



City of Ketchum

December 5, 2022

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to approve Task Order #4 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 #4 with Superbloom Landscape Architects to complete the final phase of the Warm Springs Preserve Master Plan. In October, the Council approved Task Order #3, which consisted of the refinement of the concept plan (entry/parking lot, restroom/storage building and the existing hydraulic model). 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 #4 with Superbloom Landscape Architects."

The reasons for the recommendation are as follows:

- This task order will complete the following items: illustrated Final Master Plan; proposed Grading Design & Hydraulic Model; Ecological Design Visuals to explain project objectives relative to fish, water and vegetation; Conceptual Soils, Weed, and Vegetation Management Plans; Amenities & Donor Design Refinements; Graphic 3d Model; Plant Palettes with Planting Zones (developed with North Fork Natives); and budget estimates for construction.
- 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 14th, 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 #4 is proposed to be a not-to-exceed amount of \$62,515. The Wood River Land Trust has agreed to fund \$29,055 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 #4

SUPERBLOOM

TASK ORDER # 4

November 30, 2022

Project: WARM SPRINGS PRESERVE | Ketchum, ID

Scope of Work: This proposal outlines the anticipated goals, services, meetings and deliverables for the third public touch point (heretofore "Touch Point No. 3") 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

04 Touch Point #3 - Final Conceptual Master Plan (8-10 weeks)

Budget/Fee

\$62,515
hourly,
not-to-exceed

This proposal is for Task Order #4, which is a continuation of prior work refining the master plan and developing focus areas of the design in greater detail. This task order will synthesize feedback from the previous series of meetings and analysis to develop a final conceptual master plan for review and approval by the City and Wood River Land Trust. We will develop initial proposed grading and hydraulic models which will be translated into a graphic 3d model that incorporates amenity and donor design elements for approval to proceed to the Schematic Design phase (future contract).

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 #3 and Planning & Zoning and City Council Joint Session - Superbloom x Rio x Eco (2 working days)
Scheduled: Final Date TBD, anticipated early- to mid-February 2023
- 5-6 Virtual Client Meetings

Deliverables

- Illustrated Final Master Plan
- Proposed Grading Design & Hydraulic Model
- Ecological Design Visuals to explain project objectives relative to fish, water and vegetation
- Conceptual Soils, Weed, and Vegetation Management Plans
- Amenities & Donor Design Refinements
- Graphic 3d Model
- Plant Palettes with Planting Zones (developed with North Fork Natives)
- Budget updates
- Presentation boards for Public Meeting #3 (to be printed by the Client)
- Slide deck for Joint City Council and/or P&Z Meeting #3

Total Fee (Task Order #4)

\$62,515
hourly, NTE*

**includes fees for Rio / Ecosystem Sciences scope, under subconsultant agreement with Superbloom (PLEASE SEE ATTACHED for Breakdown).*

***fee includes estimated expenses for site visits described herein, to be billed at-cost; large-format printing also available upon Client's written request to 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, 2023 (please note new billing rates, effective January 1, 2023)

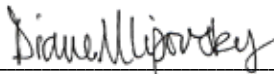
Team billing rates below, provided for reference only. Rates subject to change annually. Superbloom will notify Client of updates 30 days prior to change.

Superbloom		Rio ASE	
Principal/Landscape Architect	\$200.00/hr	Senior Principal Geomorphologist	\$150
Senior Associate	\$150.00/hr	Principal Geomorphologist	\$145
Associate	\$135.00/hr	Principal Engineer	\$145
Senior Project Leader	\$125.00/hr	Staff Engineer II	\$115
Project Leader	\$115.00/hr	Staff Engineer I	\$95-110
Designer	\$100.00/hr	Office Manager	\$85
Intern	\$75.00/hr		

Reimbursable Expenses

Expenses are included in the above fees except where noted.

IN WITNESS WHEREOF, the Parties have executed this Agreement.

By:  11/30/22
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, Rio/ASE, and Ecosystem Sciences**

Task Order #4

Warm Springs Preserve - Public Touchpoint 3

Scope/Schedule/Budget Summary

Task	Start	End	Deliverable	Superbloom	Rio ASE	ESS	Total
4 .01 Project Mgt	11/20/22	2/1/23	Monthly invoices	\$1,600	\$1,270	\$135	\$3,005
4 .02 Proposed Grading/Design	11/20/22	12/15/23	Grading for design	\$1,200	\$6,795	\$0	\$7,995
4 .03 Proposed Hydraulic Model	11/20/22	12/31/22	Rasters	\$200	\$4,045	\$0	\$4,245
4 .04 Design Revisions and Sheets	11/20/22	12/31/22	Design Sheets	\$900	\$1,755	\$750	\$3,405
4 .05 Ecological Design/Visuals (Indicator Species, Life Cycles, etc.)	11/20/22	12/21/22	Drawings	\$1,200	\$290	\$3,240	\$4,730
4 .06 Soils, Weed Management & Veg Plan	11/20/22	12/31/22	Drawings	\$1,500	\$290	\$2,000	\$3,790
4 .07 Graphic 3D Model	12/15/22	1/15/22	3D Model & Still Images	\$4,200	\$0	\$0	\$4,200
4 .08 Plant Palettes for Planting Zones (talk w/North Fork Natives)	1/2/23	2/1/23	Image Board	\$2,000	\$0	\$2,110	\$4,110
4 .09 Amenities & Donor Design	12/1/22	2/1/23	Drawings & 3D views	\$2,120	\$0	\$0	\$2,120
4 .10 Presentation Prep	1/15/23	2/1/23	Slide Deck	\$4,750	\$0	\$0	\$4,750
4 .11 Cost Estimate	1/15/23	2/1/23	Spreadsheet	\$1,390	\$500	\$0	\$1,890
4 .12 Phasing & VE discussion	1/15/23	2/1/23	Diagrams	\$1,260	\$0	\$0	\$1,260
4 .13 In-Person Meetings	1/1/23	2/1/23	Meeting notes	\$6,400	\$3,565	\$0	\$9,965
4 .14 Virtual Meetings	1/1/23	2/1/23	Meeting notes	\$2,200	\$870	\$810	\$3,880
Labor Totals:				\$30,920	\$19,380	\$9,045	\$59,345

Purpose of Expense	Affiliation	Units	Rates	Amount
SUPERBLOOM				
Airfare, estimated (1 trip, 2 people) (at cost)	Superbloom	2	\$500.00	\$1,000
Lodging (2 nights/2 people)	Superbloom	4	\$200.00	\$800
Travel, estimated (ride share)	Superbloom	4	\$50.00	\$200
Meals (3 days/2 people)	Superbloom	6	\$90.00	\$540
Expenses Subtotal (Superbloom)				\$2,540.00
RIO/ECOSYSTEM SCIENCES				
Mileage, Estimated (at IRS rates)	Rio	400	\$0.63	\$250
Meals (2 days/2 people)	Rio	2	\$90.00	\$180
Lodging (1 night/2 people)	Rio	1	\$200.00	\$200
Expenses Subtotal (Rio/ESS)				\$630.00
Estimated Expenses (billed at cost)				\$3,170

TOTALS BY TEAM, with expenses	Superbloom	Rio/ASE	Ecosystem Sciences
	\$33,460	\$19,695	\$9,360

Task Order #4 Total	\$62,515
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