



## City of Ketchum

October 3, 2022

Mayor Bradshaw and City Councilors  
City of Ketchum  
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

### **Recommendation to approve Task Order #3 with Superbloom Landscape Architects for Professional Services to advance the Warm Springs Preserve Master Plan**

#### Recommendation and Summary

Staff is recommending approval of Task Order #3 with Superbloom Landscape Architects to advance the next phase of the Warm Springs Preserve Master Plan. In August, Council approved Task Order #2, which consisted of developing a concept plan articulating different zones of the property with associated program goals/uses. Those deliverables were shared during a public open house and joint meeting of the City Council and Planning/Zoning Commission. The Wood River Land Trust has agreed to fund a portion of this task order as outlined in the financial section below.

**"I move to approve Task Order #3 with Superbloom Landscape Architects."**

The reasons for the recommendation are as follows:

- The task order will result in refinement of the concept plan (entry/parking lot, restroom/storage building, plant selections, amenity locations (picnic tables, benches). Rio will complete hydraulic model and 3D surface from data collected in Task Order #2.
- The city completed a competitive solicitation for proposals and Superbloom was the unanimous recommendation by the review committee.
- Superbloom has completed similar projects for other public entity clients in the west. Their partnering team (Rio Applied Science) has completed past water engineering work on the Warm Springs Preserve site as well as having significant experience in the Wood River area.

#### Introduction & History

On April 14<sup>th</sup>, the city officially acquired the Warm Springs Preserve via private donations. The public was informed early in the fundraising process that the city would complete a detailed master planning process to guide future improvements to the property. The city recently received \$1 million from the Spur Foundation to fund the implementation of the master plan.

During the RFP process, the city sought to engage a professional firm or collection of resources (team) to (1) create a long-term master plan for the Warm Springs Preserve, and (2) serve as architect of record in the development of construction drawings or bid documents to implement the master plan.

The master plan will address the location of the following passive green space amenities:

- Pedestrian connection points to adjacent neighborhood, River Run lodge and Warm Springs Village
- Walking trails
- Public restroom/maintenance facility /water bottle refill station
- Wayfinding signage
- Donor recognition elements
  - History of the property/donor wall
  - Picnic tables
  - Benches

The plan will also address the following improvement areas:

- Re-vegetation of portions of property from water intensive grass to native grasses
- Warm Springs Creek habitat restoration and floodplain conveyance improvements
- Replacement of irrigation system and recommission intake/holding pond area

Significant public engagement will occur throughout the process with the City Council as the final approval body of the plan. City staff will lead public outreach efforts in concert with the design team.

#### Sustainability Impact

The master plan will address the following elements:

- New irrigation system to assist with water efficiency
- Revegetation of certain areas from water consumptive grasses to more native species
- Stream restoration to assist with water quality and wildlife habitat
- Flood conveyance improvements

#### Financial Requirement/Impact

Task Order #3 is proposed to be a not-to-exceed amount of \$47,750. The Wood River Land Trust has agreed to fund \$21,571 of the task order as it relates to the proposed creek/habitat restoration work. Sufficient funds exist in the Warm Springs Preserve Trust Account from donations.

#### Attachments

Task Order #3

Amended Purchase Order #22107

# SUPERBLOOM

## TASK ORDER # 3

September 15, 2022

**Project:** WARM SPRINGS PRESERVE | Ketchum, ID

**Scope of Work:** This proposal outlines the anticipated goals, services, meetings and deliverables for the second public touch point (heretofore "Touch Point No. 2") for the Warm Springs Preserve project. The scope of this proposal includes only those deliverables and meetings expressly listed herein. The primary intent of this proposal is to further the analysis and design efforts for the next phase of the Master Planning process.

**Client:** City of Ketchum, Idaho ("The City"), PO Box 2315, Ketchum, ID 83340

### 03 Touch Point #2 - Community Engagement & Detailed Feedback (6-8 weeks)

Budget/Fee

\$47,750  
hourly,  
not-to-exceed

This proposal is for Task Order #3, which is a continuation of prior work advancing the conceptual design of the overall project, stream and floodplain restoration on the Warm Springs Preserve for the City of Ketchum (Client) and its stakeholders including the Wood River Land Trust. This task order will synthesize the big picture concept with ecological data and community feedback. We will refine the master plan and develop specific focus areas of the design in more detail.

