

# Water Savings/Unit Leak Repair Proposal Resolution Worksheet

Date: August 21, 2024

**Suggested Motion:**

“I move to approve the Parkfairfax Unit Water Savings Program.”

2<sup>nd</sup>:

**Vote:**

	In Favor	Opposed	Abstained	Absent
Scott Buchanan				
Dave Bush				
Robin Davis				
Jeff Lisanick				
Amanda Mullan				
Scott Mulrooney				
Mike Rothenberg				
Jim Wicker				

# Parkfairfax Unit Water Savings Program

Revised 8/12/24

## OVERVIEW

**Fix anything that leaks in unit either totally free parts and labor, or free labor with parts at cost\***. See what is covered and rough estimates on cost of parts below. Under program, owners would contact Parkfairfax and request repair/inspection of a specific leak in unit and/or request a free plumbing inspection of entire unit, which is already offered under the Unit Services Program (USP).

**PROGRAM LAUNCH PROMOTION:** A communications program would be developed to launch the Unit Water Savings Program and to promote it during the duration of the program.

***The launch would include a contest drawing that would provide a free water-saving toilet and free installation*** to 20 individuals for those who request replacement of their old water-guzzling toilet of 3.5 Gallon Per Flush (GPF) or more (may be 5 GPF or more). All who request replacement of their old water-guzzling toilet would get free installation of the new toilet. (An alternative contest drawing might be a \$50 discount and free installation for 40 individuals). Replacement toilets must be a water-saving 1.28 GPF model.

**IMPORTANT QUALIFIER:** The Water Savings Program only covers leak repairs to original/typical plumbing configurations for items listed in the **WHAT IS COVERED** section below. Leak repairs in renovated bathrooms and renovated kitchens are not covered if changes to the typical plumbing configuration significantly increase the level of effort beyond what would be required in units with the traditional plumbing setup. Assessment would be done by Parkfairfax staff conducting the Free Plumbing Inspection and/or by the Parkfairfax General Manager or the GM's designee.

**Initial program would run 8 months\*\* or for a time period the General Manager determines it would take to do a Free Plumbing Inspection and repair identified leaks/replace toilets, etc. in the 1,684 Parkfairfax units.** The Free Plumbing Inspection is currently offered under the Parkfairfax Unit Services Program. Following the initial program implementation, the program can be offered as a special promotion in the future or as an ongoing offer to be determined by the GM and/or the Board.

**The Free Plumbing Inspections would be scheduled in the following manner:**

- 1.** Renters, owner-occupants and off-site owners can request an inspection via a Buildium request or through a call to the office. Priority is given to those who report current leaks or a running toilet, or request replacement of an old water-guzzling toilet with a new water-saving toilet.
- 2.** Renters, owner-occupants and off-site owners can report a water leak and request a repair. Parkfairfax would schedule site-visit, repair any reported leak/s, and conduct a plumbing inspection to determine if there are any other leaks that need repair.
- 3.** Parkfairfax would contact residents in rental units and non-resident unit owners with a scheduled time for the free inspection.
- 4.** Parkfairfax would contact owner-occupants with a scheduled time for the free inspection. Parkfairfax management would decide order/priority/timeline of which units/ward or buildings to schedule. One possible approach could be units in buildings with the highest water usage would be scheduled first.

## ASSESSING PROGRAM EFFECTIVENESS

- 1.** The Building and Utilities Committee would monitor monthly water bills and the 130 Parkfairfax water meters' water

readings and compare to same month of the prior year to determine if there has been a decrease in water usage. The BUC would also track data to determine if there are buildings that appear to be using excessive amounts of water.

2. Parkfairfax would track water leaks identified, repairs, replacement toilets installed, number of toilet tune-ups performed., etc. The BUC, if it has sufficient volunteer members, would create a database with information from plumbing staff that Parkfairfax management could access as needed.

**Water usage could be cut by as much as half.**

See following one-pager case study of a condominium in Washington, DC that offers a similar program that resulted in cutting monthly water usage in half on average -- finding leaks ranging from dripping faucets to continuously running toilets in some 40 percent of their 235 units.

With the PF water bill estimated at \$522,000 and wastewater treatment at \$1,042,000 for FY 2025, the savings could be significant even if water usage is cut by 20-25 percent.

