

# Pear Tree Inn: Conserving Water for San Antonio and the Southwest

*Pear Tree Inn: saving millions of gallons of water each year with high efficiency fixtures*



## Case Study Highlights

**Company:** Pear Tree Inn Airport,  
San Antonio, Texas

### Problems:

- High monthly water usage
- Maintenance time required to fix blockages and overflows

**Solution:** 124 Caroma  
Sydney 270 Easy  
Height Elongated  
High Efficiency Toilets

### Benefits:

- Clogged toilets and overflows reduced by 100%
- 2.6 million gallons of water saved with high efficiency fixtures
- Positive customer and housekeeping feedback

The Pear Tree Inn Airport in San Antonio, Texas, is conveniently located near the San Antonio International Airport and all of the local attractions, including Sea World, the Alamo, RiverWalk, and Six Flags. The hotel provides guests many great amenities, including free wireless Internet, free popcorn and soda, and a free breakfast. Whether you are visiting for business or pleasure, the Pear Tree Inn has something for everyone.

San Antonio and the surrounding area are experiencing ongoing drought conditions. The lack of rainfall is causing shortages of water in reservoirs, streams and wells, leading to water restrictions and recommendations for water conservation. In April 2009, stage one water restrictions began due to the drop in the aquifer level, affecting everyone from homeowners to businesses to visitors.

**caroma**<sup>®</sup>



One method to help conserve water is installing high efficiency bathroom fixtures. In May 2007, the Pear Tree Inn Airport installed 124 Caroma water-conserving toilets (Image 1) along with high efficiency showerheads and aerators to replace older fixtures using more water. The total savings associated with the retrofit project equal 2.6 million gallons per year.

### The Caroma installation

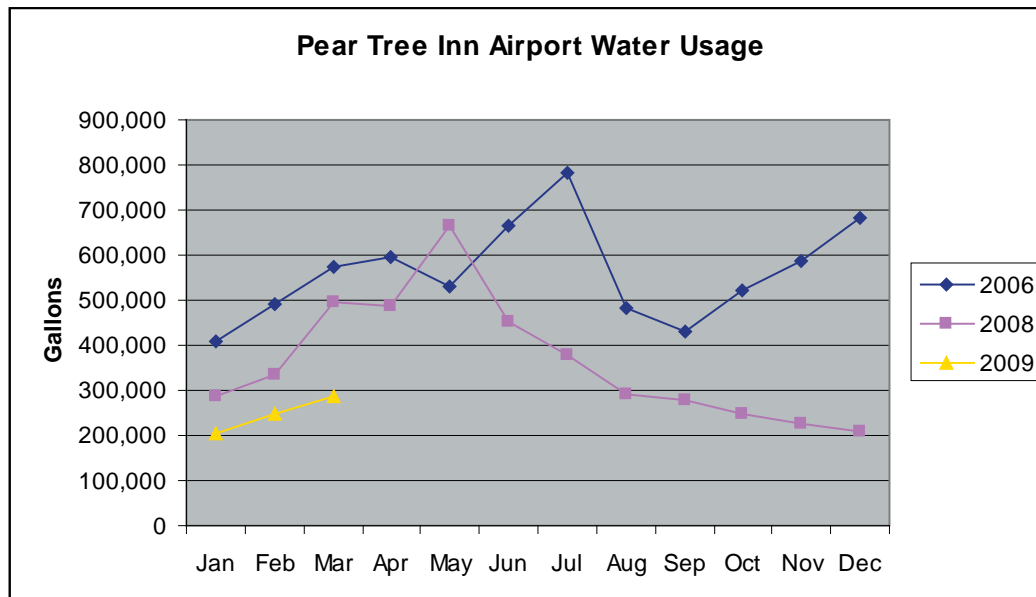
The Pear Tree Inn, a member of Drury Hotels and 100% family owned and operated mid-scale hotel range, has chosen Caroma to supply water-saving toilets. Prior to May 2007, the Pear Tree Inn had single flush 3.5 gallon toilets installed. For every flush, 3.5 gallons of water were used to remove waste from the bowl. As part of San Antonio Water System (SAWS) hotel program, the older, high water usage toilets were replaced with Caroma Sydney 270 Easy Height Elongated high efficiency toilets.

The Pear Tree Inn Airport received the 2007 WaterSaver Award from San Antonio Water System (Image 2) because of the water savings achieved by updating to high efficiency fixtures. Every year, SAWS honors businesses that have increased their water use efficiency or promote water conservation through education or technology.

