

APARTMENT & CONDO ENERGY NEWS

The quarterly newsletter for multi-family residential building professionals



Program Update and Fall Maintenance Reminders

By Program Manager, Mike Plunkett

It's been a busy summer at Focus on Energy. Interest in our programs is at an all time high! I am fortunate to now lead the Apartment & Condo Efficiency Services Program and appreciate the warm welcome I have received from many of you. When I meet with our team at Focus on Energy, my message is clear. We will continue our efforts to inform property owners and management companies about the great benefits of working with Focus on Energy; improving profitability through a reduction in energy usage—effectively lowering operating costs and enhancing resident satisfaction

since fewer maintenance problems occur in their apartment. All of us associated with property management know that a happy resident is much more likely to renew their lease term and refer others to the property than an unhappy resident. With the heating season quickly approaching, Focus on Energy is pleased to announce the return of the popular boiler tune and clean incentive program this fall. Natural gas boilers can lose up to 5 percent of their efficiency each year and a professional tune up can reduce your boilers gas consumption by up to 20 percent. We are offering incentives for steam trap maintenance as well. Focus on Energy will cover up to 50 percent of your tune up cost or up to \$100 per burner and \$25 to \$50 for each steam trap being repaired or replaced, whichever is less. I highly encourage you to contact your HVAC contractor to set up an appointment at your earliest opportunity.

Further details can be found on our Web site, focusonenergy.com/multifamilyincentives.

Wishing you all the best!

Mike Plunkett

Apartment & Condo Efficiency Services in on the Ground Floor



The Housing Authority of the City of Milwaukee and the United Community Center held a ground breaking ceremony on September 8th for the Olga Village senior housing project located in Milwaukee. This project enrolled in the Apartment & Condo Efficiency

Services Program through the partnership with Wisconsin Housing and Economic Development Authority (WHEDA) in February, 2009. The ground breaking was attended by Focus on Energy staff including Multi-family Programs Manager, Mike Plunkett and New Construction Implementation Manager, Sharon Gould. A portion of the funding for this project has been provided by the American Recovery and Reinvestment Act. There are many efficiency measures being incorporated into the building which will dramatically reduce energy usage.

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Program Updates



New Construction, by Sharon Gould, Implementation Manager

The “net zero energy buildings” (NZEBS) initiative is starting to take hold in the Wisconsin housing market. NZEBs are very energy efficient producing as much energy as it uses over the course of a year, the remaining low-energy needs are typically met with on-site renewable energy.

The key to achieving net zero energy is the design and construction of an energy-efficient building. Industry practices are starting to include building orientation, passive solar, geothermal systems, and insulated concrete forms (ICFs) or structural insulated panels (SIPs).

A handful of multi-family buildings now under construction, are incorporating many of these innovations:

- An 8-unit building under construction in Ashland, owned by Schraufnagel Properties, is the first building in the program to utilize ICFs or SIPs in addition to a geothermal system and energy recovery ventilators (ERVs).
- Heritage Residential Care Apartment Complex (RCAC), a 23-unit building owned by the City of Brillion’s Housing Authority, is adding a geothermal system that uses ground-source heat pumps with an EER significantly higher than standard. The mechanical system will feature energy recovery ventilators (ERVs).
- Bayfield County’s Housing Authority recently installed geothermal systems at three sites.

The experiences of these properties will provide valuable real-world performance data that can inform the net zero energy buildings (NZEBS) movement across Wisconsin.

Existing Buildings, by Brody Vance, Implementation Manager

The Direct Install (DI) Program has experienced tremendous success over the past eight months. As of the end of August the Program has serviced over 14,000 units, installed more than 12,000 energy-saving showerheads, 26,000 aerators, 84,000 compact fluorescent light bulbs (CFLs) while achieving gross savings of greater than 6 million kWh, 356 kW, 500 thousand therms, and a whopping 136,000,000 gallons of water. Due to the overwhelming early on success of this program, the number of units being serviced is being reduced for the remainder of 2009. We are still actively seeking buildings with DI needs and are giving priority to properties that bundle this service with another energy-saving project.

In the past energy-saving hand-held shower heads have required a co-pay arrangement. Effective October 1, 2009, this will change and Focus on Energy will now be offering an incentive of \$3.00 per hand-held showerhead being installed. Customers need to purchase and receive the 1.5 gallon per minute heads prior to the installation being scheduled. The installation staff will install those showerheads, sink aerators, and CFLs we normally provide during the visit and collect a vendor invoice for the \$3.00 reward per showerhead.



Direct Install Procedure:

- Owner/Manager contacts the program office at 800.762.7077 to be assigned an energy advisor.
- Energy advisor will identify energy-saving opportunities at the property during a free site assessment. Energy advisor will refer potential Direct Install candidates to scheduling department for prioritization.
- Direct Install scheduler explains the program to the Owner/Manager, sets an appointment for the install, and provides tenant notification materials to the Owner/Manager.

Further information about the Direct Install procedure will be given upon referral to the Direct Install Program.

Program Savings Totals

January 1–September 30, 2009 versus the same period in 2008

| | 2008 | 2009 | % Change |
|------------------------------|------------|------------|----------|
| Kilowatts Hours Saved | 12,658,414 | 14,588,775 | +15 |
| Kilowatts Saved | 1,640 | 1,614 | -1 |
| Therms Saved | 1,077,511 | 1,256,480 | +16 |