



## City of Ketchum

August 15, 2022

Mayor Bradshaw and City Councilors  
City of Ketchum  
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

### **Recommendation to Approve Task Order #2 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 #2 with Superbloom Landscape Architects to advance the next phase of the Warm Springs Preserve Master Plan. The Council previously approved Task Order #1, which consisted of a two-day onsite workshop with the design team, staff from the city and Wood River Land Trust, and the Warm Springs Preserve Advisory Committee. This task order will allow the design team to mature two concept designs to be reviewed at a joint meeting between the City Council and Planning and Zoning Commission, as well as an onsite public open house in September.

**"I move to approve Task Order #2 with Superbloom Landscape Architects."**

The reasons for the recommendation are as follows:

- 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 and has 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:

- Revegetation 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 #2 is proposed to be a not-to-exceed amount of \$50,000. Sufficient funds exist in the Warm Springs Preserve Trust Account from donations.

### Attachments

Task Order #2 – Scope of Work

Amended Purchase Order #22107

# SUPERBLOOM

## TASK ORDER # 2

August 11, 2022

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

**Scope of Work:** This proposal outlines the anticipated goals, services, meetings and deliverables for the first public touch point (heretofore "Touch Point No. 1") 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 assist with scope definition of future phases such as but not limited to: master/vision planning, schematic design, construction documentation, permitting, construction administration and site monitoring.

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

### 01 Touch Point #1 - Community Engagement & Big Picture Feedback (4-6 weeks)

Budget/Fee

\$50,000  
hourly,  
not-to-exceed

The Consultant Team will build upon the work done and defined in Task Order #1 (Discovery). As discussed with the Client and Wood Springs Land Trust, the goals for this phase of The Consultant Team goals include:

- Synthesize feedback from scoping efforts
- Synthesize and refine site analysis
- Conducting an educational workshop on river restoration for the Client and Friends of WSP to assist in evaluating restoration options
- Principles Buy-in from Client, Community and Stakeholders
- Refining Program + objectives
- Refining Design zones, access points, amenities and locations.
- Identify/engage with additional consultants as needed (e.g. - architect, structural engineer, utilities/civil, ecologist)

#### 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 Partial-Team Site Visit for Friends of WSP River Education Workshop - Rio only (1 day)** Scheduled: August 24, 2022
- **1 Full-Team Site Visit for Planning & Zoning and City Council Joint Session - Superbloom x Rio (1.5 working days)** Scheduled: September 12-13, 2022

#### Deliverables (and format)

1. Presentation/Slide decks for 2 site visit meetings (PDF)
2. Develop/Refine Principles/Objectives (Word)
3. Concept refinement (PDF)
4. Lightly rendered plan with 2 alternatives (PDF)
5. Hand sketch vignettes (PDF)
6. Large print of concept plans (at cost)
7. Site Analysis & Target species diagrams (PDF)
8. Topo/Bathymetry Survey (PDF)
9. List of Permits (Word)
10. Ecological Map of Existing Condition (PDF)

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**Total Fee (Task Order #2)**

**\$50,000** including  
**hourly, NTE** expenses\*

*\*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.

**Superbloom**

Principal/Landscape Architect	\$175.00/hr
Project Manager	\$125.00/hr
Landscape or Graphic Designer	\$100.00/hr
Graphic Designer	\$100.00/hr
Research Assistant	\$ 90.00/hr
Intern	\$65.00/hr

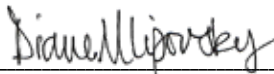
**Rio ASE**

Senior Principal Geomorphologist	\$150
Principal Geomorphologist	\$145
Principal Engineer	\$145
Staff Engineer II	\$115
Staff Engineer I	\$95-110
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:  8/11/22  
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.



**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 W 93-4900-5910	10,000.00	10,000.00
1.00	TASK ORDER 2: MASTER PLANNING W 93-4900-5910	50,000.00	50,000.00
		SHIPPING & HANDLING	0.00
		TOTAL PO AMOUNT	60,000.00

\_\_\_\_\_ Authorized Signature