



Community Services Department
311 Vernon Street
Roseville, California 95678-2649

Date: December 17, 2008

Re: REQUEST FOR PROPOSALS / SCHEMATIC DESIGN ARCHITECTURAL SERVICES – WEST ROSEVILLE COMMUNITY CENTER

Proposal Submittal Deadline: 4:00p.m. Friday, February 13, 2009

To: City of Roseville
Attention: City Clerks Office
311 Vernon Street
Roseville, CA 95678

Pre Proposal conference and site visit: January 15, 2009, 1:30p.m. Meet at the Roseville Sports Center, 1545 Pleasant Grove Blvd., Roseville.

INTRODUCTION:

The City of Roseville is inviting proposals to provide schematic design architectural services for an estimated 20-30,000 square foot community center building. Also as a component of these services, to include park master planning as it relates to the community center interfacing with the historic Fiddymment Ranch complex, located in the regional sports complex Park Site F-56 of the West Roseville Specific Plan. The building is envisioned to be located west of the Fiddymment Ranch Main Farmhouse complex and within the 75.6 acre Regional Sports park, located between Phillips Road and Hayden Parkway in the West Roseville Specific Plan. Proposals should reflect the intent of the West Roseville Specific Plan and historic Fiddymment Ranch complex. Information provided herein is intended to be used as a guide.

GENERAL INFORMATION:

Roseville is an incorporated city with a population of over 105,000 residents, located off Interstate 80, approximately 15 miles northeast of Sacramento, California. By the year 2010 planners predict Roseville's population will reach 125,000. Over the past few years, Roseville has experienced an accelerated growth rate which has expanded the size of the City Parks and Recreation Department dramatically. As part of the development of the West Roseville Specific Plan (WRSP), the department is now prepared to move forward with the schematic design of a new community center and how it may interface with the City's newest cultural resource, the 150 year old Fiddymment Ranch and Farmhouse Complex, to provide a facility that will serve the needs of the community for the foreseeable future.

WEST ROSEVILLE SPECIFIC PLAN AREA

In February 2004, the City Council approved the West Roseville Specific Plan, a 3,162 acre development, located to the west of Fiddymment Road. The WRSP is planned primarily as a residential community with an overall mix and intensity of uses similar to that found in adjacent portions of the City. The plan area provides for employment and educational opportunities as well as recreation and open space. The West Roseville Specific plan provides the guidance for development of this area. The WRSP provides recreation facilities, parkland and open space to comply with the policies and requirements of the City's General Plan, Parks and Recreation Element.

Fiddymment Ranch and Farmhouse Complex:

As a component of the specific plan, the WRSP contains historic resources associated with past ranching activities. The Fiddymment Ranch and Farmhouse Complex is located in the central portion of the plan area in the Regional Sports Park Site F-56, and will be owned and operated by the City of Roseville. It is envisioned to be used as a museum for local ranching history, for meetings, weddings, receptions and other events, and will be preserved as a community facility.

The Ranch was the headquarters of the Fiddymment ranching and living operations dating back to the 1870's. The complex consists of a main house, cooler, smokehouse and reservoir all from the 1880's. A cultural reconnaissance survey identified the ranch complex as meeting the California and National Registers criteria for the role it played in the social and economic development of Roseville. A sketch of the family ranch buildings Pre 1927, and a recent article on the family is included in Attachment A.

Regional Sports Park (Parcel F-56, WRSP)

The 75.6 acre Regional Sports Park is located adjacent to the future WRSP high school campus and is one of two City Wide parks that are intended to form the Activity Core for the WRSP community. The Regional Sports Park is located south of Blue Oaks Blvd., between Phillip Road and Hayden Parkway. The Sports Park is envisioned as a regional facility available for tournaments and local league play with a strong joint use facility element with the adjacent high school campus. The park will include various recreational facilities, along with the school, such as soccer fields, baseball fields, a lighted soccer/football stadium, tennis courts, softball fields, an outdoor swimming pool, basketball courts and a 400 meter track. Included on the park property is the historic Fiddymment Ranch and Farmhouse Complex. Attachment B shows the location of the project in relation to the potential improvements for the Regional Sports Park.

