

Multifamily Water and Gas Savings

JS Management

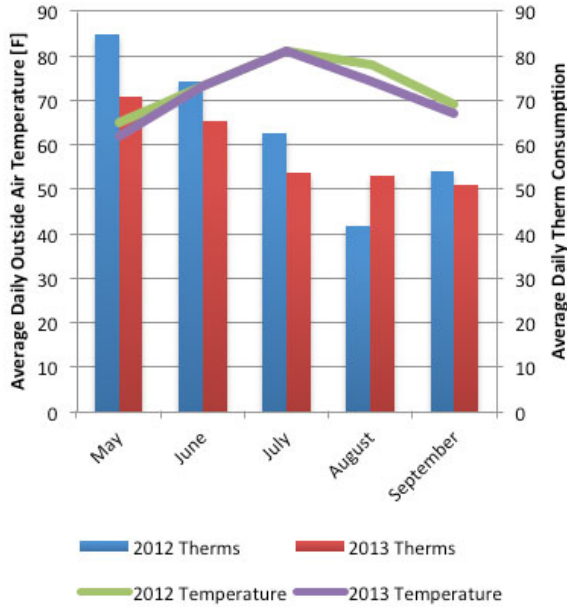
775 North Broad Street
Elizabeth, NJ 07208



Project Description

775 North Broad Street Apartments is a premier apartment community housing families in 115 units. JS Management manages multifamily properties throughout the state of New Jersey and Pennsylvania. They contacted GreenLight to help them address the growing cost of water, sewer, and fuel on their operating expenses.

GreenLight conducted a detailed survey of the plumbing fixtures in every apartment and installed vandal-resistant low-flow showerheads and faucet aerators. GreenLight's team worked with the tenants to accommodate the style and performance of their existing fixtures with the new low-flow devices. Savings were anticipated on both water usage as well as gas, due to the lower demand for domestic hot water from the new showers and sinks. GreenLight followed up on the installation with an analysis of both the water and gas bills. The water bills showed savings of more than 15% and the gas bills showed domestic hot water gas savings of more than 8%. GreenLight reviewed the natural gas bills for the facility for the summer of 2012 prior to the water conservation installation, and the summer of 2013 after the installation was complete (see graph below). The summer gas bills were assessed because there is no heating during these times and thus they are a good representation of the gas required for domestic hot water heating at this building.



I can confidently say, it's rare to find a contractor that is as competent, knowledgeable, and easy to work with as GreenLight. –
Eli Schlissfeld
JS Management

Results

Annual Utility Bill Savings	\$12,500
Annual Water Savings [Gallons]	1,058,239
Annual Gas Savings [Therms]	1,742
Annual CO2 Emissions Removed [lbs]	20,377
Annual CO2 Emissions Removed in Terms of Equivalent Trees Planted	237
Annual CO2 Emissions Removed in Terms of Cars Removed from the Road	1.9
Annual CO2 Emissions Removed in Terms of Homes Removed from the Grid	0.462