

# To Twin Falls, Idaho Parks and Recreation Department,

As members of Lando Rebrando Landscaping Company, we propose to develop the 10 acre expansion of Rock Creek Park on city-owned land on the north side of the existing park. We will create a seamless addition to the Rock Creek park, building upon its beauty, wonder, and serenity. We will prioritize creating an expansion that continues to connect the community through fun activities, and spaces to socialize. Rock Creek park was transformed from a Junkyard into one of the most well known and enjoyed parks in the area. The expansion will reflect that the park's future has nothing but great things in store for the locals who have been visiting for many years. Please review our attached document for more information regarding our project development plans.

Sincerely,

Lando Rebrando Landscaping Company Executives

Kim Doug, CEO

Taylor Bay, Operations Coordinator

Berkely Wulff, Head Landscaping Specialist

# Rock Creek Expansion Proposal

*Continually Transforming into Beautiful*

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## Table of Contents

<b>Table of Contents</b>	<b>1</b>
<b>List of Figures</b>	<b>1</b>
<b>Executive Summary</b>	<b>2</b>
<b>Project Description</b>	<b>2</b>
Layout	3
Facilities	3
<b>Program Organization</b>	<b>5</b>
<b>Related Experience</b>	<b>5</b>
<b>Personnel Qualifications</b>	<b>6</b>
<b>Facilities and Equipment</b>	<b>6</b>
<b>Program Schedule</b>	<b>7</b>
<b>Other Factors</b>	<b>7</b>

## List of Figures

1. Layout
  - 1.1. Site map (created in house)
2. Facilities
  - 2.1. Common Hackberry<sup>1</sup>
  - 2.2. Bluebunch Wheatgrass<sup>2</sup>
3. Facilities and Equipment

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<sup>1</sup> [https://en.wikipedia.org/wiki/Celtis\\_occidentalis](https://en.wikipedia.org/wiki/Celtis_occidentalis)

<sup>2</sup> <https://www.applewoodseed.com/product/wheatgrass-bluebunch/>

- 3.1. Our Standard Grass Mower
- 3.2. LMU Equipment Ready Trailer

## Executive Summary

Rock Creek Park has always been land that connected the community. With each addition over the years, it's moved further and further away from the Junkyard that it used to be. It's continually transforming, and becoming a better place to be, to visit, and to create memories. With 10 acres of new land, the expansion will continue to help its visitors create memories with those that they love. The expansion will breathe new life into the area, and draw many more happy visitors than ever before.

## Project Description

The 10 acre expansion will continue to build upon, and enhance the feelings of peace and serenity that exist in the park now, and will continue to exist as we add to its resourcefulness. The expansion will give the park visitors a better overall experience, as we balance the park's appearance and aesthetic with its functionality, and usability. Our plan is to ensure that visitors will continue to visit for many years to come.

We plan to achieve these goals with several major features. With an increase in restroom availability, the park will be able to service additional families and individuals, as well as be a hotspot for future community events which can include (but are not limited to) flea markets, local concerts, family reunions, or etc. To continue to promote unity within the community, we're developing a website that will be easy for groups and individuals to reserve dates, times, and areas of the park for their events.

Our picnic areas and pathways have been designed to draw the attention of visitors, specifically with families so that they can have a place to de-stress, and connect with their loved ones as they're rejuvenated by the park's nature around them. Tree placement, pavilions, and other such shade structure placement has been carefully considered, in tangent with these additions.

We're expecting the activity based additions to continue to draw the local youth to the park, with the volleyball court and the new playground being excellent fit-ins with the currently available fun activities in the main section of the park. The original park knows how to transform boring visitor experiences into memorable fun ones. The expansion will do nothing less.

The expansion of Rock Creek park doesn't forget its roots. Like how a junkyard became a beautiful park, we intend to be sure that as many structures and pathways as possible are created all from recycled materials. A plaque with the park's transformative history will be installed on the north end of the pavilion for all to read, in the hopes that any group of kids, teens, or adults might be inspired to recycle and give back to earth. In our continued efforts to live for the cause, the sprinkler system being installed will be minimal, and use gray water to be as cost efficient as possible.

## Layout



Figure 1.1 - Site map of Rock Creek Expansion with satellite underlay

## Facilities

- A. *Restrooms*: There will be at least one restroom per 5 acres, each with separate facilities for men and women, and have the capacity to service ten families. The fixtures inside the facility will have toilet seats, urinals (for men), and sinks. These will be positioned at the north end of the park, away from the bluffs edge, which also grants easy access to the city sewer system
- B. *Picnic Area*: There will be enough picnic areas for 10 families. Each site will have a table and cook area with an isolated fire enclosure. There will be one covered pavilion, which

will house enough tables to accommodate up to 50 people. There will be no picnic areas within 50 feet of the bluffs edge.

