

CASE STUDIES

Real Buildings, Real Savings

Measured water savings from LADWP-funded toilet retrofits across Los Angeles multifamily buildings. Every number is pulled from utility billing, no estimates, no projections. Zero cost to the property.

500,000+

Toilets Replaced Across SoCal

15+ Years

Serving SoCal Multifamily

100%

Utility-Funded, No Out-of-Pocket

90M+

Gallons Saved Annually From Recent Retrofits

INSIDE THIS FILE



GHP Property Management **PORTFOLIO · LOS ANGELES**

13,668 toilets across 18 complexes, 71% less water per flush, 90.8M gallons saved annually.

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Royal Garden Apartments **VAN NUYS**

84-fixture retrofit across 56 units, 34% water reduction, 1,026,888 gallons saved annually.

4



Coldwater Contessa **SHERMAN OAKS**

59-fixture retrofit across 37 units, 32% water reduction, 551,028 gallons saved annually.

6



Chandler Court **VALLEY VILLAGE**

46-fixture retrofit across 34 units, 34% water reduction, 438,577 gallons saved annually.

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— CASE STUDY 01 · WATER CONSERVATION

GHP Property Management

A LADWP-funded portfolio retrofit across 18 Los Angeles complexes, 13,668 high-efficiency toilets replaced, 71% less water per flush, 90.8M gallons saved every year. Zero cost to the properties.

71%

Less Water Per Flush

90.8M

Gallons Saved Annually

13,668

Fixtures Replaced

\$0

Cost to Property

— PROJECT OVERVIEW

18-property portfolio retrofit across Los Angeles

Planet Optima has replaced 13,668 low-efficiency toilets across GHP Property Management's 18-property Los Angeles portfolio, an ongoing retrofit under the LADWP / MWD High-Efficiency Toilet Rebate program. 3.5 GPF fixtures were swapped for 1.0 GPF WaterSense-certified units, with low-flow showerheads and aerators added throughout. Work continues as new properties come online.

LADWP covered 100% of equipment, installation, and removal at every site. GHP signed one master authorization; Planet Optima handled eligibility, paperwork, scheduling, and rebate processing across the entire portfolio.

PROJECT DETAILS

Portfolio	18 properties across Los Angeles
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Fixtures replaced	13,668
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Before	3.5 GPF
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After	1.0 GPF (WaterSense-certified)
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Add-ons	11,041 showerheads, 18,711 aerators
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What 90.8M Gallons Means

The same water saved each year, put in everyday terms.

5.3M

eight-minute showers avoided per year

4,540

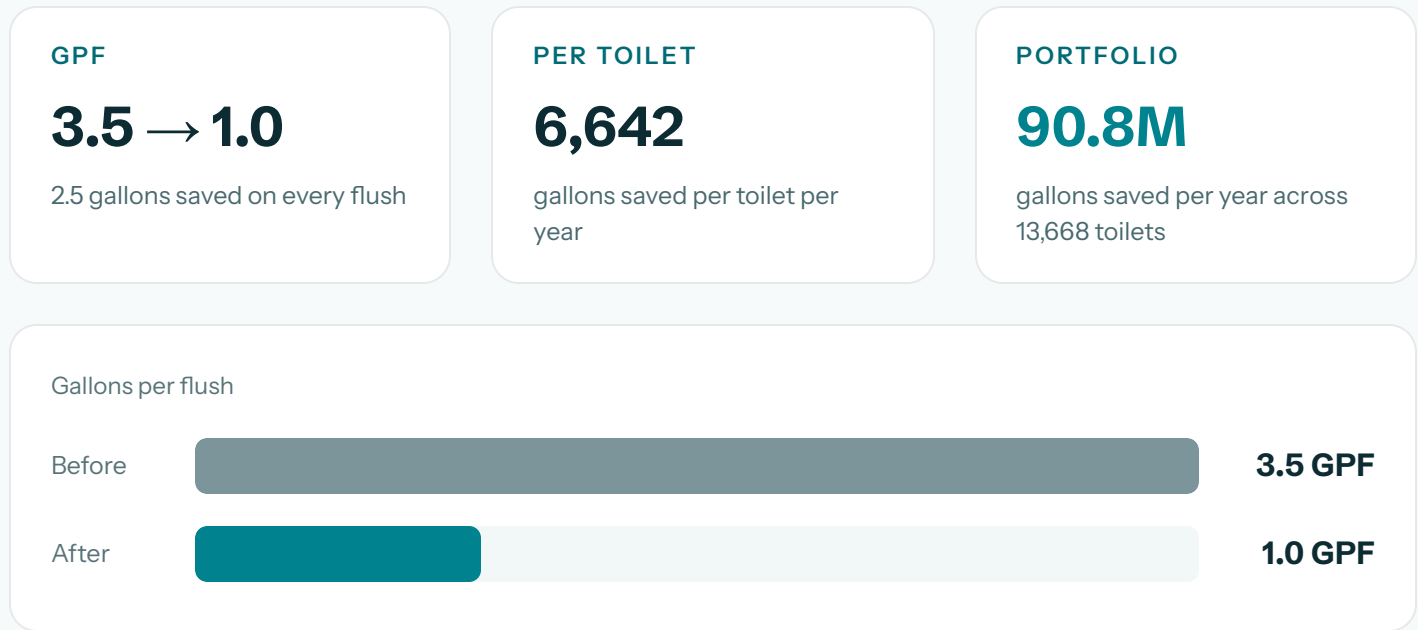
backyard swimming pools worth of water saved

