

Multi-Family Property Case Study



CLIENT:

H & H Grandis Properties

SUMMARY :

Project Cost:
\$260,130

Project Length:
Seven Weeks

Annual Savings:
\$157,132.80

Payback Period:
20 Months

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Chelsea Square: Henrico, VA

Property Sees Significant Savings Following Implementation of Water Conservation Measures

Located in Henrico County, Virginia, Chelsea Square Apartments is a townhome style apartment complex comprised of 402 total units, and a community center, which houses the leasing office, a community spa, and a swimming pool. The site's tub and bathroom fixtures, excluding showerheads, date back to when the property was built. Most kitchen faucets have been replaced. The American Standard toilets have since received flapper and Fluidmaster® flush valve upgrades as needed, but still flush at 3.5 gallon per flush (gpf) at best.

This property pays all utility expenses for tenants. Thus, as part of its efforts to control costs and conserve water, the management company, H & H Grandis Properties, hired Water Management Inc. to implement water efficiency upgrades through out their entire property.

WMI was tasked with installing new 1.28 gpf Sloan Flushmate power-flush toilets, showerheads, and flow controls on the faucets which reduced the average daily consumption (ADC) from 273 gallons per unit per day to 141 gallons per unit per day.

Water Use Pre- and Post-Project Implementation

In gallons per unit by billing month

