



CASE STUDY

The Reserve At Stone Creek
Stone Mountain, Georgia



NIAGARA'S UHET™ WATER-SAVING KITS HELP ATLANTA APARTMENT REDUCE MONTHLY WATER BILL BY 58%

The Reserve at Stone Creek lowered their monthly water usage by 32% with monthly savings of \$39,863.11.

OUTDATED, INEFFICIENT PLUMBING FIXTURES

The Reserve at Stone Creek is made up of 88 one- to three-story buildings, two swimming pools, and a number of shared laundry facilities. Originally built in the 1980s, the property still had outdated and inefficient plumbing fixtures. With some of the highest water and sewer rates in the country, the opportunity to save both water and money was clear. The Reserve at Stone Creek worked with the Apartment Water Management Company LLC (AWMC) and the DeKalb County Watershed Department to replace the fixtures.

AWMC decided to install Ultra-High-Efficiency-Technology (UHET™) Water-Saving Kits from Niagara Conservation, which they use on all their projects. When asked why they do, a managing member at AWMC said, "I'm all about saving money for my clients. Niagara seems to lead the way in efficiency, so we use Niagara."

THE PRODUCTS

Niagara's UHET Water-Saving Kit consists of five high-efficiency products that drastically reduce water and energy usage. When installed, they collectively deliver unrivaled savings.

The UHET Kits installed included Niagara's EPA WaterSense® certified Original Stealth 0.8 GPF toilet, an Earth Massage 1.5 GPM showerhead, 1.0 GPM kitchen and bathroom aerators, water supply lines, and wax rings.

The Original Stealth boasts one of the lowest gallons per flush on the market; flushing at just 0.8 gallons each time thanks to Stealth Technology® – a patented, re-engineered flush that works better and wastes nothing. The showerhead and aerators have Niagara's Equiforce™ Technology, a pressure-compensating technology that guarantees a powerful, consistent flow rate regardless of available water pressure.

THE RESULTS

The retrofit, in conjunction with additional conservation efforts by the staff and residents, resulted in a 32% decrease in monthly water usage and a monthly savings of nearly \$40,000. **"My partner and I are amazed that we haven't had any callbacks on projects where we've used Niagara products,"** said the managing member. While continuing to monitor water conservation efforts at The Reserve, apartment management has seen no evidence of excessive sewage stoppage due to the retrofit. Water and sewer bills also indicate residents aren't double-flushing or any improper use of the newly installed products.

Considering all associated costs, the project will completely pay for itself in just over 13 months. The savings in both money and water usage will continue to pay dividends for years to come, even as water and sewer rates increase.

In addition to the annual savings of \$480,000, ownership at The Reserve estimates property value has increased 12-15 times the annual savings – that's over \$6 million.