



Metro Resource

Water Savings revealed through DRF's Custom Water Assessment Program

Location: Franklin Park, IL
Facility Size: 3,840 SF Industrial Property

PROJECT DESCRIPTION

Multi-phase project to evaluate the building's plumbing system and solve for excessive water costs ten times above the identical neighboring building.



THE NEED

Water bills for the building amounted to \$103,000 over 33 months – ten times more than the identical building next door. City metering reflected massive water use or significant water leakage from the building, and no reason was found to explain differences in water use such as water leaks, manufacturing processes, or high flow fixtures present. Prior to DRF's involvement, the owners had invested heavily in projects to determine the causes including installation of submeters, rerouting inside plumbing, and converting piping from underground to overhead piping.

THE TEAM

Stephen Schostok,
President, Metro Resource

Dennis Fiddick,
Project Director, DRF

Scott Schnurr,
President, DRF

THE SOLUTION

A complete visual inspection of the facility and plumbing systems showed no signs of current or past leakage. Visual inspection of the City water meter showed no consistent water flow. Yet a complete analysis of City metering and billing conducted by DRF reflected massive water use by the building. The accuracy of the meter was suspect, and DRF called for a Phase 1 Water Assessment using smart water meter technology. The smart meter is installed on the main water line and provides real-time data on water flow, pressure, and temperature. Water flow volume measured by the smart meter is then compared to the City meter.

THE RESULT

Smart meter monitoring revealed a significant difference in water consumption compared to the City meter. The building water meter was removed by the City for testing and a temporary replacement meter was installed. After testing, the original meter was reinstalled in tandem with the temporary meter. Video evidence documented by DRF showed a significant difference in water flow metering. Further video evidence showed that water flow measured by the smart meter closely matched flow measured by the new City meter. As a result, the building owners requested permanent replacement of the building water meter by the Water Department and sought restitution from the City of Franklin Park for over three years of over-billing.



DRF Water Heating Solutions

10242 S. Bode Street, Plainfield, IL 60585

Phone: 630-615-7000 • DRFtps.com



MultiFamily@DRFtps.com
DRFtps.com/water-assessments
630-615-4475