA should require it be made available as part of the lease agreements.

Finally, we projected fiscal year 1975 cost savings based on the percentages of reductions noted in each of our letters:

|   | Percent reduction<br>for first 3 quarters<br>of FY 1975 over<br>first 3 quarters<br><u>of FY 1973</u> | Projected FY 1975<br>cost savings<br><u>FY 1973</u> (note a) |
|---|---|--|
| <u>Government-owned</u>                           |   |  |
| GSA   | 27  | \$135,496  |
| U.S. Department<br>of Agriculture                 | 25  | 583,725  |
| <u>Privately leased</u>                           |   |  |
| Law Enforcement<br>Assistance Admin-<br>istration | 18  | 14,967   |
| NAVAIR  | 18  | 87,763   |
| Small Business                                    | 8   | 8,583  |

a

Using recent unit cost data.

Although the objective of the energy conservation program is to conserve fuel, knowledge of dollar savings accrued may be useful in encouraging further conservation.

It has been a pleasure reviewing the progress made in implementing the Government's energy conservation program, and

we are ready, if needed, to meet with your representatives to discuss any aspect of these letters. Otherwise, we hope this information will be of use to you and would appreciate a reply within the next 30 days. Our thanks, to the GSA staff for the courtesy extended us.

Sincerely yours,

*H. L. Krieger*

H. L. Krieger  
Regional Manager

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