#### Meetings/Site Visits

It is anticipated the Client will make necessary arrangements to meet with stakeholders and obtain site access as needed. This Task Order includes:

- 1 Full-Team Site Visit for Public Meeting #2 and Planning & Zoning and City Council Joint Session - Superbloom x Rio (2 working days)  
Scheduled: Final Date TBD, anticipated early- to mid-November 2022
- 2-3 Virtual Client Meetings

#### Deliverables

- Concept Refinement and design alternatives for subareas including but not limited to: entry, parking lot, access points, trail locations, creek spur locations and, amenity locations, etc
- Lightly rendered plan
- Sketch vignettes
- Diagrams as needed to describe concept refinements
- Develop Conditions Hydraulic Model from data collected in TO #2
- Develop Existing 3D Surface from data collected in TO #2
- Mood Boards for Plant Zones and Educational Concepts
- High Level Budget updates
- Presentation boards for Public Meeting #2 (to be printed by the Client)
- Slide deck for Joint City Council and/or P&Z Meeting #2

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**Total Fee (Task Order #3)**

**\$47,750** including  
hourly, NTE\* expenses\*\*

*\*fee includes \$21,572 for Rio / Ecosystem Sciences scope, under subconsultant agreement with Superbloom (PLEASE SEE ATTACHED).*

*\*\*fee includes expenses for site visits described herein; large-format printing as requested in writing by Client will be billed at-cost.*

This exhibit is attached to and made a part of the Client's master agreement dated June 15, 2022 between the Client and Superbloom for the purposes of providing professional landscape services. Additional services or hours beyond above noted hours will be billed at the following rates only with prior approval from Client:

**Standard Billing Rates, 2022**

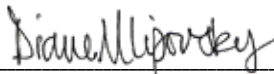
Team billing rates below, provided for reference only. Rates subject to change annually. Superbloom will notify Client of updates 30 days prior to change.

<b>Superbloom</b>		<b>Rio ASE</b>	
Principal/Landscape Architect	\$175.00/hr	Senior Principal Geomorphologist	\$150
Project Manager	\$125.00/hr	Principal Geomorphologist	\$145
Landscape or Graphic Designer	\$100.00/hr	Principal Engineer	\$145
Graphic Designer	\$100.00/hr	Staff Engineer II	\$115
Research Assistant	\$ 90.00/hr	Staff Engineer I	\$95-110
Intern	\$65.00/hr	Office Manager	\$85

**Reimbursable Expenses**

Expenses are included in the above fees except where noted.

IN WITNESS WHEREOF, the Parties have executed this Agreement.

By:  9/15/22  
Stacy Passmore or Diane Lipovsky, Principal

Studio Superbloom, LLC

By: \_\_\_\_\_  
(signature)

Printed Name/Title: \_\_\_\_\_

By signing, Client acknowledges that they have read and understand this proposal, any additional scope of work and material selections and all documents referenced therein, along with the terms and conditions attached hereto. Client agrees that upon signature this Proposal becomes the sole contract between Client and Superbloom. By signing, Client confirms that it is the owner or duly authorized representative of the owner, of the property where work is to be performed and has full, binding, legal authority to enter into this Agreement.

