

# Landmark at Richmond on the Fairway

Lawrenceville, Georgia



**NIAGARA**  
CONSERVATION®

## RESULTS AT A GLANCE

### NIAGARA PRODUCTS INSTALLED

(481) 0.8 GPF toilets, (302) 1.5 GPM showerheads and (705) 1.5 GPM aerators.

### REPLACEMENT DETAILS

3.5 GPF toilets, 2.5 GPM showerheads, and 2.5 GPM aerators

### WATER SAVINGS

43.8%

### ANNUAL PROJECTED FINANCIAL SAVINGS

\$140,000

### INSTALLATION

Edward A. Bridy and Paul A. Lester of Apartment Water Management Company, LLC



## New Fixtures Save Apartment Complex \$140,000 Annually and Property Value Soars

\$140,000 in annual savings certainly exceeded expectations at the Landmark at Richmond on the Fairway.

The 243-unit apartment complex, located on more than 30 acres in Lawrenceville, Georgia, an Atlanta suburb, contains 26 one to three story buildings, three swimming pools and three laundry rooms.

The complex, built in 1976, still had the original plumbing fixtures, 3.5 GPF toilets, 2.5 GPM showerheads, and 2.5 GPM aerators, although a few toilets and showerheads had been replaced over the years with slightly more efficient models.

The water and sewer needs of the complex are serviced by Gwinnett County Department of Water Resources, which has some of the highest water and sewer rates in the country. The water department helped in the implementation of the retrofit plan by providing free toilet and cardboard recycling and assistance in completing water conservation efforts.

In January 2013, the water and sewer bills had hit a high of \$28,723.84 and the corresponding water usage for 31 days was 2,218,437 gallons.

The necessity to save water and money on utility bills was clear, so the community reached out to the Apartment Water Management Company, LLC to help retrofit their property. In May, 2013, 481 bathrooms were retrofitted with WaterSense® labeled 0.8 GPF ultra-high-efficient Stealth® toilets, 1.5 GPM showerheads and aerators, water supply lines and wax rings from Niagara Conservation.

When the work was completed on June 7, 2013, 481 toilets, 302 showerheads, and 705 aerators had been replaced.

[www.NiagaraConservation.com](http://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.



**AERATOR**  
1.5 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.

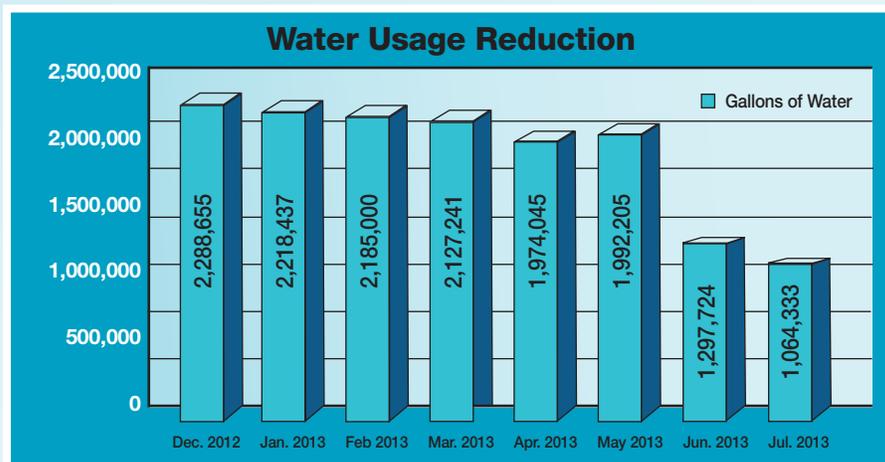
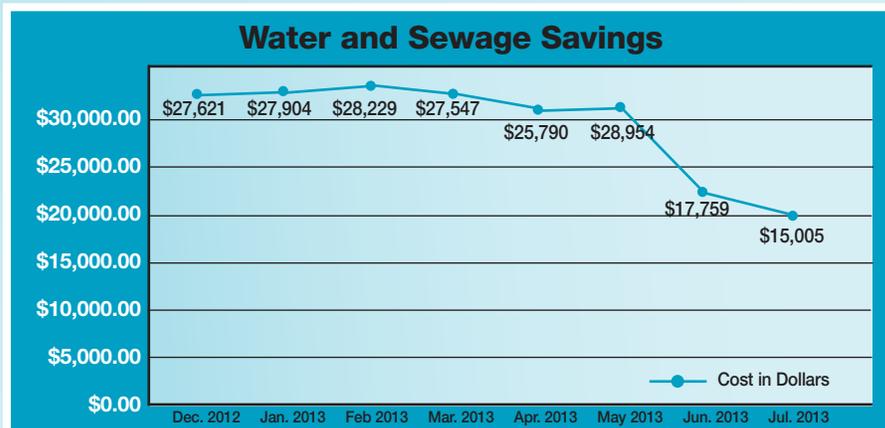
*The product savings information specified above is based on potential product savings per unit and may vary from the actual savings achieved in an individual case study.*

Due to the completed bathroom fixture retrofit, along with efforts to conserve water and lower bills by repairing swimming pools and a main line water valve,\* Richmond lowered the monthly water usage at the complex by 48% since January. That lower usage translated into monthly savings of \$12,897.62.

With a traditional payment schedule and a cost of \$350 per water unit, which included a complete toilet, showerhead, and one or two aerators, the payback period for the retrofit project is projected at fourteen and a half months.

While continuing to monitor the Richmond project, there has been no evidence of excessive sewer stoppages due to the retrofit, and the water and sewer bills do not indicate double-flushing or improper use of the newly installed toilets by the residents. In addition to the annual savings of \$140,000, the property value has increased five to seven times the savings number.

*\* The repair of swimming pool leaks led to the reduction of the water and sewer bills by \$5,430 monthly and the removal of a non-functioning meter reduced the bill an additional \$600 annually.*



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.