

Regional Education and Incentive Programs

**H2O for HOAs Water Forum
San Juan Capistrano Community Center
March 22, 2012**



Presentation Content

- Sponsors
- Water Smart Landscape Program
 - Program description
 - Bilingual California Friendly Landscape Training
 - What's new
 - Performance Based Contract Template
 - Return on Investment Calculator and Workshops
- Rebates, get paid to upgrade!



Programs are Sponsored by

- Retail water agencies through out OC
- Municipal Water District of Orange County
- Metropolitan Water District of Southern California





Water Smart Landscape Program

- **Developing Landscape Irrigation Budgets and providing Irrigation Performance Reports**
 - The budget, customized to your site, is calculated using irrigated area, plant type, climate zone, and irrigation system efficiency
 - It is a comparison of the Landscape Irrigation Budget to actual water use from your water bill
 - Reports are accessed on the program website and are username and password protected

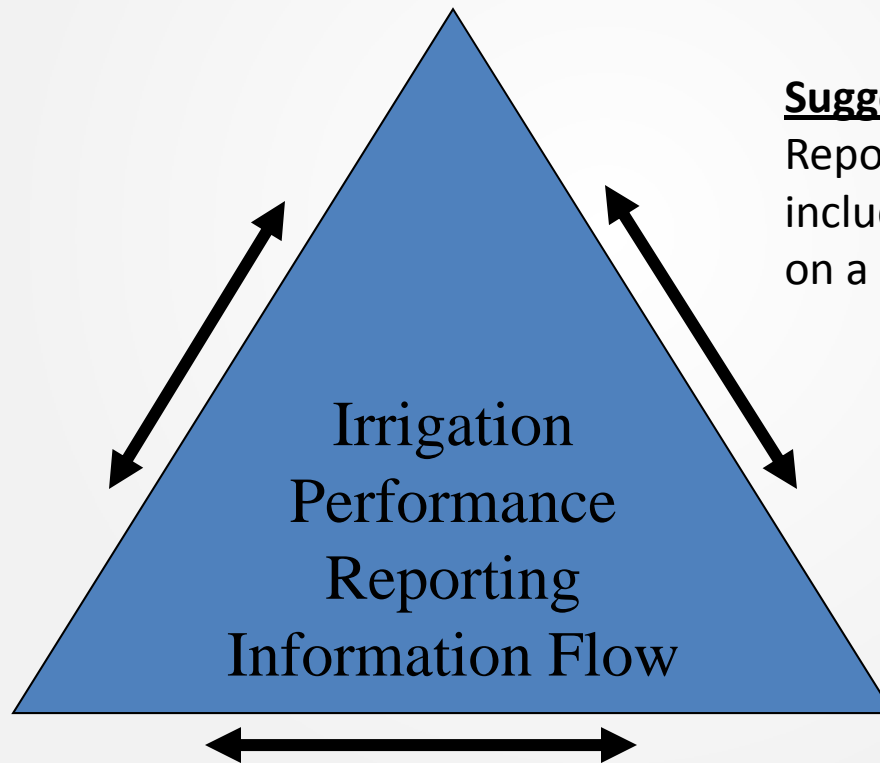


Sharing Irrigation Performance Reports

Property Owner

Suggestion:

Reports can be printed and included in HOA Board packets on a regular basis



Landscape Contractor

Property Manager




Irrigation Performance Report

MWDOC Data for Vista Norte - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Address: <http://www.waterbudgets.com/ConserVision/MWDOC-SQL/Homeowner.asp>



VISTA NORTE METERS

- 001377943
- 001377982
- 001379585
- 001381544
- 001381913
- 001406281
- 001417877
- 001440610
- 001457689
- 01377926A
- 041788133
- 041788137
- 044967365
- 044967395
- 048315885
- 052096002
- 052096005

Account: 305035
Meter: 001457689
Site Name: Vista Norte
Agency: Santa Margarita WD
Landscaper: W. B. Starr, Inc.
Property Mgr.: Merit Property Mgmt. Inc.
HOA: Vista Norte
Waste Hauler: Not Available

Area: 30,492
% Turf: 3%
MeterType: Dedicated
Microclimate: Foothill
Grasscycling: No
Mulch: Yes
Divert/Recycle: Yes
Controller Type: Real Time

Hold mouse over column headings for definitions. [CLICK HERE](#) for printer-friendly page.

