

PROPERTY MANAGEMENT COMPANY SAVES \$100,000 WITH WATER FLOW SENSOR



Joanna Jackson, Building Performance Specialist, Minto Apartments beside Flowie water flow sensor installed on a compound water meter

SUMMARY

Joanna Jackson is a Building Performance Specialist with Minto Apartments, an organization that manages 8,800 rental apartment units in seven cities across Canada. After relying on municipal water bills to manage water consumption and costs, Joanna installed the Flowie water flow sensor at 12 buildings and began receiving minute-by-minute water use data. A few months after installation, Flowie detected water leaks at two multi-residential buildings. The leaks were promptly repaired and the company saved approximately \$100,000 on water costs.

MUNICIPAL WATER BILLS NOT GRANULAR ENOUGH

Before Joanna discovered Flowie, she was relying on municipal water bills to gain insight into water use. While the water bills recorded overall usage, there

was no information about the exact time of day when water was being used. The bills arrived four to six weeks after the water was used making it impossible to catch leaks early.

“With the city water bills, we would only know how much water an entire building used in a month or best case, on a daily basis.”

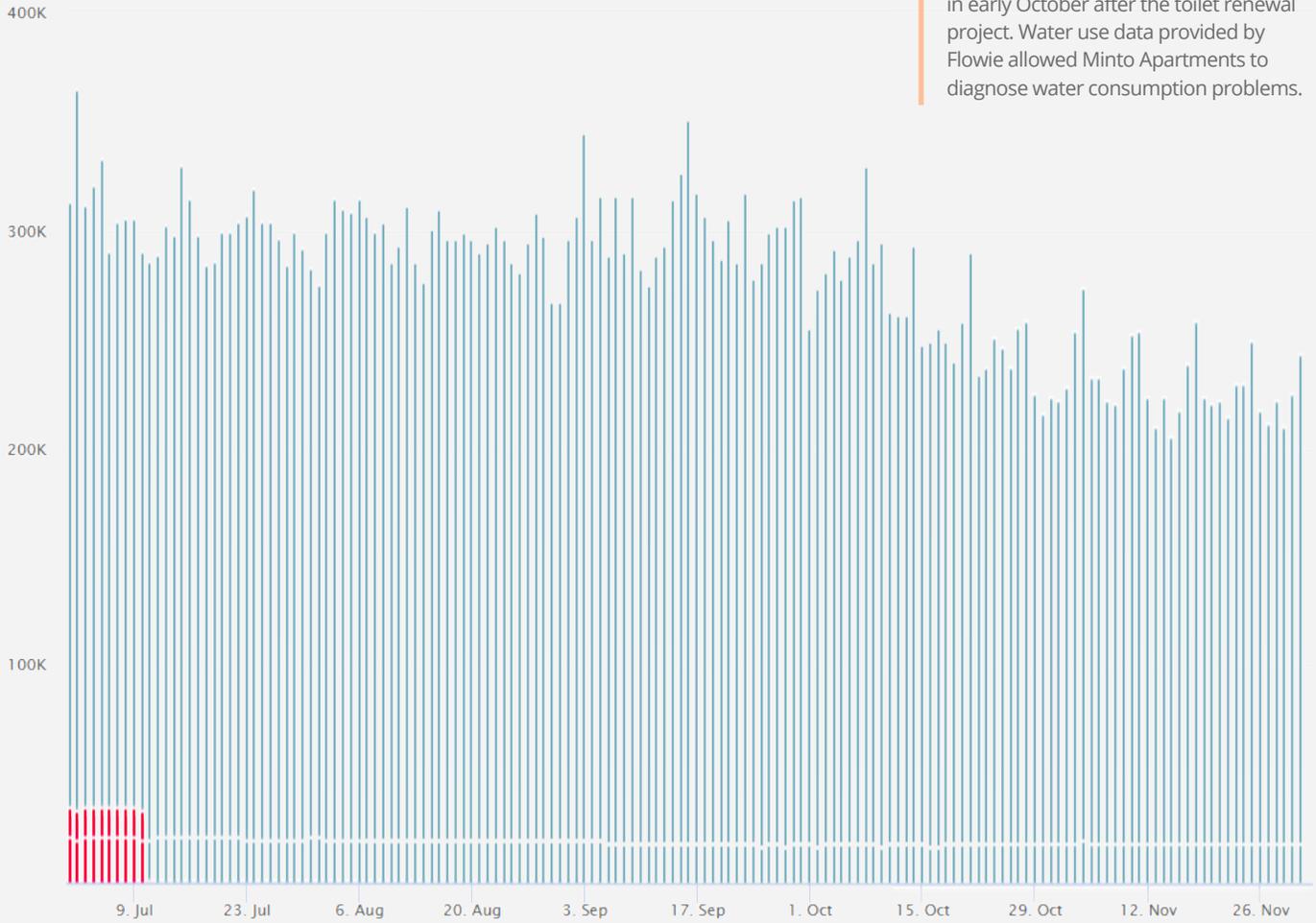
Installing a detailed Building Automation System (BAS) to manage water use was cost prohibitive so, Joanna found a low cost solution: the Flowie water flow sensor.