SCOPE OF SERVICES

It is the City's intent to do preliminary schematic design work for the West Plan Community Center and a site plan to include an interface with the Fiddymment Ranch and Farmhouse Complex. The Scope of Service includes:

Architectural services for schematic design for an approximate 20-30,000 square foot community center building that have a barn theme associated with it. This schematic design phase should include floor plans, building elevations and cost estimates for the entire facility. An aerial photo, Attachment C, gives an idea of the location of the future community center and surrounds. Anticipated facilities within the community center could include:

- Administrative support area (copy, fax and mail room with counter space for work areas)
- Administrative Offices
- Reception and desk area
- Teen Center/teen wing
- Multi purpose rooms –
 - Rooms designed for a variety of programs, activities, theatre, gathering areas.
- Large assembly/banquet room
- Catering Kitchen – Which would include food service as well as catering for weddings, meetings to be held in large assembly/banquet room.
- Storage areas for office supplies, facility equipment, and janitorial supplies throughout building.
- Restrooms for Public
- Parking Lot to serve entire building
- Security - regarding public access to staff areas

Special Considerations:

- Site interface with the Fiddymment Ranch and Farmhouse Complex.

Schematic Design:

A. Design Services:

1. The selected firm will hold meetings with the Parks and Recreation Department staff and Fiddymment Ranch Subcommittee. The purpose of these meetings will be to update the space requirements and conduct an informal needs assessment among staff to best determine the design needs of the community center and related site planning.
2. The selected firm is to provide schematic design and cost analysis for the community center and related park improvements resulting from the meetings with staff.
3. Provide additional design services as noted and directed.

B. Design Steps:

1. Review design criteria and renderings with Parks and Recreation Department key staff and Fiddymment Ranch subcommittee. Submit coordinated design criteria for final approval prior to design.
2. Site investigation necessary to develop schematic design.
3. Prepare cost estimates as required by staff.

C. Administrative Support:

1. Attend and participate in meetings as necessary.
2. Present schematic building design and cost analysis to staff.

Following completion of the schematic design, the City would further analyze its ability to move ahead with construction drawings and ultimate construction of this project.

PROPOSAL FORMAT

All submittals should be in the following format:

1. **STATEMENT OF QUALIFICATION:** Include all projects completed over the past 10 years that are comparable in size and scope. Include references that may be consulted by City of Roseville Staff. Please keep the description of each project to one concise statement.
2. **CONSULTANT FEE:** In your proposal to the City, include all costs for schematic design, administrative support and other support as described in the Scope of Services. **This section shall be sealed in a separate envelope and contain the fees for schematic design.** Your fee should be broken down into the major architectural components for schematic design. Include a current schedule of charges for design and engineering services used to calculate estimate.
3. **CONSULTANTS:** List all anticipated consultants and expected extent of the work by the consultant. Note any significant expertise or qualification of consultants that would be important to this project.
4. **EMPLOYEES:** List employees from your firm that will be assigned to the project and a concise statement of qualifications for each.
5. **SCOPE OF WORK:** Describe the scope of work as understood and as used to estimate consultant fee above.
6. **TIME OF COMPLETION:** Include an estimate of time required to complete design services for each phase.
7. **EXCLUSION:** Proposal and fee should list those services not included in the consultant's scope of work. Services requiring an additional fee should be noted.

INSURANCE REQUIREMENTS:

As a condition of payment for any services, architect shall provide the city with a copy of the original policies of insurance or certificates of insurance issued by companies authorized to conduct the business of insurance within the State of California and subject to the approval of the City Attorney with the following coverage's and amounts. The certificates shall provide a minimum of thirty (30) days prior notice of modification or cancellation. Should any coverage or amount not be approved by City for the failure to comply with the requirements of this provision or by the failure of architect to provide evidence of such insurance by an adequate certificate or a copy of policy or endorsement, no liability on the part of city shall arise for payment or compensation due to architect for services rendered.

The architect shall maintain in full force and effect throughout the term of the agreement the following insurance coverage with the minimum limits of liability shown, insuring not only the architect, its officers, agents, employees, and subcontractors, but also, with the exception of workers compensation and professional liability insurance, City, its officers, agents and employees, and each of them.

<u>POLICY</u>	<u>MINIMUM LIMITS OF LIABILITY</u>
WORKERS' COMPENSATION	Statutory
COMPREHENSIVE AUTOMOBILE	Bodily Injury - \$300,000 each
LIABILITY, including	person
owned, hired and non-	\$500,000 each
owned automobile	occurrence
	Property Damage - \$150,000 each
	occurrence
COMPREHENSIVE GENERAL	Bodily Injury - \$1,000,000 each
LIABILITY, including	person
protective, completed	\$2,000,000 each
operations, broad form	occurrence
contractual, and personal	Property Damage - \$1,000,000 each
injury	occurrence
	Personal Injury - \$1,000,000 each
	person
	\$2,000,000 each
	occurrence
ARCHITECT'S PROFESSIONAL	\$1,000,000
Legal Liability, any act	
error or omission	

The architect shall furnish certificates of insurance of its consulting structural engineer in a form satisfactory to the City evidencing that such engineer maintains for the term of this project no less than one million (\$1,000,000) dollars minimum limits of liability in a professional legal liability policy covering any act, error or omission of the engineer.