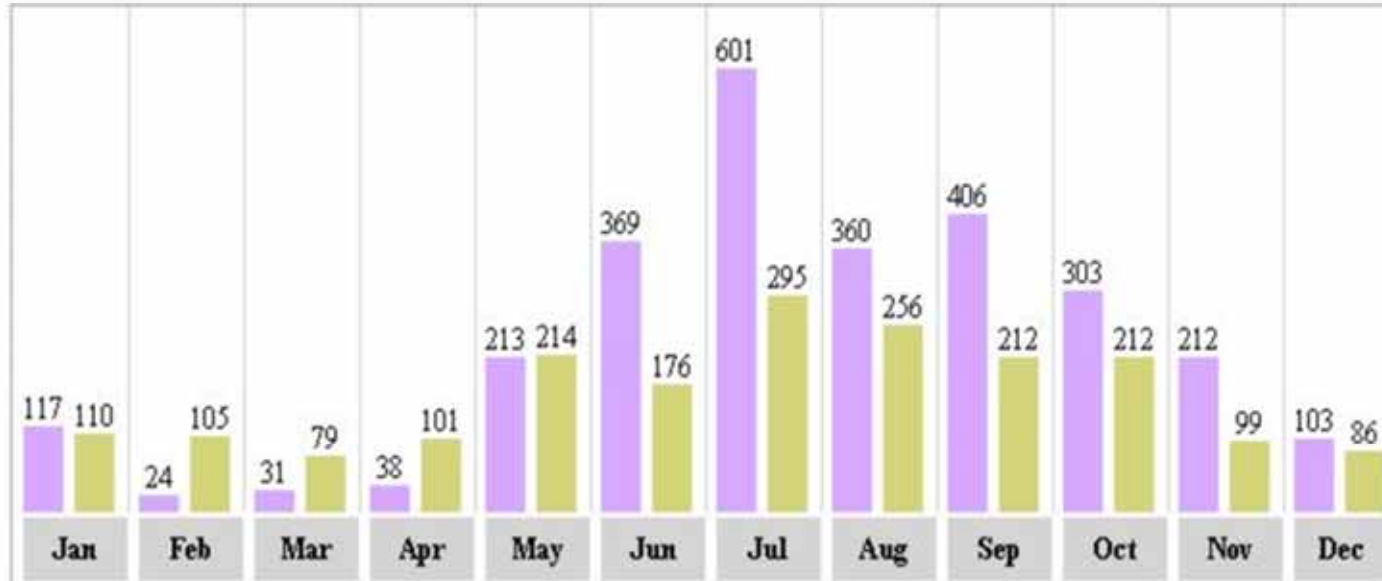
Date Range	Current Use (ccf)	Rain (ccf)	Site Budget (ccf)	Over or Under Budget (%)	Over or Under Budget (ccf)	Cost (\$)	Over or Under Cost (\$)
Change Date Range							
4/11/02 - 5/13/02	94	0	80	17%	14	163.56	24.36
5/14/02 - 6/12/02	94	0	81	16%	13	163.56	22.62
6/13/02 - 7/12/02	100	0	101	-1%	-1	174.00	-1.74
7/13/02 - 8/13/02	81	0	109	-26%	-28	140.94	-48.72
8/14/02 - 9/10/02	72	0	78	-8%	-6	125.28	-10.44
9/11/02 - 10/9/02	68	0	74	-8%	-6	118.32	-10.44
10/10/02 - 11/12/02	31	2	40	-23%	-9	53.94	-15.66
11/13/02 - 12/10/02	27	0	46	-41%	-19	46.98	-33.06
12/11/02 - 1/10/03	6	1	37	-84%	-31	10.44	-53.94
1/11/03 - 2/12/03	24	1.62	52	-54%	-28	41.76	-48.72
2/13/03 - 3/12/03	6	3.63	39	-85%	-33	10.44	-57.42
3/13/03 - 4/9/03	37	3.35	68	-46%	-31	64.38	-53.94
4/10/03 - 5/13/03	38	2.94	69	-45%	-31	66.12	-53.94
Totals for selected date range:					-196		-341.04

[HOME](#)
 [DATA SERVED YOUR WAY](#)
 [VIEW BY SITE](#)
 [BAR GRAPH](#)
 [HELP](#)

Internet

Irrigation Performance Report

2001 Monthly Comparison
Actual Use and Site Budget
for Meter #001381913
(ccf)



Actual Use ■ Site Budget ■



How to Participate:

- Contact Julio Sanchez at (949) 215-2168 to request a Data Collection Form or schedule a presentation to learn more
- <http://waterprograms.com>





California Friendly Landscape Training Classes

- For Landscape Maintenance Contractors, Property Managers, and Owners
- Taught in English and Spanish
- A series of four classes including:
 - Irrigation Principles
 - Irrigation System Troubleshooting
 - Controller Programming
 - Irrigation Scheduling
- On-line classes can be seen at:
 - www.betwaterwise.com/training01.html



Performance Based Irrigation Management Contract (PBIMC)

- A landscape maintenance and management contract template for HOAs
- The goals are to:
 - Create a more equitable landscape maintenance proposal process with a defined scope of work
 - Reduce water bills and eliminate wasteful irrigation practices
 - Increase accountability and communication
 - Encourage sustainable landscape maintenance practices

PBIMC Template Package Includes:

- **Contract template**
- **Instruction Manual**
 - Defines a transition process with an existing or new landscape maintenance contractor
 - Defines information needs such as site maps, controller maps, area measurements by water meter, etc.
- **Performance tracking spreadsheets**
- **Contact Joe Berg to learn more:**
 - jberg@mwdoc.com
 - (714) 593-5008



What's New in the Program ?

