

# APARTMENT & CONDO ENERGY NEWS

The quarterly newsletter for multi-family residential building professionals



## 2009 Year in Review

**By Mike Plunkett, Program Manager**

As a new year dawns, I'd like to thank each and every one of you for making 2009 such a great success.

We have much to be proud of. Our team assisted in projects at more than 1,800 buildings and 57,000 units across Wisconsin. That's more than 16 percent of all eligible units in the state!

In total, we've reduced energy use in our participating service territories by more than 1,300 kilowatts (kW), 11,500,000 kilowatt-hours (kWh), and 1,000,000 Therms in just one year. These savings will reduce our customers' utility bills by more than \$1,385,280!

In addition to providing energy assessments at many properties this past year, the Focus team attended many multi-family housing conferences and trade shows in an effort to expand our reach to new clients and reconnect with existing partners.

Looking ahead, 2010 will bring our greatest opportunities yet for the multi-family housing program. Savings goals are up and our commitment to providing excellent service to all of our partners is as strong as ever. Interest in Focus on Energy programs is at an all-time high, and we're well positioned for success.

We look forward to working with you and achieving with you all year!

**Wishing you all the best,**  
Mike Plunkett

## 2009 Recognition program applauds you!

**By Honora Kraemer, Program Coordinator**

In 2009, building owners and managers who participated in the Apartment & Condo Efficiency Services Program received either a certificate or a plaque recognizing their commitment to energy savings.

All told, the program issued 2,369 certificates to those who completed a project, performed maintenance, or participated in the Direct-Install (DI) Program; and awarded 417 plaques

to projects that achieved energy savings of more than 2,000 Therms, 20,000 kilowatt-hours, or both.

Whether your project was new construction or in an existing building, no matter your level of participation, the program applauds your commitment to energy savings. We recognize the time, effort, and cost of implementing energy-saving technologies and we hope you share your achievement with your tenants. Your commitment to energy conservation and the benefits of cost savings are commended and applauded. We thank you.



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## Program Updates



### Existing Buildings, by Brody Vance, Implementation Manager

2010 has arrived and we'd like to thank all property owners and management companies, contractors, retailers, suppliers, and utilities for the successes the Apartment & Condo Efficiency Services Program achieved in 2009. We look forward to continuing our partnership and making Wisconsin more energy efficient in the coming year.

With the new year comes a new budget, new energy-saving goals, new promotions, and for some projects—higher incentives.

One significant promotion is for buildings in the Wisconsin Public Service territory. Here, buildings are eligible for higher incentives when measures are bundled together. For example, one multi-family building owner in the WPS territory is upgrading insulation levels, installing a new domestic hot-water heater, and replacing lights with more energy-efficient fixtures. This owner can receive a bonus of up to \$0.40 per therm and/or \$0.02 per kilowatt-hour (kWh) on all custom incentives when all projects are completed before the end of 2010. This measure-bundling ensures that all projects are rewarded at a higher level, encouraging comprehensive projects and perhaps reducing the tendency for owners to postpone upgrades until the equipment fails.

Our new air-sealing initiative, which we piloted in 2009, has now officially rolled out statewide in 2010. The process includes an inspection to determine the potential benefits of air-sealing, as well as pre- and post-testing of infiltration rates using the blower-door test. The goal is to quantify energy savings that occur when the building's thermal envelope has improved.

The existing-buildings program will continue to offer a wide range of energy-saving technologies along with free energy assessments. We appreciate your commitment and look forward to finding and achieving even more financial and energy savings in the year ahead.

### New Construction, by Rich Bogovitch, Energy Advisor

The Apartment & Condo Efficiency Services New Construction Program enjoyed a successful 2009, as the number of multi-family buildings coming through the program appeared not to be affected by the economy. While a fair number of construction projects that received financial Rewards through the program were enrolled prior to the housing market's trouble, our energy advisors have reported few project delays, downsizes, or cancellations. What's more, we have plenty of projects in the pipeline for 2010 and 2011, and enrolling new projects in the program throughout 2009 was relatively easy.

It's possible that interest in apartments increases during an economic downturn; however, the national housing publications that our energy advisors monitor have not painted a pretty picture of the multi-family market.

We'd like to think that participation in our program reflects a certain resiliency in the "green" niche, and more specifically, a greater appreciation of the wise investment that energy efficiency represents. That's been reflected in an increase during the past year or so in the number of clients that have chosen some of the less-commonplace efficiency measures that we recommend, such as ground-source (geothermal) heating and cooling, energy-recovery ventilators, in-floor radiant heat, and furnaces that do not merely meet ENERGY STAR® standards for gas savings, but also include electronically commutated motors (ECMs) that maximize electricity savings during operation.



We have begun to see an emerging heating and cooling system type, variable-refrigerant flow, which has been used abroad for years but is only now catching on in the commercial sector in the U.S. We are also seeing a phenomenal amount of pin-based CFL fixtures in dwelling units.

Need information on cutting-edge energy-efficiency measures? We're always happy to talk with developers and contractors, and provide case studies when we can.

We look forward to working with you this year to create projects that will save energy and costs far into the future.