



EMERSON HOUSE

5999 EMERSON STREET, BLADENSBURG, MD

AFFORDABLE SENIOR LIVING COMMUNITY REDUCES WATER CONSUMPTION OVER 50%

Emerson House Apartments is a 220-unit community designed for today's seniors (62 and older) with moderate income. The nine-story elevator building has two wings, which wrap around a courtyard with fountain. The community is located in a well-landscaped residential setting in Bladensburg, MD.

The management company, Quantum Real Estate Management, pays all utility expenses at the community in both the residences and common area. Thus, as part of its efforts to control costs and conserve water, Quantum hired Water Management Inc. to implement water efficiency upgrades throughout their entire property.

WMI was tasked with the replacement of all toilets on the property using equal to or more than 1.6gpf with proven 0.8 gpf flush toilets and the installation of new faucet ends in the bath and kitchen faucets that filter and channel the flow of water. In addition, leak repair was conducted as necessary. In fact, WMI technicians realized that Emerson House had a number of wax ring leaks in the past due to the floor flanges being oversized (5" in diameter instead of 4"). As a result they reported this to their manager and together they decided to use a much better seal instead of a typical wax ring to prevent future leaks.

These conservation measures dropped the consumption from an average daily consumption of 122 gallons per day to an average daily consumption of 53 gallons per unit per day which result in an annual savings of over \$50,000.