777

households of four supplied for an entire year

Monthly Usage, Before vs. After

Portfolio figures are calculated from the fixture count and flush volumes using Planet Optima's standard formula (7 flushes per toilet per day), not from a single meter.



Showerhead and aerator retrofits add further savings on top of the toilet figure and are not counted here.

— SCOPE OF WORK

Turnkey portfolio rollout, zero out-of-pocket

Planet Optima handled every step of the retrofit across all 18 properties, from LADWP application to final rebate processing. GHP approved the master scope and signed one authorization. No plumbing coordination, no tenant letters, no invoices.

[Check Your Building's Eligibility](#)

WORK PERFORMED

- ✓ 13,668 high-efficiency toilet replacements
- ✓ 11,041 low-flow showerhead retrofits
- ✓ 12,469 bathroom aerator replacements
- ✓ 6,242 kitchen aerator replacements
- ✓ LADWP rebate paperwork, submission, and follow-up
- ✓ Tenant notification and installation coordination across 18 sites

— CASE STUDY 02 · WATER CONSERVATION

Royal Garden Apartments

A LADWP-funded retrofit at a 56-unit Van Nuys building, 84 high-efficiency toilets replaced, 34% water reduction, 1,026,888 gallons saved every year. Zero cost to the property.

34%

Water Savings

1,026,888

Gallons Saved Annually

84

Fixtures Replaced

\$0

Cost to Property

— PROJECT OVERVIEW

56-unit multifamily retrofit in Van Nuys

Planet Optima replaced every low-efficiency toilet at 7350 Kester Ave, an 84-fixture retrofit under the LADWP / MWD High-Efficiency Toilet Rebate program. 1.6 GPF fixtures were swapped for 0.9 GPF WaterSense-certified units. The work was completed with no disruption to residents.

LADWP covered 100% of equipment, installation, and removal. The property owner signed a single authorization form; Planet Optima handled eligibility, paperwork, scheduling, and rebate processing.

PROJECT DETAILS

Location	7350 Kester Ave, Van Nuys, CA 91405
Units	56
Fixtures replaced	84
Before	1.6 GPF
After	0.9 GPF (WaterSense-certified)

What 1,026,888 Gallons Means

The same water saved each year, put in everyday terms.

59,700

eight-minute showers avoided per year

51.3

backyard swimming pools worth of water saved

8.8

households of four supplied for an entire year

Monthly Usage, Before vs. After

Every figure pulled from actual LADWP billing data. No estimates, no projections.

