



## GAINES INVESTMENT TRUST

### MULTIPLE PROPERTIES IN TUCSON, AZ

Gaines Investment Trust provides housing for residents nationwide. As part of its efforts to control costs and conserve water for their residents, they hired Water Management Inc. to implement water efficiency upgrades at a handful of their properties located in Tucson, Arizona.

Water Management Inc. was tasked with installing new HET toilets to replace 3.5 gpf toilets at four properties and at the remaining property, technicians rebuilt the existing toilets with new parts to attain a 1.6 gpf usage. In addition, each property received new showerheads and faucet flow controls, and underwent leak repairs. The work took approximately 2.5 months to complete. Amongst the five properties, a total of 1,347 apartment units were visited.

Implementing these measures resulted in approximately \$406,280 annual utility savings. The total contract value was \$371,418 which resulted in a payback of .91 years for Gaines Investment Trust. Water Management was able to obtain rebates from the local water department for all new toilets installed in the amount of \$100 per toilet, which totaled \$116,600 and reduced the upfront contract costs for Gaines Investment Trust.

#### Water Use Pre- and Post-Project Implementation

Property	Total Units	Pre Program ADC	Post Program ADC	% Reduction
Summit Ridge Apartments	360	216	123	43%
La Hacienda Apartments	275	196	80	59%
Pavilions at Pantano Apartments	314	242	124	49%
Sienna Ridge Apartments	305	258	131	49%
Verrano Park Apartments	93	189	58	69%
<b>TOTAL</b>	<b>1347</b>	<b>226</b>	<b>112</b>	<b>50%</b>



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