SELECTION PROCESS:

All proposals submitted will be reviewed by a selection committee. Firms that have submitted the best and most complete proposals will be invited to an interview. The number of firms invited to an interview may vary depending upon the number of proposals submitted, however, it is anticipated that not more than four firms will be interviewed.

A contract will be negotiated with the firm considered best meeting the City's needs for this project. In the event a mutually satisfactory contract cannot be negotiated with the City's first choice, negotiations may be terminated and commenced with the firm considered next best in meeting the City's needs for this particular project.

The contract will further refine the scope of work and provide for terms and conditions of employment. The contract will then be submitted to the City Council for consideration and approval.

PROPOSAL SUBMITTALS

Submit six (6) copies of Proposals to the City of Roseville, City Clerk's Office, Attention: Paula Finley, 311 Vernon Street, Roseville, California, 95678, not later than 4:00 P.M. on Friday, February 13, 2009

A site inspection and pre-proposal conference will be held on Thursday, January 15, 2009 at 1:30 p.m. Meet at the Roseville Sports Center at 1545 Pleasant Grove Blvd., Roseville and following the pre-proposal conference, a visit to the site will be available.

Additional information may be obtained by contacting Paula Finley at (916) 774-5248.

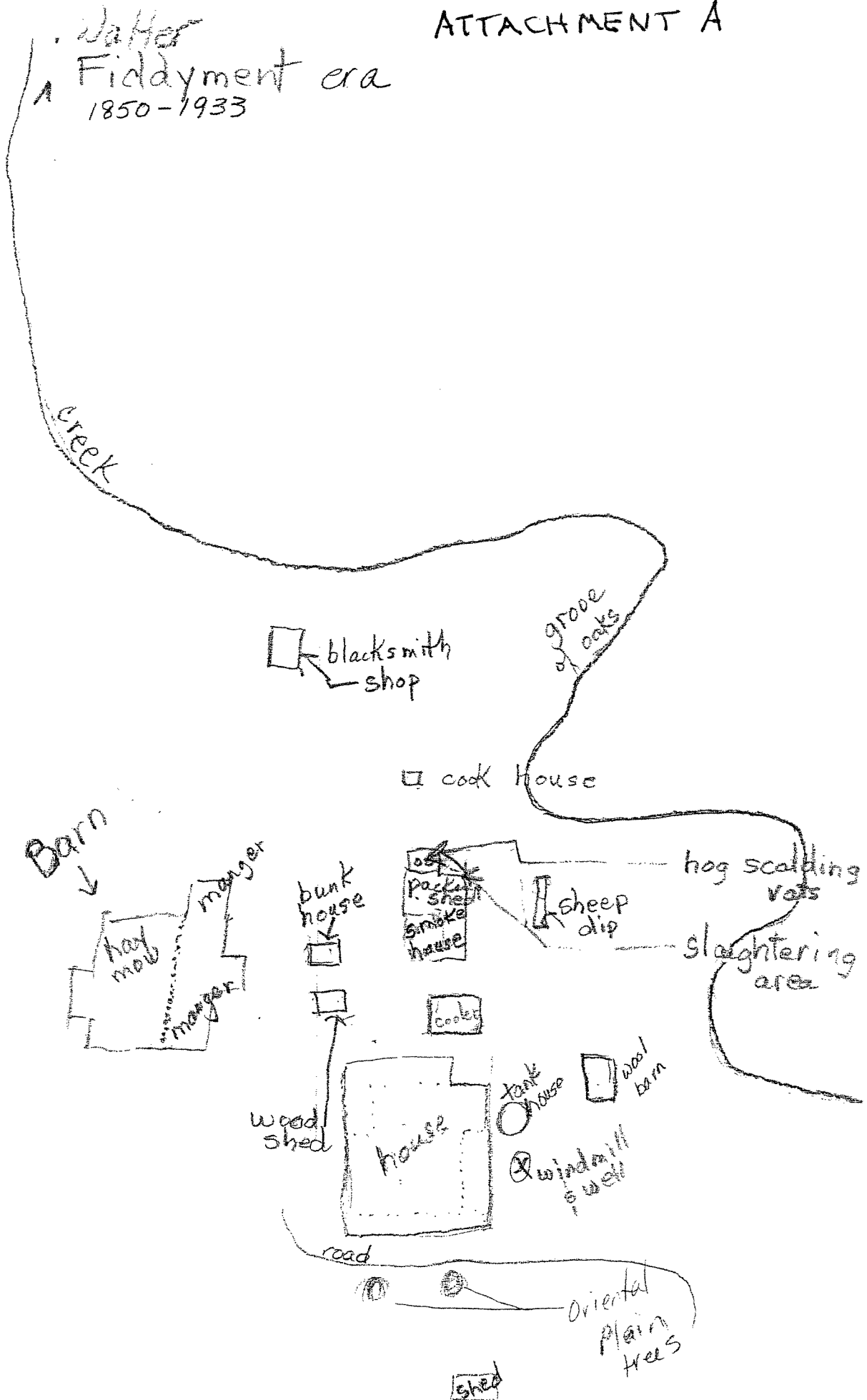
THE CITY COUNCIL RESERVES THE RIGHT TO REJECT ANY OR ALL PROPOSALS, TO WAIVER DEFECTS AND INFORMALITIES AND TO ACCEPT ANY PROPOSAL.

