



**Request for Proposal to Provide Park Master Planning Services
for Warm Springs Preserve
ADDENDUM I**

May 5, 2022

Contact:

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Answers to Questions Posed:

1. *I noticed that your RFP for Park Master Planning Services requires a section with hourly rates and initial estimated budget. I believe that this violates the Idaho Qualification Based Selection process.*
 - Hourly rates of team members and initial budget estimate. This information will not be used in scoring or evaluating the proposals. A negotiation on costs and the contract will occur after the qualifications-based selection.
 - This estimate information is solely requested so the City can evaluate whether it is feasible within the City's budget to even proceed on a potential contract.
 - Proposals will be evaluated according to the following criteria:
 - Recent and relevant project performance. Positive reference feedback regarding past project performance and the performance of individuals proposed for the project. Experience and availability of each of the members of the team and their qualifications.
 - Project schedule demonstrating clear understanding of the project, and which allows for City review of project deliverables.
 - Response to the requirements in the RFP and an approach that indicates understanding of the project scope and City's goals.
 - Meets proposed scope of work and timeline criteria set in Section III.
 - The original RFP has been updated with the above detail.
2. *Will the potential improvements to the Preserve include ADA accessible trails and amenities?*
 - Absolutely – we fully intend that the space be accessible to all abilities.
3. *Can you provide a map, Google KMZ, or GIS feature illustrating the 65-acre project boundary?*
 - Yes – [attached](#).
4. *Has a wetland delineation been completed for the project area? If not, would that be desirable for this effort?*
 - No and no – a delineation is not needed.
5. *Will the new irrigation system use existing water rights/diversion or pressurized municipal water? The Option Agreement includes the water rights on the property.*
 - [WSP Water Rights](#)

- Warm Springs Creek is 23.8 miles long and originates at Dollarhide summit. It's a tributary of the Bigwood River. The creek is fed by snowmelt, other minor creeks feeding into it (South Fork of Warm Springs, Castle Creek, Red Warrior Creek, Thompson Creek) and geothermal springs along the river, hence the name Warm Springs Creek.
- There are two water rights associated with the preserve property. Meaning the water from these rights may only be used on grassy part of the preserve.
 - 37-212A: Irrigation right allowed to be used between April 15th and October 31. It's a surface water right (water pulled from the creek, the diversion allowed is 1.12 CFS (cubic feet per second) and the priority date is June 1888.
 - 37-2621: Irrigation right allowed to be used between April 15th and October 31. It's a surface water right, the diversion allowed is 0.48 CFS and the priority date is August 1959.
- Water right 37-212A is extremely valuable because of the amount of water that is allotted, the priority date and it's a surface water right. This water right allows for the irrigation of the entire grassy area to be pulled from sources other than municipal water. The older the water right, the more valuable it is because it has senior rights.
- In Idaho, if there is a need to curtail or shut down water consumption, the shutdown occurs based on the age and type of water right (surface, ground, municipal). Older water rights (like 1888) take priority over junior water rights (rights granted after 1888). That's what makes this right very valuable. It's essentially free water that can be used for irrigation and is likely exempt from any water call or curtailment. The other reason why this right is valuable is because it is a surface water right. The water comes directly from the creek. Those rights typically have priority over water rights that are pulled from ground water wells.

6. *How many public meetings are expected during this Master Planning phase?*

- We anticipate at least 4 public meetings:
 - On-site public comment at the Grand Opening Celebration on June 12, 2022.
 - Presentation of the draft plan to city council.
 - Presentation of the draft plan to the Planning & Zoning commission.
 - Presentation of the final plan to city council.
- In addition, there is a chartered 'Friends of the Warm Springs Preserve' committee that staff will meet with on a monthly basis. The chosen firm will need to attend those meetings as requested.
- The City will organize and conduct all public engagement efforts.

7. *We have a copy of the "Record of Survey for Warm Springs Ranch" dated June 2006. In addition, is an Existing Conditions Survey or Lidar data available?*

- Reports available:
 - [2008 Preliminary Environmental Report](#)
 - [2009 Environmental Plan and Tree Conservation Plan](#)
- There is no Lidar for the site.

8. *We are aware that existing studies have been conducted on the site. Can the city please provide us with pertinent FEMA or other studies performed by the County or other agencies?*

- The Wood River Land Trust has conducted informal studies, but no formal studies have been completed.
- Historical documents for review: [2005 Bridge Replacement](#); [1987 Drop Structures](#)

9. *City staff will lead public outreach efforts (RFP page 3); can you provide us the City's outreach plans? If not, may we include our team's suggested outreach in our proposal? And if so, may we make suggestions to expand or enhance the existing outline if appropriate?*
- Yes, the City will lead outreach efforts – but we do not have a plan drafted at present (aside from the known public meetings listed above).
 - Outreach ideas are certainly welcome.
10. *May we assume that the City will handle any necessary permitting within the City? What about any federal permitting if so required for work within the floodway?*
- Yes, the City will handle local permitting but will need an experienced consultant to help prepare all the permitting documents. The City will need assistance with the engineering analysis required for any alteration in the floodplain or within the waterway.