**WHAT'S COVERED AND ROUGH ESTIMATES ON COST OF PARTS**

**Continuous Running Toilet and/or Leaking (Free Labor and Free Parts)**

**Parts included, if needed:**

**Fluidmaster valve and flapper repair kit:** Cost to Parkfairfax \$12.88 @ Home Depot

**Toilet Water Shut-Off Valve Replacement or Repair:** Cost to Parkfairfax \$4.97 each when at least 20 valves are purchased or valve stem repair kit for \$2.97 @ Home Depot

**Toilet Water Supply Line:** Cost to Parkfairfax \$3.63 each when at least 25 are purchased @ Home Depot

**Toilet Replacement** (Free Installation, toilet would be chosen and paid for by unit owner subject to prior Parkfairfax approval to determine that the replacement is a 1.28 GPF toilet and could be installed properly in a unit's bathroom )

If the unit owner does not have a toilet preference, Parkfairfax will replace the old water-guzzling toilets and install a new water-saving model of 1.28 GPF available at Home Depot as a round bowl or elongated bowl model, which ranges in price roughly from \$80 to \$95. This Glacier Bay model is recommended by Consumer Reports and appears to be identical to the Premier brand toilet currently offered by Parkfairfax. Old PF toilets are 3.5 GPF or more. Owners also have the option to provide a 1.28 GPF water-saving toilet of their choice (must be pre-approved by Parkfairfax) that Parkfairfax will install for free. The toilet will be at cost plus tax and shipping, if applicable (no mark-up). In initial program launch, some 20 toilets will be provided free in addition to free installation as part of a promotional lottery give-away.

**Bathroom Faucet Leaking**

**Repair or Replace:** Free Labor and Free Parts if under \$10 to repair leak, at cost if parts are \$10 or more for repair. Or new faucet at cost if in Parkfairfax inventory or if Unit Owner selects a faucet that is pre-approved by Parkfairfax. If determined that leaking faucet needs to be replaced, PF will install new faucet for free.

**Sink Hot & Cold Water Shut-Off Valve Replacement or Repair:** Free Labor and Free Parts. \$4.97 each when at least 20 valves are purchased or valve stem repair kit for \$2.97 @ Home Depot

**Sink Hot & Cold Water Supply Lines:** \$2.99 to \$3.64 each when at least 25 are purchased @ Home Depot

## **Kitchen Faucet Leaking**

**Repair or Replace:** Free Labor and Free Parts if under \$10 to repair leak, at cost if parts are \$10 or more for repair. Or new faucet at cost if in Parkfairfax inventory or if Unit Owner selects a faucet that is pre-approved by Parkfairfax. If determined that leaking faucet needs to be replaced, PF will install new faucet for free.

**Sink Hot & Cold Water Shut-Off Valve Replacement or Repair:** \$4.97 each when at least 20 valves are purchased or valve stem repair kit for \$2.97 @ Home Depot

**Sink Hot & Cold Water Supply Lines:** \$2.99 to \$3.64 each depending on length when at least 25 are purchased @ Home Depot

## **Main In-Unit Hot & Cold Shut-Off Valves**

**Repair or Replace:** Free Labor, Free Parts (Cost to Parkfairfax: \$4.97 each when at least 20 valves are purchased or valve stem repair kit for \$2.97 @ Home Depot)

**Replace Bathroom Shower Bradley Cole Mixing Valve Leak** (reduced labor charge and parts at cost) \*\*\*

**Install New Mixer Valve with integrated screwdriver water stops** (Charge unit owner set labor fee of around \$150 to \$250 (actual charge TBD), plus parts at cost) to replace old Bradley valve in shower box along with faucet handle and trim. Mixer valves with screw water stops range in price at Home Depot from \$45 to \$128 and more. Shower/tub faucet handle and trim face plate is another \$70 or more.

## **NOTES:**

\* Parts at cost includes tax and shipping, if applicable. There is no mark-up.

\*\* The 8 month initial length for the program is estimated based on a similar program implemented by the Apolline Condominium in Washington, D.C. Their program was initially offered for a 30-day period in which they were able to inspect the condominium's 235 units and repair any identified leaks, which were found in approximately 40 percent of the units.

\*\*\* For plumbing work related to tub/shower, Parkfairfax will only undertake work to original configuration of tub, shower, shower wall cap, Bradley Cole mixer valve, and original plumbing. Parkfairfax will not be liable for any damage claims to tub or tile. Staff will take photos of tub and associated area prior to beginning of work. Heavy duty ground cloth will be used to cover tub surface to protect from damage. All best practices will be used to protect from possible damage. Unit-owner will be required to sign a release form that indemnifies Parkfairfax.

## **CASE STUDY**

### **Apolline Condo Water Use Savings Program (v.2 - 8/12/24)**

Following is a summary of email correspondence I had with the general manager of the Apolline Condominium concerning their leak repair program. The effort resulted in reducing water usage from 1 million gallons per month to an average of 500,000 gallons per month. This resulted in a savings between \$7,000 to \$10,000 per month.

