



CASE STUDY

740 SOUTH OLIVE STREET, LOS ANGELES, CA

ASSET BOOST OF \$600,000



DETAILS



\$30,000 MONEY SAVED

The location saved this much off their utility bill compared to their 2014 statement.



7 MONTHS

These financial and water savings were captured only 35 days after the installation was completed.



309 UNITS

The entire property consists of 309 rooms with an average of 1.5 people per room and an occupancy of 95%.



0.8 GPF TOILETS

Stealth Upscale toilets replaced the existing 3.5 GPF toilet in the bathrooms of each unit.



1.5 GPM SHOWERHEADS

Niagara showerheads replaced the existing 2.5 GPM aerators in the bathrooms of each unit.



0.5 GPM AERATORS

Niagara aerators replaced the existing 2.2 GPM aerators in the bathrooms of each unit.

PROCESS

740 South Olive Street, an affordable senior housing community located in the heart of downtown Los Angeles, was originally built in 1922 as home to Pacific Bell. It was converted to apartments in 1979 and renovated in 2009, but still had older toilets and water fixtures, which meant higher water consumption. Severe drought conditions in California caused businesses and officials to seek a variety of solutions to help reduce water consumption.

Through a partnership with Los Angeles Department of Water and Power (LADWP) and its commercial retrofit program, the property was able to fund the building-wide installation of Stealth toilets, high-efficiency showerheads, and bathroom aerators.

According to LADWP, the installations resulted in a decrease of 35% in water use which equates to saving \$30,000 a year. These savings are keeping the property in the Tier 1 allotment (lowest water utility costs). South Olive Street's Regional Facilities Manager, Mark Hines, notes that Sustain-Ability Solutions retrofit with Niagara's UHET kits also "maintained a high level of professionalism. Our tenants encountered minimal disruption from the initial audit to the final installation."