### The Benefits

All Caroma toilets are dual flush and high efficiency. There are two buttons for the guest to choose from: one for solid waste and one for liquid and paper waste. The Sydney toilets installed at the Pear Tree Inn use 1.6 gallons/full flush (solid waste) and 0.8 gallons/half flush (liquid and paper waste). With a 1:4 flush ratio for full/half flush, the average flush volume is only 0.96 gallons per flush. Compared with the older toilets that were replaced, that is an average savings of 2.54 gallons/flush. Assuming 8 flushes per room per day, the Pear Tree Inn would save nearly 650,000 gallons of water each year for a 70% occupancy rate and more than 735,000 gallons with an 80% occupancy rate – just from the upgrade to Caroma HETs.

“We have been really impressed with the water savings we’ve experienced,” states Aaron Francisco, Property Manager at the Pear Tree Inn Airport in San Antonio. “Comparing 2008 water usage to 2006 prior to the Caroma installation, we have saved an average of 34% per year, nearly 2.4 million gallons (Graph 1). High efficiency fixtures have made a big difference in not only conserving water to help the drought condition but also in reducing our monthly water bills.”



The installation of the Caroma toilets at the Pear Tree Inn was an easy process. According to Francisco, “To replace the 124 toilets with Caroma HETs was an easy process. It only took two weeks and we had no difficulties.” Additionally, they did not lose any room nights due to the installation.

Graph 1: Water and cost savings using Caroma toilets at Pear Tree Inn

The installation has been completed for two years, and the benefits in addition to the water savings have also been impressive. "For example, it is common for a hotel to have 3-5 toilet clogs or overflows per day," continues Francisco. "However, since we have installed the Caroma toilets, we have not had any maintenance calls due to clogging or overflows. That frees up our maintenance staff and has eliminated guest complaints. On the contrary, guests often comment on the toilets. They like the fact that a modern-looking toilet also helps save water." The housekeeping staff has also liked the change to Caroma toilets. "Our housekeepers really like the Sydney toilets because they are so easy to clean."

The Sydney toilets installed at the Pear Tree Inn Airport along with all Caroma floor-mount toilets are WaterSense Labeled. WaterSense is a partnership program sponsored by the U.S. Environmental Protection Agency to make it easy for Americans to save water while protecting the environment. The WaterSense program is designed to identify high performance water efficient toilets that can reduce water use in the home while preserving precious water resources. Being WaterSense labeled means a toilet saves at least 20% more water than the current federal standard of 1.6 gallons per flush.



Image 2: Pear Tree Inn San Antonio Airport hotel receives 2007 SAWS WaterSaver award for water conservation (from left to right): David Chardavoyne, Former SAWS CEO, Aaron Francisco, Property Manager of Pear Tree Inn Airport, and Alexander Briseno, Chairman of SAWS Board of Trustees



Image 1: Caroma toilet installation at Pear Tree Inn

### 2009 changes

During 2009, Caroma will be replacing the Sydney range of high efficiency toilets with Sydney Smart HETs, providing even greater water savings. The dual flush Sydney Smart range uses 1.28 gallons per flush for a full flush and 0.8 gallons per flush for half flush, averaging only 0.9 gallons per flush. The Sydney Smart range includes six bowl configurations and is available in white and biscuit.

# Sydney 270 Easy Height Elongated



**Contemporary style, advanced performance**

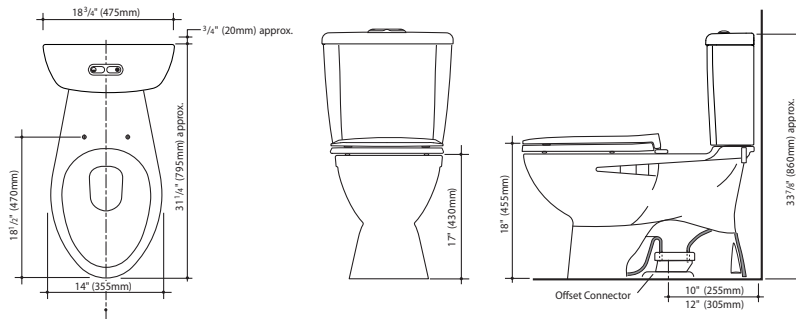
- High efficiency toilet (HET) - 1.6/0.8 gallons (6/3 liters) per flush
- Two piece, two button dual flush toilet
- 17" high elongated bowl
- Large fully concealed trapway
- Virtually unblockable
- 10-12" adjustable rough-in
- WaterSense labeled

**Dimensions**

31 1/4" L x 18 3/4" W x 33 7/8" H (bowl height = 17")

Sydney 270 also available in Round Front Plus, Easy Height Round Front Plus, and Elongated.

Sydney 270 Easy Height Elongated



**Additional information available**

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