

(Updated 02/17/15)



Irrigation Assessment - Findings and Action Plan

Campus Facts: 30 acres, of which 14.1 (47%) are landscaped. 6.1 mature densely planted,								
7 acres installed 2013. Approx. 1 acre of small accent lawns.								
There are 2 metered POC, and 9 irrigation controllers.								
Overall Plan and Goal:								
<ul style="list-style-type: none"> - Establish FY 2014 as Baseline year for benchmarking - 3% irrigation water reduction goal for FY 2015, then 3% per year reduction - Create Scope of Water for irrigation and programmers for all staff - Article for InHouse on irrigation reduction and garden program 								
						Lead	Notes	Timeline
1	Investigate and accurately identify all POC irrigation meters. Turn off and consumption monitoring procedure for winter.					Lisa	* 2 person sign off for meter shut offs * Monthly checks of meters with photodocumentation	November-March
	Main Campus Irrigation Meters						11/5/14 Update: once the photo of the backflow valve is taken, this will proceed.	
10"	AMC-22149014-1 - Located in MB5 Mechanical Room							
	FY 2014	Dec	Jan	Feb	March			
	CCF	131	75	33	0			
	Gallons	97,988	56,100	24,684	0			
2"	PCN-Y0523492-1 - Exterior, Corner of 40th/45th. No winter usage FY 2014							
2	Make accurate and detailed lists of irrigation zones for each controller (9 total).					Lisa with Jeff support	Phase I: validate and/or create true irrigation zones and maps Phase II: from the true irrigation zones, create lists of plant material, sun exposure, emission device and degree of slope.	Phase I - October, November prior to turn off
	Nursery, Grounds shop 1, Grounds shop 2, Whale Garage-Ocean, ACB courtyard,						11/5/14 Update: 3/9 clocks and plans are done. Lisa will work on program times in the spring.	3/9 completed
	Inpatient River, South Rd 1, South Rd 2, Building Hope (48 zones).						Goals: November 2015: All main campus clocks and maps completed November 2016: Building Hope clocks and maps completed.	
	Include the following:							
	Plant material being irrigated (trees, shrubs, perennials or turf)							
	Sun exposure (full sun, part-sun or shade)							
	Emission device (spray, rotors, or drip)							
	Degree of slope (flat, mild, or severe)							
3	From the new zone lists (#2), use the Saving Water Partnership on line scheduler to create base schedule to be programmed into each controller.					Kevin with Lisa support		Spring 2015
	http://www.iwms.org/calculators/sprinkler-scheduler							
4	Review the Weathermatic Smartline User Manual found at link below and review/create programming instructions for each irrigation zone controller.					Kevin with Lisa support		Spring 2015
	www.weathermatic.com/content/smartline							

	If there are different controllers on site, most manufacturers have on-line user manuals available						
5	Program controllers with base schedules starting with the controller that has the most water usage. Make sure to utilize the controllers run/soak feature or use multiple start times for slopes, compacted, or clay soils.	Kevin with Lisa support	Determine which controllers have most usage by number of heads and run times.	Spring 2015			
6	Monitor the landscape and soil weekly and adjust base schedule to fine tune runtimes to actual site conditions. Accurately document these adjustments.	Kevin					
7	General Comments in Report						
	Need for product standardization	Kevin	Discuss in January				
	Use the run/soak feature for lawn areas	Kevin					
	Estimated irrigation efficiency of 50%, so twice as much water needed.		Discuss in January				
	Newly installed landscape needs not getting enough irrigation		Discuss in January				
	Mature landscape getting more than 2x what is needed,		Discuss in January				
	Full sun turf has mix of spray and rotor heads, uneven water app.	Kevin	Discuss in January				
	Prune or transplant materials blocking irrigation spray heads. Alternative - install soakers with soak cycle programmer.	Kevin	Will install soakers with soak cycle programmer as an alternative.	Spring 2015			
	Replace spray nozzles with HI-DU rotary nozzles	Kevin					
	Problem area #1: please see page 5 of report	Kevin					
	Problem area #2: please see page 6 of report	Kevin					
8	Rebate Options	Kevin with SPU	Kevin will save all discarded devices and record all new devices placed.	Phase I of incentives received			
a.	Install HI-DU rotary nozzles where applicable starting with the largest water using controller. A new base schedule will have to be calculated due to the lower precipitation rate of the HI-DU rotary nozzles.	Kevin	11/5/14 Update: Many of the largest water use controllers based on number of heads and run times have been replaced. Will restart replacement effort in spring.				
b.	Install Seal-a-Matic (SAM) heads where applicable	Kevin	Kevin will contact manufacturer	Completed			
c.	Contact the Weathermatic representative for a trial demo of the SLW weather station on one of the Smartline controllers to assess its value and effectiveness.	Jeff	Jeff will contact manufacturer	December, January			