BEFORE

251,381

gallons/month avg. (1.6 GPF ·
14-month baseline)

AFTER

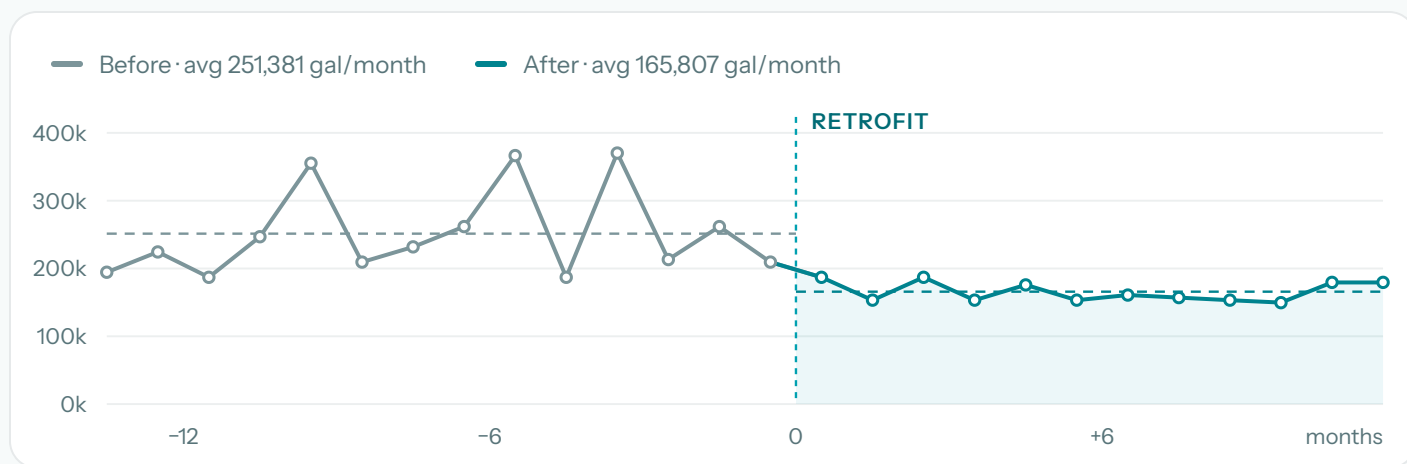
165,807

gallons/month avg. (0.9 GPF
WaterSense)

SUSTAINED REDUCTION

-34%

85,574 gal/month saved



Largest savings occurred during Winter and Spring months, coinciding with peak occupancy.

— SCOPE OF WORK

Turnkey installation, zero out-of-pocket

Planet Optima handled every step of the retrofit, from LADWP application to final rebate processing. The property owner approved the scope and signed one form. No plumbing coordination, no tenant letters, no invoices.

[Check Your Building's Eligibility](#)

WORK PERFORMED

- ✓ Toilet fixture replacement (84 units)
- ✓ Angle stops and supply lines replaced as needed
- ✓ Flange repair where needed
- ✓ Removal and disposal of old fixtures
- ✓ LADWP rebate paperwork, submission, and follow-up
- ✓ Tenant notification and installation coordination

CASE STUDY 03 · WATER CONSERVATION

Coldwater Contessa

A LADWP-funded retrofit at a 37-unit Sherman Oaks building, 59 high-efficiency toilets replaced, 32% water reduction, 551,028 gallons saved every year. Zero cost to the property.

32%

Water Savings

551,028

Gallons Saved Annually

59

Fixtures Replaced

\$0

Cost to Property

PROJECT OVERVIEW

37-unit multifamily retrofit in Sherman Oaks

Planet Optima replaced every low-efficiency toilet at 5036 Coldwater Canyon Ave, a 59-fixture retrofit under the LADWP / MWD High-Efficiency Toilet Rebate program. 1.6 GPF fixtures were swapped for 0.9 GPF WaterSense-certified units. The work was completed with no disruption to residents.

LADWP covered 100% of equipment, installation, and removal. The property owner signed a single authorization form; Planet Optima handled eligibility, paperwork, scheduling, and rebate processing.

PROJECT DETAILS

Location	5036 Coldwater Canyon Ave, Sherman Oaks, CA 91423
Units	37
Fixtures replaced	59
Before	1.6 GPF
After	0.9 GPF (WaterSense-certified)

What 551,028 Gallons Means

The same water saved each year, put in everyday terms.

32,000

eight-minute showers avoided per year

27.6

backyard swimming pools worth of water saved

4.7

households of four supplied for an entire year

Monthly Usage, Before vs. After

Every figure pulled from actual LADWP billing data. No estimates, no projections.