\$100,000 SAVED AFTER WATER LEAKS DETECTED AND REPAIRED AT MULTI-RESIDENTIAL PROPERTIES

Flowie was installed at 12 multi-residential buildings and right away Joanna was alerted to continual water usage throughout the entire day.

Due to the high volume of water usage, Joanna's team reasoned that the most likely cause was leaking fixtures. A toilet renewal program was launched for two of the multi-residential buildings with high water usage. As a result, overnight consumption dropped to low levels - sometimes zero gallons per minute. Minto Apartments estimates it has generated \$100,000 in annual savings.

Alert Labs water usage timeline shows water consumption starts to decrease in early October after the toilet renewal project. Water use data provided by Flowie allowed Minto Apartments to diagnose water consumption problems.



PAYBACK IN TWO MONTHS

In addition to the initiative to update the toilets at the multi-residential buildings, Joanna used Flowie to detect an inefficient irrigation system.

Joanna found the water leak in the irrigation system by looking at the minute-by-minute water use data that Flowie generates. Whenever the irrigation system turned on, there was a, “significant spike in water consumption” compared to previous times the irrigation system was turned on.

Joanna hired a contractor to find the exact location of the leak within the irrigation system and she began to see savings almost immediately.

TABLE 1 SAVINGS ON WATER COSTS

	Usage in Gallons
October 1, 2018 (pre-toilet renewal project)	87,033
December 1, 2018 (post-toilet renewal project)	55,391
Difference	31,642

TABLE 2 VALUE OF WATER SAVINGS

	Savings*
Savings per day	\$318.88
Savings per month	\$9,566.46
Savings per year	\$114,797.50

*assuming \$7.54 per 100 cubic feet (or, \$2.66 per cubic meter)

DASHBOARD HELPS MANAGE WATER USE ACROSS DIFFERENT CITIES

Minto Apartments installed Flowie in cities across Canada. Joanna benefits from being able to streamline water costs despite different municipal billing cycles.

“I use the Alert Labs dashboard to look at our buildings in Ottawa, Toronto, Oakville, London and Edmonton, comparing the water consumption between the different municipalities to get a better understanding of water costs. I can drill down and figure out exactly what the water issues are in the buildings, seeing all of the properties I manage to prioritize then repair the most costly buildings to significantly reduce our total water costs.”

FLOWIE WATER FLOW SENSOR FOR ANY MULTI-RESIDENTIAL, COMMERCIAL, OR GOVERNMENT BUILDING

Flowie is helping property management companies such as Minto Apartments generate significant savings on water costs. In addition to multi-residential or multi-family buildings, Flowie has been installed at civic properties, commercial buildings, and single detached homes to help reduce bills and prevent damage. In just over a year, more than 50 million gallons (189 million liters) of water have been saved which has led to water bills being reduced by 18% to 23% on average.

For more information, contact

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