

Water Savings/Unit Leak Repair Proposal Resolution Worksheet

Date: September 18, 2024

Suggested Motion:

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

2nd:

Vote:

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

Parkfairfax Unit Water Savings Program Overview

Revised 9/10/24

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. Labor for repair and replacements is free. Parts are charged at cost*. Following the initial program implementation, it can be offered as a special promotion in the future for 30-days or more or as a permanent offer to be determined by the GM and/or the Board. Under program, owners would contact Parkfairfax and request repair of a specific leak in unit and/or request a free plumbing inspection of entire unit.

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 toilet with a new water-saving toilet.
2. Parkfairfax would contact residents in rental units and non-resident unit owners with a scheduled time for the free inspection.
3. Parkfairfax would contact owner-occupants with a scheduled time for the free inspection.
4. Renters, owner-occupants and off-site owners can report a water leak and request a repair. Parkfairfax would enter immediately for active leaks or schedule site-visit for non-emergency matters, repair or control any reported leak/s, and conduct a plumbing inspection to determine if there are any other leaks that need repair.
5. 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.

WHAT'S COVERED AND WHAT ISN'T

For Toilets, Bathroom sink faucet, Kitchen faucet, In-Unit water Shut-Off valves

- Association Labor for repair or replacement is free
- Owner pays for replacement or parts needed for repair
- Repair of continuously running toilets that now costs \$65 including parts under the Parkfairfax Unit Services Program would be free year-round
- Owner may order own replacement faucets and toilets following Association authorization or Association can provide at cost to the Owner
- Replacements must meet WaterSense water-efficient standards
- Association will replace an old leaking Bradley-Cole shower mixing valve at a significantly reduced price for labor and parts at cost

For Dishwasher and Refrigerator water lines

- Association Labor is free to temporarily stop or control the leak
- Owner will need to make own arrangements with outside help for repair, replacements, and parts

IMPORTANT QUALIFIER: The Water Savings Program only covers leak repairs to original/typical plumbing configurations for items listed 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.

ASSESSING PROGRAM EFFECTIVENESS

1. The Building and Utilities Committee would monitor monthly water bills and the 130 Parkfairfax water meters and compare the water usage levels 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.

COST TO UNIT OWNER FOR WATER AND WASTEWATER TREATMENT

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. (See chart showing share of monthly Condo Fee for each unit model to pay for water and sewage treatment.)

ROUGH ESTIMATES ON COST OF PARTS FOR VARIOUS LEAK REPAIRS

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

Parts for toilet tune-up:

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 \$85 to \$90 when 3 or more are bought

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 first be pre-approved by Parkfairfax). Parkfairfax will install the toilet for free. If Parkfairfax purchases the toilet on behalf of the unit owner, the toilet will be charged to the unit owner at cost plus tax and shipping, if applicable (no mark-up).

Bathroom Faucet Leaking

Repair or Replace: Free Labor and Parts at cost plus tax and any shipping charge, if applicable.

If faucet leak cannot be repaired and a new faucet is needed, the unit owner can choose a faucet and buy directly from a retail outlet. Parkfairfax must pre-approve the faucet to make sure it can be installed properly. Parkfairfax can also purchase the faucet on behalf of the owner. The charge to the owner will be at cost plus tax and any shipping charge, if applicable.

Sink Hot & Cold Water Shut-Off Valve Replacement or Repair: Free Labor and Parts at cost. \$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.

Kitchen Faucet Leaking

Repair or Replace: Free Labor and Parts at cost plus tax and any shipping charge, if applicable.

If faucet leak cannot be repaired and a new faucet is needed, the unit owner can choose a faucet and buy directly from a retail outlet. Parkfairfax must pre-approve the faucet to make sure it can be installed properly. Parkfairfax can also purchase the faucet on behalf of the owner. The charge to the owner will be at cost plus tax and any shipping charge, if applicable.

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, Parts at cost plus tax and shipping, if applicable

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 plus tax and shipping if applicable) ***

Install New Mixer Valve with integrated screwdriver water stops (Charge unit owner set labor fee of around \$120 to \$180 plus parts at cost) to replace old Bradley /Cole 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

Unit Model	Percentage Interest *	Monthly Condo Fee	Water & Sewer Monthly Share
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

FY25 TOTAL ASSESSMENTS	\$11,435,831
FY25 Water Budget	\$522,445
FY25 Sewer Budget	\$1,042,630
FY25 TOTAL WATER & SEWER	\$1,565,075

* 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.