The Apolline, located at 1330 New Hampshire Avenue NW in Washington, DC, has 235 units, with about 40 percent of them being rentals.

### **PROBLEM**

The GM noticed that water bills were higher than normal so he started tracking daily usage and determined that it was quite a bit higher than normal. At first he thought it was a meter issue, but after checking found that the meter wasn't the problem.

### **SOLUTION**

1. He set up inspections of every unit looking for the source. Most of the time the culprit was a running toilet. But dripping faucets were also a contributor to the higher than normal water bills. Water leaks ranging from dripping faucets to continuously running toilets were found in some 40 percent of units.
2. After completing the inspections they ran a special for free labor for anything that would save water. They charge for materials used at cost. Most repairs were completed in 30 minutes or less. The special generally runs for a month. Ran first special in 2021, and cut usage nearly in half, and have run it several times to date.
4. They plan to continue offering the special at least 1 time per year to encourage people to not delay in reporting anything that wasted water.
5. To build awareness of the issue, they post data in the building's elevators to inform people how much water a running toilet can waste in a day and how much water the building uses in a month.
6. When people see that the building used a million gallons of water in a month they tend to pay more attention in the units and get issues repaired.
7. He found that renters, which make up about 40 percent of units, don't seem to report things as quickly as they should. He felt this was because they don't feel the impact directly of the cost of wasting water and, consequently money, due to running toilets and other leaks. To work to combat this, they post flyers on a regular basis reminding everyone to keep an eye on certain things and how much water can be wasted if left unrepaired.
8. Unlike Parkfairfax, all the units already have water saving toilets.

## **Some Facts About Leaks and Water Consumption**

- 1.** Parkfairfax's water bill for fiscal 2025, which began on June 1, is budgeted for \$522,445.
- 2.** Parkfairfax's wastewater treatment bill is budgeted for \$1,042,630 for fiscal 2025.
- 3.** The wastewater treatment bill is based on water use as reported by Virginia American Water, the utility providing clean water to Parkfairfax.
- 4.** Our condo fees pay for our clean water and wastewater treatment. Any decrease in water usage not only reduces our water utility bill, but also our wastewater treatment bill.
- 5.** A leaking/running toilet can waste 200 gallons or more per day (and as much as 8,640 gallons).
- 6.** A dripping faucet can waste anywhere from 10 gallons to 200 gallons per day.
- 7.** Switching from the older Parkfairfax 3.5 gallon per flush (gpf) water-guzzling toilets to a 1.28 gpf toilet can save over 10 gallons per day and 4,051 gallons per year per person at an average of 5 flushes per day per person.
- 8.** Parkfairfax has some 130 water meters serving our community of 285 buildings and 1,684 units.

## Water & Sewer Share of Monthly Condo Fee

<b>Unit Model</b>	<b>Percentage Interest *</b>	<b>Monthly Condo Fee</b>	<b>Water &amp; Sewer Monthly Share</b>
Jackson	0.000515	\$490.85	\$67.17
Jefferson	0.000558	\$531.82	\$77.78
Monroe	0.000545	\$519.43	\$71.08
Adams	0.000508	\$484.18	\$66.25
Garfield	0.000528	\$503.24	\$68.86
Lincoln - 2A	0.000609	\$580.45	\$79.43
Linclon - 2A1	0.000633	\$603.31	\$82.56
Madison-2B	0.000630	\$600.45	\$82.17
Madison-2B1	0.000649	\$618.56	\$84.64
Washington	0.000630	\$600.45	\$82.17
Cleveland	0.000718	\$684.32	\$93.64
Van Buren	0.000754	\$718.63	\$98.34
Harrison	0.000792	\$754.84	\$103.29
Coolidge	0.000840	\$800.60	\$109.56
Roosevelt	0.001013	\$965.49	\$132.12

<b>FY25 TOTAL ASSESSMENTS</b>	<b>\$11,435,831</b>
<b>FY25 Water Budget</b>	<b>\$522,445</b>
<b>FY25 Sewer Budget</b>	<b>\$1,042,630</b>
<b>FY25 TOTAL WATER &amp; SEWER</b>	<b>\$1,565,075</b>

\* The Percentage Interest is based on the square footage of each condo unit model. The weighted percentage interest of a condo unit is used to calculate the value of each vote cast in Parkfairfax elections and to calculate the monthly condo fee assessment based on the fiscal year's total assessments.