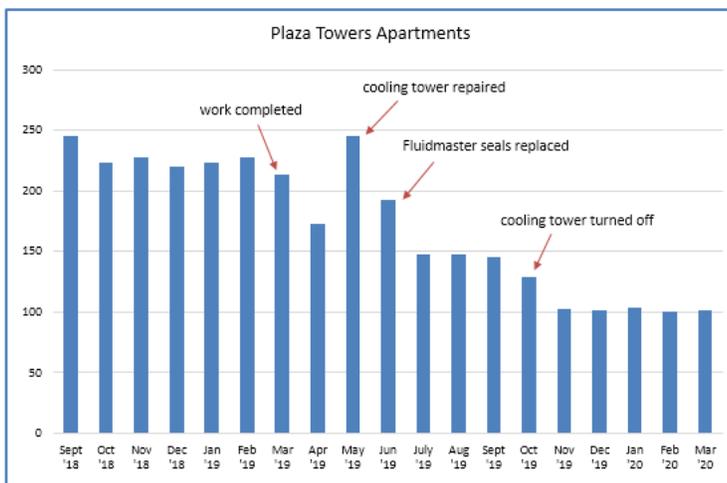


Water Management Saves Apartment Complex 35,000 Gallons Per Day

The Plaza Towers apartment community is a 12 story, 288 unit building located in Hyattsville, Maryland. For years, Water Management had been monitoring the building's water consumption and had proposed water efficiency programs to the previous owners to alleviate extremely high water bills – but to no avail.



In March of 2019, The Donaldson Group purchased the property and partnered with Water Management to implement a water efficiency program. The program consisted of replacing 377 existing toilets with 1.28 gallons per flush (gpf) high efficiency toilets and installing low-flow showerheads and faucet aerators.



Prior to the start of the program, the average daily water consumption (ADC) at Plaza Towers was 231 gallons/unit/day. Water Management completed installation work on April 11, 2019. Using Water Management's proprietary meter reading system, we recorded the meter readings on the completion date. When we went back one week later, the ADC had dropped to 113 for the 7 day period. One month later, however, usage increased to 245. Alerted by the increase, we performed a leak

detection analysis using a variety of specialized tools. We determined that there were seals in a number of the toilets that had a defect and were malfunctioning. We also found that there was a problem with the cooling tower, causing high water usage. To resolve these issues, Water Management went back to the property with our installation team and replaced all of the toilet seals. We also brought in one of our Master Plumbers to repair the cooling tower and install a five-minute data logging meter. Going forward, any issues with the cooling tower will be immediately evident based on the meter readings we are tracking.

Before the program, water consumption at Plaza Towers averaged 231 gallons/unit/day. In the last seven months since the project was completed, ADC has been reduced to 108 gallons/unit/day! This translates to a payback of less than 7 months and a savings of approximately 35,000 gallons per day, and at the current water and sewer rates for WSSC is equal to \$14,000 per month.

Scott Altman, President of The Donaldson Group stated that he is "thrilled with the program and that it made an immediate impact to the bottom line. Managers should continually review water usage and have Water Management complete a usage assessment and review of programs that can reduce water usage and ultimately increase cash flow. As owners and managers continuously look for ways to increase income and reduce operating costs, low-hanging fruit such as a water savings program is just good business."