

# MEMORANDUM

To: Mr. Tracy Lamb, Director  
City of Chula Vista, Community Services Department

From: Nicholas DeLorenzo, President  
DeLorenzo International

Re: Chula Vista City-Wide Smart Irrigation System RFP P12-18/19  
Proposal Clarifications

Date: May 31, 2019

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Mr. Lamb:

Thank you for taking time today to discuss the scope of services for the above referenced Chula Vista City-Wide Smart Irrigation System Request for Proposals. Per our discussion, you would like to clarify the project five-phase scope of services slightly to include the following:

- Focus our field assessment on general system operational equipment such as controllers, backflow preventers, flow sensors, master valves, antennas, etc.
- Minimize our assessment of maintenance, repair and renovation of irrigation control zone equipment such as control valves; sprinkler operation, coverage and efficiency; uniform nozzling, and other items which your maintenance staff can correct on their own.
- Prepare water efficiency and water conservation estimates.
- Prepare biddable performance specifications for system upgrades.

We propose the following clarifications to the RFP scope of services to assist the city in implementing a City-Wide Smart Irrigation System:

## **Phase 1 Evaluate Existing Irrigation Systems Clarifications:**

DeLorenzo International will field two to three assessment teams, each working from a common assessment checklist and reporting form. Each team will have an irrigation assessment specialist and an assessment recorder. In addition, we will require a city maintenance staff member with knowledge of the irrigation system being assessed who will provide access to the controller, turn controller stations on and off as requested, and provide background and information regarding the site's irrigation issues.

The assessment data will be completed on a tablet using a standard PDF form we developed. The form will include site information, all pertinent system components, a Google Earth image with controller locations, ample area for notes, comments, final recommendations, and possibly photographs.



The system assessment will consist of:

- Meeting with city staff to review the status of existing controller communication with the central site and area weather stations.
- Locating and verifying the size of the irrigation meter and assessing for possible leaks.
- Locating and verifying the size of the backflow preventer and assessing it for leaks or need of service.
- Locating and verifying the size of the master valve and flow sensor, if any, and assessing them for leaks, poor wire connections or need of service.
- Locating and verifying the size, manufacturer and model number of the irrigation controller(s), as well as determining the equipment required, if any, to retrofit or replace the controller for cloud-based operation and monitoring. Includes general observation of electrical service connections.
- Locating and verifying the size, manufacturer, model number, condition and operational performance of irrigation pump(s). Includes general observation of electrical service connections.
- Determining if current non-pump assisted sites would benefit from adding a pump.
- Testing static and dynamic water pressure at sites where possible low-pressure problems are indicated.
- Irrigation control zone assessments will be limited to a representative sample of a few control valves that indicate their general operational condition, such as the farthest, highest or largest control zone systems.

**Phase 2 Condition Assessment Report and Water Conservation Estimates Clarifications:**

- As a part of the Condition Assessment Report we will provide water efficiency and sustainability analysis for the priority projects identified in this phase including estimating any water savings, if any, that would result from the upgrades identified in Phase 1.

**Phase 3 Bid Ready Performance Specification Clarifications:**

- We will provide specifications for irrigation system upgrades and improvements for the priority projects identified in Phase 2. These upgrade specifications will be performance based and will be ready for public advertisement and bidding.

The system assessments will not include:

- Electrical system review for code compliance.
- Identifying or specifying major electrical modifications for adding pumps such as locating and providing 3-phase power or the need for upgrading electrical panels.

- Assessing irrigation sprinkler efficiency by zone other than providing general observations made during the testing of the above noted representative control zone samples and observing dry spots, wet spots, donuts, etc.
- Providing designs or sketches for modifying irrigation layout or spacing.

In addition, the water efficiency and conservation estimates:

- Will be prepared only for the priority projects identified in Phase 2.
- Require irrigation schedules and water use bills to establish and benchmark annual water use for each priority project site.
- Assume that sprinklers will be adjusted, and correct nozzles installed for maximum efficiency.
- May determine that
  - No water savings will be achieved.
  - No water savings will be achieved but turf health and playability may improve.
  - Water conservation will be achieved, and turf health and playability may improve.

#### Clarified Fee Schedule

Phase 1 – Evaluate Existing Irrigation Systems	\$134,000
Phase 2 – Condition Assessment Report and Water Conservation Est.	\$23,000
Phase 3 – Bid Ready Performance Specifications	\$50,000
Phase 4 – Three Public Meetings	\$5,000
Phase 5 – Evaluate Pumps and Develop Pump Bid Ready Performance Specifications	<u>\$18,000</u>
Total Fees	\$230,000



**DeLorenzo  
International**

Landscape Architecture  
+ Land Planning

**Estimated Billing Schedule**

Following is our estimated billing schedule which is subject to change as the project progresses:

<u>June 2019</u>		<u>\$30,400</u>
Phase 1 (\$134,000 x 20%)	\$26,800	
Phase 5 (\$18,000 x 20%)	\$3,600	
<u>July 2019</u>		<u>\$45,600</u>
Phase 1 (\$134,000 x 30%)	\$40,200	
Phase 5 (\$18,000 x 30%)	\$5,400	
<u>August 2019</u>		<u>\$45,600</u>
Phase 1 (\$134,000 x 30%)	\$40,200	
Phase 5 (\$18,000 x 30%)	\$5,400	
<u>September 2019</u>		<u>\$47,000</u>
Phase 1 (\$134,000 x 15%)	\$20,100	
Phase 2 (\$23,000 x 40%)	\$9,200	
Phase 3 (\$50,000 x 30%)	\$15,000	
Phase 5 (\$18,000 x 15%)	\$2,700	
<u>October 2019</u>		<u>\$36,750</u>
Phase 1 (\$134,000 x 5%)	\$6,700	
Phase 2 (\$23,000 x 55%)	\$12,650	
Phase 3 (\$50,000 x 30%)	\$15,000	
Phase 4 (\$5,000 x 30%)	\$1,500	
Phase 5 (\$18,000 x 5%)	\$900	
<u>November 2019</u>		<u>\$17,650</u>
Phase 2 (\$23,000 x 5%)	\$1,150	
Phase 3 (\$50,000 x 30%)	\$15,000	
Phase 4 (\$5,000 x 30%)	\$1,500	
<u>December 2019</u>		<u>\$7,000</u>
Phase 3 (\$50,000 x 10%)	\$5,000	
Phase 4 (\$5,000 x 40%)	\$2,000	

Please review our proposal for the revised scope, fees and schedule for the Smart Irrigation System project. We look forward to discussing this with you further and coming to an agreement.

Regards.