**Estimated Labor & Expenses  
SUPERBLOOM**

Warm Springs Preserve: Scope, Schedule, and Budget			Team Member: (Affiliation)		Stacy Passmore (Superbloom)	Diane Lipovsky (Superbloom)	Domonique Raymond (Superbloom)	Helen Davidoski (Superbloom)	Kathryn Landers (Superbloom)	Cost (\$)
			Billing Rate (\$/hr):		\$175.00	\$175.00	\$125.00	\$100.00	\$65.00	
Task	Start Date	End Date	Hrs	Hrs	Hrs	Hrs	Hrs	Hrs		
2: Touch Point #2 (Detailed Feedback)	9/20/22	11/15/22	61	54	0	0	60		\$24,025.00	
<b>Labor Subtotals:</b>			<b>61</b>	<b>54</b>	<b>0</b>	<b>0</b>	<b>60</b>		<b>\$24,025.00</b>	
Expenses							UNIT	VALUE	Cost (\$)	
Superbloom - Airfare, estimated (1 trip, 2 people) (at cost)							2	\$400.00	\$800.00	
Superbloom - Meals (3 days/2 people)							6	\$75.00	\$450.00	
Superbloom - Travel, estimated (ride share)							4	\$50.00	\$200.00	
Superbloom - Lodging (2 nights/2 people)							4	\$175.00	\$700.00	
-							-	-	-	
-							-	-	-	
									<b>\$26,175.00</b>	

**SUBCONSULTANTS**

Warm Springs Preserve: Scope, Schedule, and Budget			Team Member: (Affiliation)														Cost (\$)
			Rob Richardson (Rio ASE)	Jeff Fealio (Rio ASE)	Joe Young (Rio ASE)	Mark Piccolid (Rio ASE)	Tim Sickles (Rio ASE)	Zach Sudman (Rio ASE)	Erin Murray (Rio ASE)	Tim Maguire (Ecosystem Sciences)	Derek Rizzo (Ecosystem Sciences)	Zach Hill (Ecosystem Sciences)	Zack Herzfeld (Ecosystem Sciences)	Conner Jackson (Ecosystem Sciences)			
Task	Start Date	End Date	Billing Rate (\$/hr)	Hrs	Hrs	Hrs	Hrs	Hrs	Hrs	Hrs	Hrs	Hrs	Hrs	Hrs	Hrs	Hrs	
2: Touch Point #2 (Detailed Feedback)	10/1/22	11/15/22	\$145.00	41	14	2	14	34	34	34	2	0	4	17	6	0	\$20,650.00
<b>Labor Subtotals:</b>				<b>41</b>	<b>14</b>	<b>2</b>	<b>14</b>	<b>34</b>	<b>34</b>	<b>34</b>	<b>2</b>	<b>0</b>	<b>4</b>	<b>17</b>	<b>6</b>	<b>0</b>	<b>\$20,650.00</b>
Expenses												Units	Rate	Cost (\$)			
Rio ASE - In-Person Meeting (1 person, Lodging for only 1 of 2 trips)												1	\$125.00	\$125.00			
Rio ASE - In-Person Meetings (1 person, 2 trips, mileage)												610	\$0.63	\$381.25			
Rio ASE - In-Person Meetings (1 person, 2 trips, lunch and dinner)												2	\$75.00	\$150.00			
Ecosystem Sciences - In-Person Meetings (1 person, 1 trip, mileage)												305	\$0.63	\$190.63			
Ecosystem Sciences - In-Person Meetings (1 person, 1 trip, lunch and dinner)												1	\$75.00	\$75.00			
<b>Expenses Subtotal:</b>														<b>\$921.88</b>			
<b>Grand Total:</b>														<b>\$21,571.88</b>			





**CITY OF KETCHUM**  
 PO BOX 2315 \* 191 5TH ST. \* KETCHUM, ID 83340  
 Administration 208-726-3841 (fax) 208-726-8234

**PURCHASE ORDER**  
 BUDGETED ITEM?  Yes  No

**PURCHASE ORDER - NUMBER: 22107**

<b>To:</b> 5810 STUDIO SUPERBLOOM, LLC 23 LINCOLN ST #200 DENVER CO 80203	<b>Ship to:</b> CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340
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P. O. Date	Created By	Requested By	Department	Req Number	Terms
06/09/2022	kchoma	kchoma		0	

Quantity	Description	Unit Price	Total
1.00	TASK ORDER 1: MASTER PLANNING WARM 93-4900-5910	10,000.00	10,000.00
1.00	TASK ORDER 2: MASTER PLANNING WARM 93-4900-5910	50,000.00	50,000.00
1.00	TASK ORDER 3: MASTER PLANNING WARM 93-4900-5910	47,750.00	47,750.00
	SHIPPING & HANDLING		0.00
	TOTAL PO AMOUNT		107,750.00

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 Authorized Signature