- C. *Pathways*: There will be a wide scenic pathway along the bluff with a safety fence along the edge. The pathway will be large enough to accommodate persons of all walks of life. It will be ADA compliant. As is typical of many modern parks, the path will be constructed from recycled plastics. Around the perimeter trail, there will be a non-intrusive parcours, or fitness trail, made especially for those seeking exercise at the park.
- D. *Other Facilities*: There will be a sand volleyball court, and a childrens play area with playground fixtures, which are low-impact, low maintenance facilities that support the picnicking and family recreation experience. No facilities will be placed within 100 feet of the bluffs edge.
- E. *Landscaping*: The expansion will be fully landscaped, including trees and grass. We will install a low maintenance sprinkler system that utilizes gray water. Species of plant life used will be local, and common to the surrounding region. The primary tree we will be planting will be a common hackberry (see figure 2). The grass will be using on this project is bluebunch wheatgrass (see figure 3, however park grounds will be trimmed to 2.5 inch length)
- F. *Schedule*: The project will begin on 1 May 2020. The park will be fully operational for a grand opening during Labor Day weekend on 4 September 2020.



Figure 2.1 - Common Hackberry, the main tree species to be used



Figure 2.2 - Bluebunch Wheatgrass will be sown in the grassy areas of the park

## Program Organization

Our Organization setup runs like a well oiled machine after years of preparation and practice to find out what works best. Everything starts with our CEO, Kim Doug, she controls the finances and manages our inventory. She analyzes where our money needs to be spent and what equipment when we need to buy or replace. Our Operations Coordinator, Taylor Bay, handles both the marketing of the business and manages clientele. The majority of our growth rides on Taylor and her ability to connect with the community, as well as bring in new clients and keep existing ones. Our landscaping team is led by Berkeley Wulff, a real go-getter, with an eye for design. He has a team of landscapers that handles anything from lawn care, to weeding, planting, or fertilization. When it comes to new hires, we trust in Berkeley to hire and put together his landscaping team. While the higher up positions land with Kim to fill so that the company is efficient.

## Related Experience

Lando Rebrando Landscaping has had a prosperous past few years. After starting out as a smaller company and only taking on more local small time jobs, Lando rebrando has been able to take on more complex landscaping jobs in Twin Falls. In the past year we have taken on all

responsibilities for the landscape for the College of Southern Idaho. That itself is a large job as we cultivate and cure the lawns, trees, and bushes all over campus. The only problem that we experience is the bad winter weather. Our work slows down a lot, so that is one complication to be aware of, but we are looking for opportunities to keep up our work throughout the winter, like a snow shoveling service.

## Personnel Qualifications

Our personnel team might be small, but we are very effective in how we run our operation. The head of our operations is led by Kim Doug, our CEO, who has done a wonderful job at running our company smoothly and efficiently. Kim completed her undergraduate at Idaho State, and received her masters from Boise State. She is a locally raised Idaho farm girl ready to work hard at all times. Our Head of Operations led by Taylor Bay has been fantastic at getting us consistent work that has been helping us grow our notoriety for our great work. Taylor was the one that landed us the great job of doing the landscaping for the local College of Southern Idaho. One of our favorite employees, Berkley Wulff, is our Head Landscaping Specialist and without him, our work definitely would not be nearly as pristine as it would have been. He got his education locally here in Twin Falls at College of Southern of Idaho. We feel that this is a major benefit, he knows the ins and outs of the towns, and his mindset is pristine when it comes to landscaping plans. Together our team is very successful and our goal is to bring our professionalism into our work.

## Facilities and Equipment

Lando Rebrando Landscaping will be doing all landscaping work and hiring out all large machinery work. This includes the digging and paving of all walkways, restrooms (concrete work, construction, and plumbing), the pavilion, and all concrete work. We pride ourselves on working with local and active union contractors and have consulted the Twin Falls local unions for contractors.

We intend to use our own vehicles for the transportation of materials or to have materials such as sod and soot gravel for the exercise path delivered. Our estimates will be readjusted based on seasonal costs and forwarded to the council in a timely manner.





Figure 3.1 - Our standard grass mower we'll be using on-site



Figure 3.2 - Our standard equipment ready trailer used by our Landscaping Mobilization Units

## Program Schedule

All construction and digging will begin May 1 and be completed by June 15, 2020. We strive to work with the seasonal weather of the mountain west and build efficiently. All heavy machinery will leave the Rock Creek site on June 16, if not before.

Resodding and planting will begin June 16, 2020 and end July 15, 2020. Mulching, maintenance, and installation of the volleyball court fill will take place as projects finish and through August 10, 2020. A 3 week rest period will follow with our team continuing plant care and aesthetic planting. The grand reopening of the rejuvenated space will take place on Labor Day, September 4, 2020.

## Other Factors

Our team renewed our contracting licence with the state of Idaho in 2019.