



Case Study

East Bay Office Park



Becoming part of the solution by committing to preserve the beauty that surrounds us and to heal our planet for future generations

Results Achieved Over 5 Years:

- Water consumption reduced by **47%**
- Irrigation water reduced by **23 million gallons**
- Reduced water costs by **50%**

Project Site Details:

- Office Park
- Walnut Creek, CA

Customer Goals:

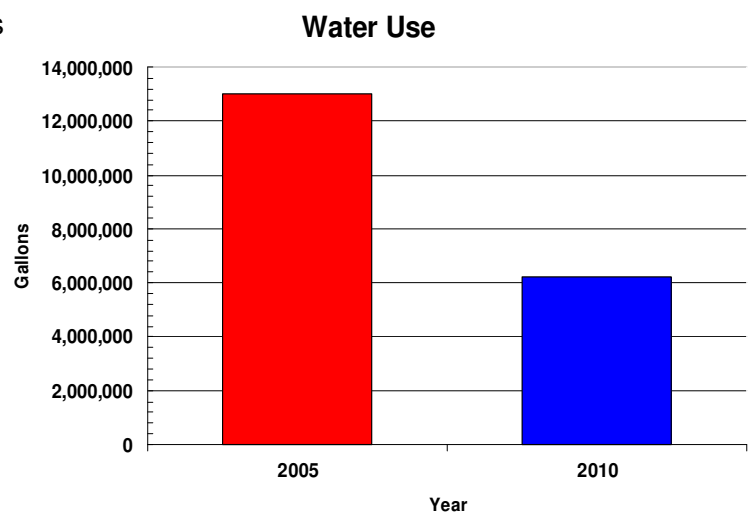
- Reduce annual water expenditures
- Reduce water use without upgrading existing irrigation system
- Maintain aesthetics of the landscape while reducing water use

Challenges Faced by Customer:

- Excessive water pressure throughout site
- Aging irrigation system
- Frequent pipe breaks and leaks

Solutions:

- Identified shade areas such as turf under trees and around buildings that require less water
- Created separate irrigation programs for shrubs, turf, shady areas and trees
- Removed high water use plants, capped unnecessary irrigation heads, and spread mulch in planter beds
- Worked with the Property Manager to identify, flag, and repair all irrigation leaks and pipe breaks quickly.
- Installed pressure regulators to reduce flow
- Adjust controller programming frequently to maximize efficiency.



cagwin & norward
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References for this case study and others like it are available upon request