Please be assured that all submittals will be fully and objectively considered. We appreciate your interest in this project.

ATTACHMENT A

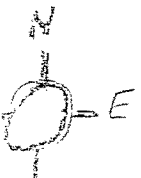
Pre 1927
Walter Fiddymment era
1850-1933

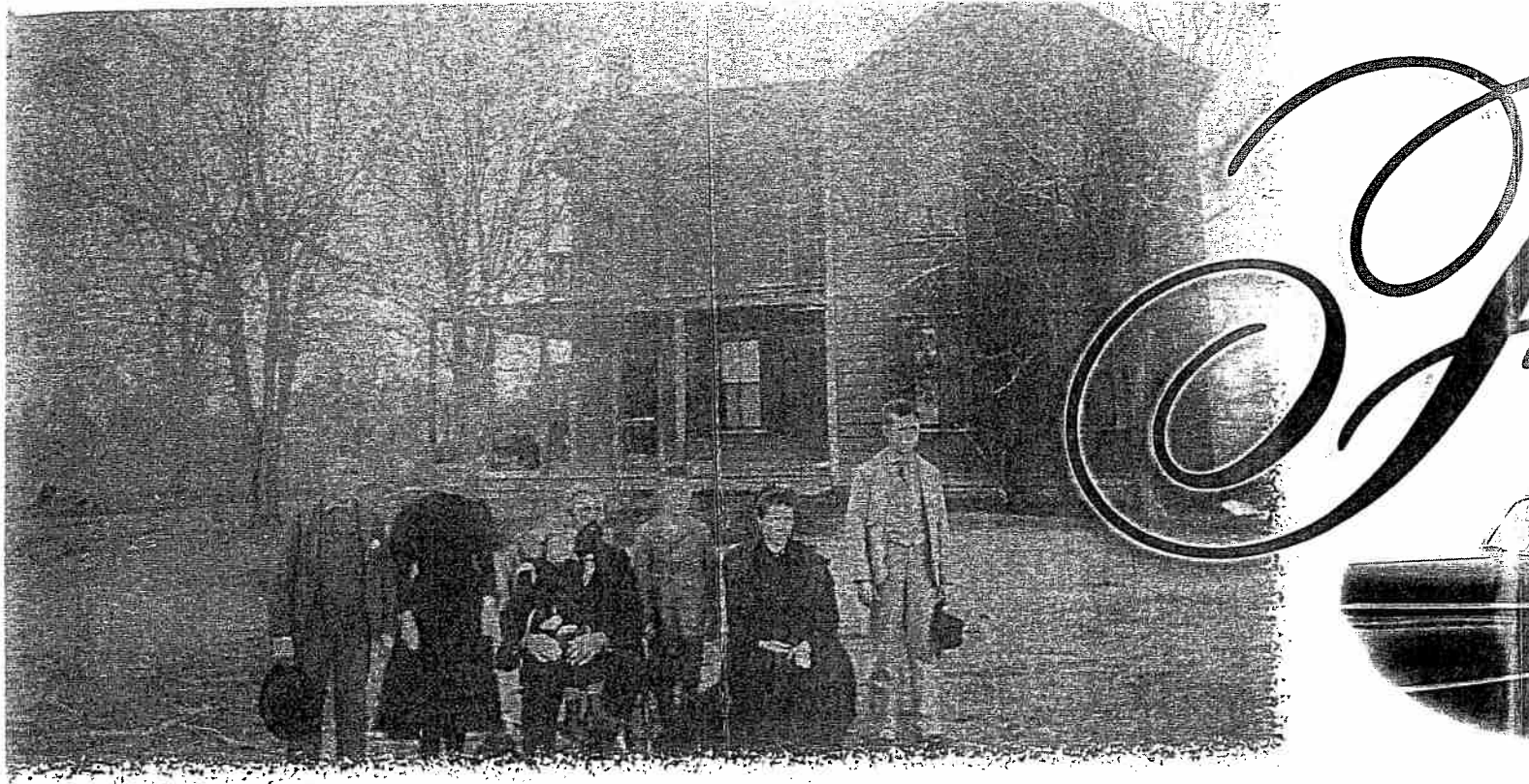
(not drawn
to scale)



