



# APARTMENTS SAVE \$100,000 WITH AlertAQ™ WATER INTELLIGENCE

Joanna Jackson is the Director of Sustainability and Innovation with Minto Apartments, an organization managing 8,800 apartment units in North America. After attempting to use municipal water bills to manage water costs, she turned to the AlertAQ water intelligence platform and began receiving minute-by-minute water use data. A few months after installation, AlertAQ detected water leaks at two multi-family residential buildings. The leaks were repaired and the company saved approximately \$100,000 in water expenses.

“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.”

- Joanna Jackson  
Director, Sustainability & Innovation, Minto Apartments

**\$100,000**

Estimated annual savings

**2 Months**

Payback

**36%**

Decrease in water use



Joanna Jackson, Director, Sustainability & Innovation, Minto Apartments beside Flowie water flow sensors installed on a compound water meter

### Smarter water management solution

Even though the water bills recorded overall usage, Joanna had no information about the exact time of day when water was being used. The bills arrived four to six weeks after the water had been consumed, making it impossible to catch leaks early.

Using a detailed Building Automation System (BAS) to manage water use was not a good fit due to cost. So, Joanna turned to Alert Labs for an efficient, professional-grade water management solution.

### \$100,000 saved after water leaks detected and repaired at multi-family properties

Soon after installing Alert Labs solutions at 12 apartment buildings, Joanna was alerted to continual water usage throughout the entire day.

Thanks to water use insights from the AlertAQ platform, Joanna’s team easily identified that the likely cause was leaking fixtures. A toilet renewal program was launched for two of the apartment 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.

### Payback in 2 months

In addition to identifying water consumption abnormalities that led to the toilet retrofit, the AlertAQ water intelligence platform detected irrigation system inefficiencies.

The minute-by-minute water data showed that whenever the irrigation system turned on, there was a significant spike in water consumption.

Joanna hired a contractor to find the exact location of the leak within the irrigation system and 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
Water Saved	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)

### AlertAQ™ helps manage water use across different cities

Minto Apartments installed Alert Labs water intelligence solutions in cities across North America. Joanna benefits from being able to streamline water costs despite different municipal billing cycles.

“I use the AlertAQ platform to compare 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. By seeing all of the properties I manage, I can prioritize then repair the most costly buildings to significantly reduce our total water costs.”

### AlertAQ™ for commercial buildings

In addition to multi-family buildings, Alert Labs is helping teams at commercial real estate, college campuses, industrial buildings and more to reduce water consumption costs, protect buildings, improve sustainability and simplify reporting.

See how we can help your apartment and condo buildings. Go to [alertlabs.com/multi-family](https://alertlabs.com/multi-family)