- **A Return on Investment Calculator**
 - **A tool to evaluate the cost effectiveness of irrigation improvements**
 - **Water requirement, irrigation efficiency, and management habits**
 - **Customizable to any site**
 - **Valve, meter, or overall site perspectives**
 - **Financial Summary Results**
 - **Years until Payback**
 - **Net Present Value**
 - **Rate of Return**



Methodology

- Reduce site water requirement
 - Change plant factor
 - Stop irrigating
 - Cap/abandon/mulch



Methodology (cont)

- **Improve irrigation efficiency**
 - **Increase distribution uniformity**
 - **Convert spray to drip**
 - **Match/reduce precipitation rates**
 - **Improve head layout**
 - **Regulate excessive pressure**



Methodology (cont)

- Improve behavioral habits (management)
 - Controller programming/SMART technology
 - System checks/implementing repairs/meter reads
 - Soil management (aeration, mulch, compost teas, etc)



Stepping through the Calculator

- Step 1: Rates and Usage

Water Use, Rates & Rebates

1 Billing Structure

Units
 1,000 Gallons CCF / HCF

of Tiers
 1
 2
 3
 4
 5
 N/A

Tiered Rates
 No Yes

5% Average Rate Increase

3

	Price per 1000 Gallons	% of Water Use by Tier
Tier 1	\$ 4.75	39%
Tier 2	\$ 6.47	23%
Tier 3	\$ 9.71	38%
		0%
		0%

2

Annual Water Use & ET Information (1000 Gallons)

Years	ETo (net)	Tier 1	Tier 2	Tier 3	Total
2008	36	450	270	445	1165
2009	36	450	270	445	1165
2010	36	450	270	445	1165

4

Estimated Rebate

Turf Conversion	\$ 2,500.00
Other Rebates	\$ 3,500.00

Stepping through the Calculator (cont)

- Step 2: Site and Upgrades (by hydrozone)
 - Upgraded Landscape

Upgraded Landscape		High Water Use Plants		Moderate Water Use Plants		Low Water Use Plants	
Water Saving Inputs	Upgrades	Square Feet	Project Costs	Square Feet	Project Costs	Square Feet	Project Costs
0%	No Upgrades						
100% <input type="button" value="▲"/> <input type="button" value="▼"/>	Stop Irrigating						
	Cap / Abandon / Mulch	5,000	\$ 7,500				
DU 0.00 <input type="button" value="▲"/> <input type="button" value="▼"/>	Convert to Drip and/or Change Plant Material						
PF 0.00 <input type="button" value="▲"/> <input type="button" value="▼"/>							
0.80 <input type="button" value="▲"/> <input type="button" value="▼"/>	Irrigation Efficiency Upgrades (1)	5,000	\$ 6,250				
0.90 <input type="button" value="▲"/> <input type="button" value="▼"/>	Irrigation Efficiency Upgrades (2)			10,000	\$ 25,000		
0% <input type="button" value="▲"/> <input type="button" value="▼"/>	Soil Management: Soil treatment, Mulch, Etc.	<input type="radio"/> Yes <input checked="" type="radio"/> No		<input type="radio"/> Yes <input checked="" type="radio"/> No		<input type="radio"/> Yes <input checked="" type="radio"/> No	
0% <input type="button" value="▲"/> <input type="button" value="▼"/>	Global IRRG Upgrades: Pressure regulation, Etc.	All irrigated areas					

Stepping through the Calculator (cont)

- Step 3: Management (cont)

Management

Multipliers	Current	Upgraded
Irrigation Multiplier	1.56	1.10
Management Multiplier***	2.68	1.50

Management Contract
 Upgrades
 None

1
2

One time Upgrade/Equipment Costs \$ 2,250.00

Irrigation and Site Management Multiplier Table***

Deficit Irrigation	0 - 0.99
No Waste	1.00
	1.10
	1.20
	1.30
	1.40
	1.50
Wasteful	2.0 +

Consumption to Budget	Current	Upgraded
Budget (plant needs)	100%	100%
Irrigation Inefficiencies	56%	10%
Management Inefficiency	168%	50%
Total	325%	160%



Workshops will be scheduled soon

- To be notified
 - E-mail me at: jberg@mwdoc.com
 - Call me at: (714) 593-5008
 - Or sign up at the MWDOC Table



Rebates, Get Paid to Upgrade?

- Rebates are available for HOAs:
 - Smart Timers and low-precipitation sprinkler nozzles
 - <http://www.mwdsaveabuck.com/>
 - Turf removal
 - <http://www.mwdoc.com/services/turf-removal>
- Rebates are available for homeowners:
 - Smart Timers and low-precipitation sprinkler nozzles
 - <http://socalwatersmart.com/>
 - Turf removal
 - <http://www.mwdoc.com/services/turf-removal>



Questions?