BEFORE

146,483

gallons/month avg. (1.6 GPF ·
19-month baseline)

AFTER

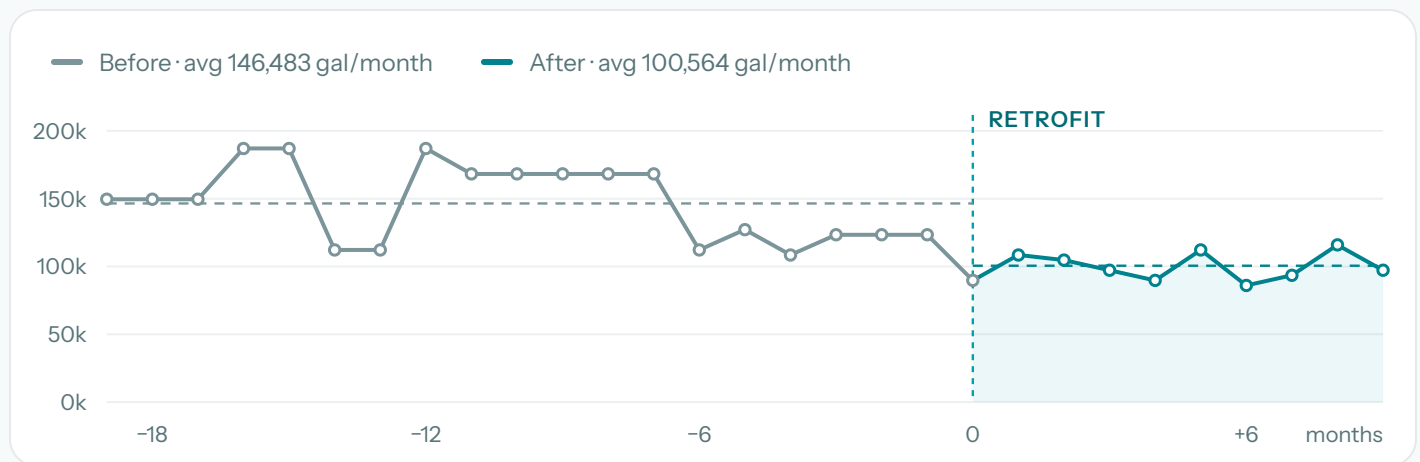
100,564

gallons/month avg. (0.9 GPF
WaterSense)

SUSTAINED REDUCTION

-32%

45,919 gal/month saved



Most significant water savings occurred in the winter months as cold-weather base loads dropped.

— SCOPE OF WORK

Turnkey installation, zero out-of-pocket

Planet Optima handled every step of the retrofit, from LADWP application to final rebate processing. The property owner approved the scope and signed one form. No plumbing coordination, no tenant letters, no invoices.

[Check Your Building's Eligibility](#)

WORK PERFORMED

- ✓ Toilet fixture replacement (59 units)
- ✓ Angle stops and supply lines replaced as needed
- ✓ Flange repair where needed
- ✓ Removal and disposal of old fixtures
- ✓ LADWP rebate paperwork, submission, and follow-up
- ✓ Tenant notification and installation coordination

CASE STUDY 04 · WATER CONSERVATION

Chandler Court

A LADWP-funded retrofit at a 34-unit Valley Village building, 46 high-efficiency toilets replaced, 34% water reduction, 438,577 gallons saved every year. Zero cost to the property.

34%

Water Savings

438,577

Gallons Saved Annually

46

Fixtures Replaced

\$0

Cost to Property

PROJECT OVERVIEW

34-unit multifamily retrofit in Valley Village

Planet Optima replaced every low-efficiency toilet at 12245 Chandler Blvd, a 46-fixture retrofit under the LADWP / MWD High-Efficiency Toilet Rebate program. 1.6 GPF fixtures were swapped for 0.9 GPF WaterSense-certified units. The work was completed with no disruption to residents.

LADWP covered 100% of equipment, installation, and removal. The property owner signed a single authorization form; Planet Optima handled eligibility, paperwork, scheduling, and rebate processing.

PROJECT DETAILS

Location	12245 Chandler Blvd, Valley Village, CA 91607
Units	34
Fixtures replaced	46
Before	1.6 GPF
After	0.9 GPF (WaterSense-certified)

What 438,577 Gallons Means

The same water saved each year, put in everyday terms.

