

Racine Friendship Clubhouse, Inc.
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Aug. 17, 2007

Joe Heck, Jr.
Dept. City Development
730 Washington Ave.
Racine, WI 53403

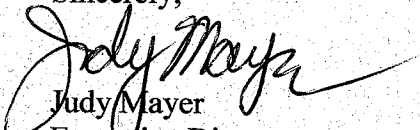
Dear Mr. Heck:

We have \$ 2,555 left from our 2006 CDBG funds and wish to spend the remaining in this manner with your approval:

1. Approx \$950 for balance of the garden project to be done this fall
 - a. the cement apron must be removed and soil put in
 - b. three firms were sent info to bid, one returned
 - c. one more firm will be asked
2. Remaining \$1,605 used to do some items for energy conservation ASAP
 - a. 6 areas have motion detectors for lighting installed = \$300
 - b. LED exit lights = \$150
 - c. Install as many new HPT8 lights as money allows = \$1,155
 - d. This job will also be bid out according to CDBG procedures

If you have any questions about these plans, please let me know. We decided against applying for 2008 CDBG money as we hope to do a large part of this energy plan out of 2006 CBDG and some of our repair budget. Currently the two air conditioning units do work and we hope they continue to work for many years.

Sincerely,


Judy Mayer
Executive Director



United Way
of Racine County
Partner Provider

Racine Friendship Clubhouse

Your Energy Star score came in at a 65, which is very good. 50 is average and you are 15 points better than a building like yours in the United States. The recommendations in the following pages will give you some very easy and inexpensive things you can do to improve your score. There are some things that are working well and do not necessarily require attention at this time.

The boiler is only 8 or 9 years old. Boilers are good for at least 25 – 30 years. Keep up with the maintenance and you will be in good shape for a couple decades.

The hot water heater and stove are electric. We like to see that type of equipment powered by gas, however; the usage on these units is low enough where it would not pay to replace them with gas powered units. Long term might be to replace these units with gas powered units when the existing units fail. Be sure to have your contractor get the payback numbers before you make that decision.

Please contact me with any questions or clarifications.

Dave Larson

Account Manager, Business Programs

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Equipment Changes:

Install High Performance T8 Lighting Systems

Convert existing linear fluorescent fixtures from T12 to High Performance T8 (HPT8) systems in all applicable areas. High performance T8 systems are comprised of two components: high lumen long life T8 lamps and low watt electronic ballast. This combination results in energy savings without reducing light output. HPT8 lamps are brighter, more efficient, and last longer than their T12 counterparts. High lumen, long life lamps are rated at 3100 initial lumens or greater and 24,000 hour rated life at three-hour starts. Low watt ballasts are defined as electronic ballasts having 0.78 or lower ballast factor (BF). HPT8 lamps generate more lumens per watt than T12 lamps, which means, more light is produced while less energy is consumed. Focus on Energy offers \$4 per 1 Lamp Fixture replacement, \$6 per 2 Lamp Fixture replacement, \$8 per 3 Lamp Fixture Replacement and \$10 per 4 Lamp Fixture Replacement. I counted about 36 T12 fixtures in the building.

Replace Incandescent Exit Signs with LED Exit Signs

A typical LED exit sign consumes 95 percent less energy than a comparable incandescent exit sign and 80 percent less than a comparable fluorescent. A typical exit sign with two 20-watt incandescent bulbs can cost \$19 a year more to operate than the electricity for an LED exit sign. A typical CFL-equipped exit sign will consume \$5 per year more in electricity than an LED exit sign and will average about \$8 per year in replacement lamps. A typical LED exit sign lasts 20-25 years requiring no maintenance and no replacement lamps. The savings listed above does not take into consideration the added savings of not having to change out the burnt out bulbs in the signs every year. At some of the locations we surveyed the most common exit signs had the 2 candelabra base incandescent sockets with (2) 20W incandescent linear lamps. The annual savings generated by replacing one of these signs with an LED exit sign is 324 kWh, or about \$30 per year in cost savings, which results in only a one year payback. There are no longer incentives available on LED Exit signs because it is considered a transformed market.

Replace Rooftop Units with High Efficiency Rooftop Units upon Failure

Rooftop units are commonly used to provide space heating and cooling because they are relatively inexpensive, can easily be integrated into the existing forced air duct system, and can be placed easily on the exterior of a building so they don't take up valuable internal space. You can save on summer air conditioning costs by installing high efficiency rooftop units in your existing buildings when your current rooftop units are ready for replacement. Focus on Energy offers incentives for rooftop units that meet Seasonal Energy Efficiency Ratio (SEER) of 14 or greater or Energy Efficiency Ratio (EER) of 11.0 or greater.

Replace Old Dial Thermostats with Digital Programmable Thermostats

This will give you the ability to, more accurately, control the temperature and when your HVAC system is running, eliminating the chance for leaving the building unoccupied with the system running.

Install Motion Detection Controls for Lighting in Applicable Areas

Rooms that have moderate traffic (bathrooms, storage rooms) should have occupancy sensors to turn lights on and off automatically based on occupancy. Consider photo cells and motion detection on exterior security lighting. This will ensure that parking lots, walkways, and porches are only lit when there is not enough sunlight and people are present.

Maintenance and Behavioral Changes:

Continue to use Compact Florescent Bulbs

There were a few incandescent bulbs here and there in the building. Replace those with CFL's of the equivalent wattage. Be sure to replace CFL's with CFL's as they burn out. Remember you will get about ten times the life expectancy with a CFL than you will an incandescent and $\frac{3}{4}$ less power usage.