

Utility Bill Clean-Up
Case Study – San Juan National Forest
7/2/10
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Total Utility Accounts – 124 (natural gas, electric, water, sewer)

Accounts requiring changes – 56

- Types of changes made:
 - Change rate structure from commercial to residential – 6
 - Change to tax exempt status – 20
 - Change payment responsibility (to concessionaire/contractor) – 8
 - Disconnect service due to non-use – 3
 - Disconnect service to conveyed/vacated properties – 19
- Approximate annual savings realized = $\$31,893/\$171,159 = 19\%$
- Change type savings:
 - Change rate structure from commercial to residential = $\$1,050/\$171,159 = 1\%$
 - Change to tax exempt status = $\$4,471/\$171,159 = 3\%$
 - Change payment responsibility = $\$3,501/\$171,159 = 2\%$
 - Disconnect service due to non-use = $\$983/\$171,159 = 1\%$
 - Disconnect service to conveyed/vacated properties = $\$21,888/\$171,159 = 12\%$
- Monitoring utility costs is a dynamic process.
 - Initial clean-up will uncover obvious errors.
 - However, conveying properties, acquiring properties, vacating facilities, and concessionaire/contractor changes are ongoing activities on every unit.
 - Diligence paid to the effect these activities have on utility costs can reap large rewards.
- Every unit has different utility consumption needs and circumstances. Individual unit savings could be significantly higher or lower than those depicted here.