25,500

eight-minute showers avoided per year

21.9

backyard swimming pools worth of water saved

3.8

households of four supplied for an entire year

Monthly Usage, Before vs. After

Every figure pulled from actual LADWP billing data. No estimates, no projections.

BEFORE

107,795

gallons/month avg. (1.6 GPF ·
13-month baseline)

AFTER

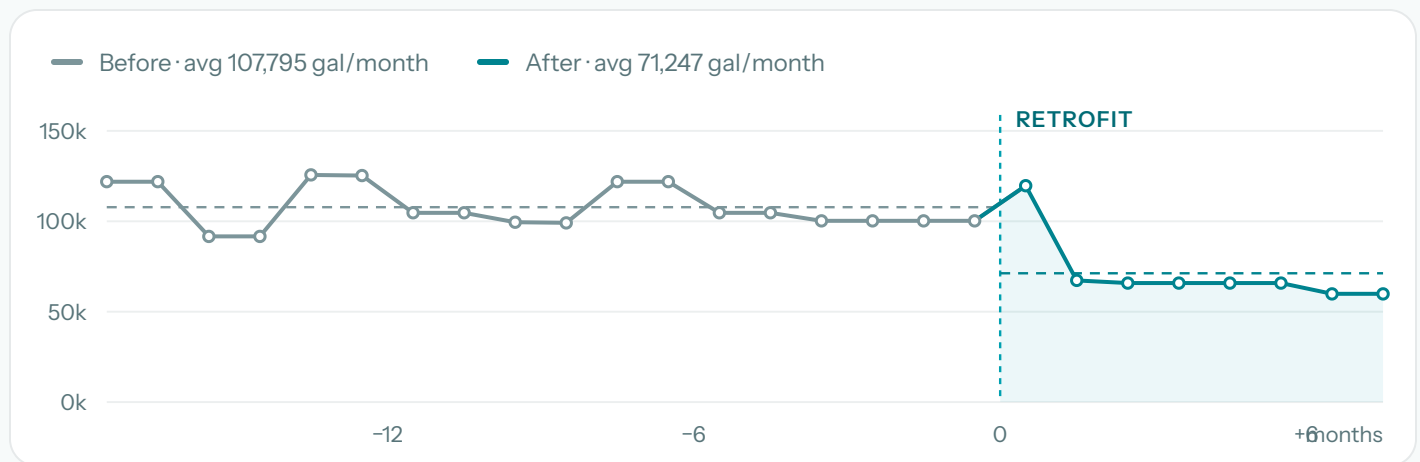
71,247

gallons/month avg. (0.9 GPF
WaterSense)

SUSTAINED REDUCTION

-34%

36,548 gal/month saved



Consistent monthly average savings of 36,548 gallons, a steady reduction across every billing period.

— SCOPE OF WORK

Turnkey installation, zero out-of-pocket

Planet Optima handled every step of the retrofit, from LADWP application to final rebate processing. The property owner approved the scope and signed one form. No plumbing coordination, no tenant letters, no invoices.

[Check Your Building's Eligibility](#)

WORK PERFORMED

- ✓ Toilet fixture replacement (46 units)
- ✓ Angle stops and supply lines replaced as needed
- ✓ Flange repair where needed
- ✓ Removal and disposal of old fixtures
- ✓ LADWP rebate paperwork, submission, and follow-up
- ✓ Tenant notification and installation coordination

— READY WHEN YOU ARE

Let's see what your building can save.

Through the LADWP / MWD High-Efficiency Toilet Rebate program, multifamily buildings with 5+ units pay \$0 for fixtures, labor, and installation. Planet Optima handles every step, from utility paperwork to fixture haul-away.

[Check Your Building's Eligibility](#)**100%**

Covered by LADWP rebates

5+

Unit minimum

\$0

Cost to building owners

“Once I completed the walk with Planet Optima I felt at ease and confident this project would be handled professionally. They did a complete and thorough job, were very attentive to all the residents, and kept their area clean and neat throughout the project.”

Kerwyn, Decron Properties

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INCE 1984**GET IN TOUCH**planetoptima.com/contact**OFFICE**17306 Roseton Ave.
Artesia, CA 90701**MAIN**

(310) 320-0611

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