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

JUL 18 1975

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

P. 4163

Dear Mr. Galuardi:

This is the fourth 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 Law Enforcement Assistance Administration headquarters building at 633 Indiana Avenue, NW. Previous letters have been concerned with the energy consumption at GSA, Department of Agriculture, and Small Business Administration.

The President's goal of a 15 percent reduction in energy consumption for FY 1975 over FY 1973 is thus far being exceeded at the LEAA headquarters building. Energy savings totaled 18 percent for the first three quarters of FY 1975 compared to the same period of FY 1973.

Energy Consumption--LEAA Headquarters

<u>Fiscal year</u>	<u>Electricity kilowatt hours</u>	<u>Natural gas (1,000 cu. ft.)</u>	<u>Fuel oil gallons</u>	<u>Total bil. BTU's</u>	<u>Percent decrease from fiscal year 1973</u>
FY 1973	2,210,000	461	29,460	30.20	
FY 1974	1,936,000	354	11,798	24.46	19.0
<u>First three quarters</u>					
FY 1973	1,633,000	313	29,460*	23.35	
FY 1974	1,513,000	260	11,798*	19.46	16.7
FY 1975	1,268,000	338	28,984	19.08	18.3

*Same as for full fiscal year since no fuel was delivered during the fourth quarter.

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The savings indicated on the chart were attained by:

- removing about 50 percent of the fluorescent tubes
- reducing the heating and cooling system hours of operation by 18 hours per week
- removing the blower controls in individual room heating units, thus putting the system under control of the building engineer
- removing about 40 portable electric heaters, leaving only 6 which were authorized for health reasons.

In addition, we were told by the building engineer that he had been keeping the building temperatures within the 65 to 68 degree range required by Federal Management Circular 74-1, except for a recent period when he increased the temperatures to stop LEAA employees from bringing portable heaters back into the building. Our test checks of temperatures happened to coincide with that period, and thus our recordings of 70 to 79 degrees were explained. While we were assured this was only a temporary situation, we believe that GSA should examine into the matter during the next heating season.

Although energy goals have been achieved, neither LEAA nor GSA energy coordinators were aware of the extent of their progress as they had not maintained records of energy consumption data. We obtained our statistical data from the building's private managers, and believe GSA or LEAA should require that such data be furnished to them so they can monitor future energy consumption.

We also believe there are other avenues open for further energy savings. These are discussed below.

Use of Sun Screens

The building engineer noted that some consideration has been given to installing sun screens to the windows and indicated that they would probably pay for themselves in a year's time through fuel savings. As you will recall, a similar situation existed at the Small Business Administration headquarters building, and SBA recently submitted a purchase order to procure and install them at a cost of \$7,973. We believe GSA and LEAA should give this further consideration.

Use of Daytime Janitors

Daytime janitors were once considered by LEAA officials as a potential energy conservation measure. The idea was not implemented because of the expected difficulty in hiring reliable daytime workers. A similar situation also existed at the SBA, and as we mentioned in that letter, we believe GSA should study the potential cost tradeoffs of hiring daytime janitors and energy savings. We previously reported that when the GSA Central Office used more daytime janitorial service, it reduced energy consumption by 5 hours a day.

Further Employee Awareness

We were informed by the building engineer that additional energy savings could be achieved if more employees and the contracted janitors and guard services would conscientiously turn off lights that are not being used. He noted that the replaced GSA guard service used to be very good about turning off lights that were not needed, but now he occasionally finds lights left on all night and over weekends.

In addition he noted that savings could be increased if employees would keep doors shut which open to elevator lobbies, since these areas were not heated and bring in cold air. He told us that he put signs up in this regard but received little compliance.

We believe GSA and LEAA energy coordinators should increase efforts to make employees more aware of the need for their cooperation to further reduce energy consumption.

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The energy saving achieved thus far is commendable. We hope the ideas expressed for potential additional conservation, and need for maintaining consumption data, are of use to you and would appreciate your comments on them within the next 30 days. Our thanks to the onsite GSA staff, the LEAA staff, and the chief building engineer for the courtesy extended us.

Sincerely yours,



H. L. Krieger
Regional Manager



UNITED STATES GENERAL ACCOUNTING OFFICE

WASHINGTON, D.C. 20548

GENERAL GOVERNMENT
DIVISION

7/24/75
Mr. Richard W. Velde, Administrator
Law Enforcement Assistance Administration
Department of Justice
Room 1300
633 Indiana Avenue, NW.
Washington, D.C. 20531

Dear Mr. Velde:

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 Law Enforcement Assistance Administration. 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 the use of sun screens, daytime janitors, and increased employee participation in energy conservation. Specific comments concerning these matters are discussed in the enclosed letter.

We are writing because of your continuing interest in this area. 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 our Washington Regional Office should you have any questions. They can be reached on 557-2151.

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

Sincerely yours,

(S)
Daniel F. Stanton
Associate Director

Enclosure



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

JUL 18 1975

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 Law Enforcement Assistance Administration Headquarters.

Sincerely yours,

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

H. L. Krieger
Regional Manager

Enclosure