

The Quarters at Fitzsimons

Aurora, Colorado



NIAGARA
CONSERVATION®

RESULTS AT A GLANCE

NIAGARA PRODUCTS INSTALLED

High-efficiency EcoLogic
Flapperless 1.28 GPF toilet
Earth Massage 1.5 GPM showerhead
Aerators 1.5 GPM -
for kitchen and bathroom faucets

CONTRACTOR

Water-Smart, Inc.

SAVINGS

45 percent reduction in annual water consumption
\$21,396 in annual savings, \$427,380 over 20 years
2,566,800 Gallons of water saved annually
51,336,000 gallons of water saved over 20 years



45% Reduction in Water Usage for Property Management Company.

With water becoming a scarce commodity in the western region of the country, Aurora, Colorado property managers began searching for ways to help their community by reducing water consumption. In reviewing The Quarters at Fitzsimons, Property Management Consultant firm, Multifamily Strategic Advisors, saw an opportunity to reduce the large water consumption by the property's residents.

The firm partnered with Niagara Conservation, along with nationally-recognized water conservation specialist, Tom Stallings, of Water-Smart, known as "Tom the Toilet Man," to conserve water by replacing older 3.5 GPF, high-water-usage toilets in every unit, with Niagara's high-efficiency EcoLogic Flapperless toilet, which uses only 1.28 gallons per flush. The plan also included the 1.5 gallon per minute Earth Massage Showerhead.

After one year, the installations resulted in a dramatic water reduction of 45 percent and an annual savings of \$21,396 or \$243 per unit.

With decades of product quality and innovation, Niagara continues to deliver conservation solutions, partnering with cities, utilities, builders and communities, to help save water and energy.

www.NiagaraConservation.com

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PRODUCT SUMMARY



FLAPPERLESS

N2225E-B
N225RB
N2225T

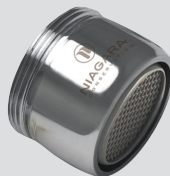
- Utilizes only 1.28 GPF
- Saves up to 16,000 gallons of water per year
- Tip bucket technology eliminates need for tank parts that fail
- Virtually maintenance-free
- No leaking, no seals to replace
- Impossible to increase amount of consumed water per flush



EARTH® MASSAGE SHOWERHEAD

1.5 GPM
N2915CH
N2915N

- Ensuring up to 40 percent less water usage than “low-flow” showerheads with traditional flow restrictors.
- 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.



AERATORS

1.5 GPM
N3104-PC
N3215N-PC

- Saves 30 percent more water than a standard aerator.
- Dual-thread aerator to fit both male and female faucets.
- Produces forceful streams at a reduced flow rate that minimizes the amount of energy needed to heat water.

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

45%

 Water reduction less than one year later.

Savings July 2010 to May 2011

\$21,398 Dollar Savings

2,566,800 Gallons of Water Saved

45% Water Consumption Savings

Tom The Toilet Man

Water Conservation Specialist



Tom Stallings
Water-Smart
www.water-smart-inc.com
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205.621.3220

“Installing the EcoLogic 1.28 GPF Flapperless was easy and efficient. Our team had no trouble retrofitting the 1.28 GPF Flapperless to the existing units, which I believe says a lot about the quality and design of Niagara products,” said Tom the Toilet Man. “The combination of overall water-savings and ease of installation, as I see it, makes this toilet perfect for anyone trying to increase their return on investment through water conservation.” said Tom The Toilet Man.

“Based on the ease of installation and water-saving results, I truly see this as the way of the future.”

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