

Professional Property Management

Des Moines, Iowa



NIAGARA
CONSERVATION®

RESULTS AT A GLANCE

NIAGARA PRODUCTS INSTALLED

0.8 GPF Toilets

1.5 GPM Showerheads

0.5 GPM Aerators

REPLACEMENT DETAILS

Replaced: fixtures* in 1,488 Units

WATER SAVINGS

Water reduction

11,638,080 million gallons

ANNUAL FINANCIAL SAVINGS

\$123,000



OAK CROSSING



SPRUCE POINT



CROSS CREEK



OAKLAND POINTE

11.6 Million Gallons of Water Saved with High-Efficient Products

This dramatic figure is the result of a property management company's decision to retrofit 1,488 toilets, showerheads and aerators in four apartment communities in the Des Moines area with new, high-efficient Niagara Conservation products.

Keith Denner, President of Professional Property Management wasn't initially convinced that replacing the existing toilets with water saving fixtures was the best decision. He was concerned that because the new toilets use less water, they would not perform well. "Sure I might save money, he said, "but I could have more issues with clogged toilets or sewer lines. Even though we saw Niagara's Stealth recommended in Popular Mechanics, I was still cynical."

To minimize his apprehension, Keith decided to install test the toilets by installing them in his home and office to determine if there were any problems, "We found none," said Keith emphatically.

Those positive results led to the installation of 100 toilets. Buildings retrofitted included those with units that had 1, 2 and 3-bathrooms, with up to 6 member households and buildings as old as 25 years. 1.6 GPF toilets were replaced with 0.8 GPF Niagara Stealth® toilets. In the first six months, water usage was reduced by 40% with no maintenance issues.

*Fixture=toilet, showerhead, aerator

www.NiagaraConservation.com

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PRODUCT SUMMARY



STEALTH®
0.8 GPF

- First and only toilet to achieve a powerful, quiet flush using only 0.8 gallons of water.
- Saves up to 20,000 gallons of water per year.
- Saves up to \$101 per year on water usage, and \$1,013 in its lifetime, depending on wastewater rate.
- The Stealth at work: When flushed, as water fills the tank and inner chamber, air is forced down through a transfer tube and into the trapway. A powerful vacuum from the pressurized trapway clears the bowl with a one-time, powerful flush.



**EARTH®
MASSAGE
SHOWERHEAD**
1.5 GPM

- Ensuring up to 40 percent less water usage than “low-flow” showerheads with traditional flow restrictors.
- Saves nearly 7,300 gallons annually.
- Three showerhead spray settings – needle, massage and combination.
- Patented pressure-compensating technology guarantees a feeling of great force while using less water, consistent flow rate regardless of water pressure.



**TAMPERPROOF
HIGH-
EFFICIENCY
AERATOR**
0.5 GPM

- Saves 30 percent more water than a standard aerator.
- Produces forceful streams at a reduced flow rate that minimizes the amount of energy needed to heat water.

The product savings information specified above is based on potential product savings per unit and may vary from the actual savings achieved in an individual case study.

These impressive savings reaffirmed the benefits of utilizing Niagara products so the retrofit project was extended to an additional 1,488 units.. The results: savings of over 11.6 million gallons of water and \$123 thousand in annual utility bill savings.

The toilets were installed over a 9-month period in apartments with at least two bathrooms and many with three. Installation time took only 45 minutes, from moving the new unit from a storage garage, to removing/disposing of the old unit and installing the new one.

The savings of 11,638,080 gallons of water and \$123,094 financial savings was calculated by comparing the average annual usage for the two years prior to installation to 12-months post installation.

Not only did the new toilets save water and money, they also required less service than the less efficient toilets they replaced. When researching repairs since the retrofits, service calls were found to have dropped 90%. Prior to the Niagara toilet installation, new tenants received plungers to minimize the need for service calls. Because the new Stealth toilets have been virtually trouble-free, plungers are no longer needed in the new tenant “welcome kit.”

With water and sewer costs constantly rising, the savings per year will continue to have a positive impact on property value.

After Toilet Installation Water Analysis Savings

City	# of Units	Gallons Saved	Current Rate	Dollars Saved
Sun Prairie	1,074	7,990,560	0.010447	\$83,477
Altoona	234	1,432,080	0.012887	\$18,455
Urbandale	120	1,713,600	0.008261	\$14,157
Grimes	60	501,840	0.013959	\$7,005
Total	1,488	11,638,080		\$123,094

Expanding Savings to Our Communities

Jason Green, a manager with Professional Property Management, met with city and state officials to show how the savings experienced at these Des Moines area complexes could benefit their communities. His findings demonstrated that the savings would reduce the need to build new water towers and sewage treatment plants. Providing new toilets for residents would be less expensive than building new treatment facilities. In addition, water savings results in reduced electricity costs for the utility company. (The \$123,000 in water savings in this case study actually saved the utility \$67,000 in reduced electricity costs.) Most cities allocate 5,000-6,000 gallons of water per month, per dwelling unit. The Professional Property Management retrofit project used less than 1/3 that amount. So, when savings from efficient fixtures are expanded to a larger geography, a community, city or state, the savings in resources and financially, grow proportionately—benefitting the consumer, the utility, the city, state, and ultimately, the nation.

For information on how Niagara's water-efficient products can reduce your water usage, save money and increase your property value, contact Niagara Conservation at 1-800-831-8383.