windmill
& well

open
tank





Above: The Fiddymment ranch house built circa 1878. Pictured left to right; Frank, Mabel, Walter holding Marjorie, Russell (David Fiddymment's father), Ella, Ira. Photo taken circa 1894. Left: David Fiddymment standing next to his Bellanca airplane used to court Dolly. Below: Ella (Bond) and Walter Fiddymment. Right: David and Dolly.



"He literally flew into my life," states Dolly Fiddymment, wife of lifelong Roseville resident David Fiddymment. The two met one fateful day in 1947 in Southern California. At the time Dolly was attending UCLA and rooming with David's sister. David had flown his airplane south to visit with his sister, but because of another commitment, her roommate asked if Dolly could pick up her brother at the airport.

Dolly obliged and that day turned into destiny. The young couple fell in love almost at first sight. David happily spent the next several months flying from his Roseville ranch to Southern California to spend more and more time with Dolly. It didn't take him long to ask for her hand in marriage.

Dolly thought she was well prepared for her visit with the Fiddymment family. Before visiting David's parents Dolly heard stories of enchantment from her roommate and fiancé about the family's land holdings and beautiful ranch in Roseville. The Fiddymment family after all owned thousands of acres and had lived and farmed on the ranch almost 100 years. But Dolly was a city girl, and when she caught her first glimpse of life as a farmer, she wasn't so enchanted.

Fortunately love prevailed. David escorted his lovely bride home to a family and ranch that had begun long before the thought of a city named Roseville existed. Dolly grew not only to love the family, but also to cherish the beautiful land and its remarkable history.

The first Fiddymment settlers were an unlikely couple. Described in "Roseville Yesterday and Today" by Leonard M. Davis, (1975), in 1852 a young widow and her two-year-old son made a long, difficult journey from Illinois to San Francisco. From San Francisco the two traveled by boat up the Sacramento River to the developing City of

Sacramento. The young widow was Elizabeth Jane Fiddymment and her son was named Walter.

After arriving in Placer County, young Walter and Mrs. Fiddymment settled into farming life with her sisters and their husbands in what is known today as the Pleasant Grove District just west of Roseville. Through a stroke of good fortune, one of Mrs. Fiddymment's brothers-in-law



offered her a parcel of land in payment for a debt. The government had just completed surveying the land, as California was four

Fiddymment Ranch



✧ END OF AN EMPIRE ✧

By Christina Richter

years young in the Union. Elizabeth Jane readily agreed and in that year of 1854, the foundation for a far-reaching ranching empire was created.

The widow Fiddymment eventually remarried and she and her new husband continued to acquire land. They also began a fam-

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*The land may
change, but the
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”

— David Fiddymment

ily of their own. Her firstborn son, Walter, had grown up and at the age of 29, he decided to venture out on his own. He purchased a close-by 80-acre farm and acquired an additional 160 acres along with it. Having inherited his mother's spirit and savvy for business, Walter Fiddymment soon became one of Placer County's leading grain and stock ranch owners. He also acquired land on the Sacramento River and eventually had three sections of land under his control.

Spring planting time at the Fiddymment ranch. circa 1894.

In 1879 Walter married a young woman named Ella Bond. The pioneering couple soon began a family and had seven wonderful children. The Fiddymment Empire was set to expand and in fact, became a significant part of the area's growth and prosperity. At one point, the Fiddymment land holdings grew to an incredible 20,000 acres. And just like the Fiddymments, the local area was growing as well.

Only 15 years earlier the first passengers of the Central Pacific Railroad traveled from Sacramento to a point just east of the Fiddymment ranch called The Junction.

According to accounts mentioned in the book "From Trail to Rail!" also by Leonard M. Davis (1964), the Central Pacific and California Central railroads intersected at this point called The Junction. The Junction essentially began the destiny of a small railroad town.

The area grew quickly. When the townspeople went to the polls on April 2, 1909, they voted 241 to 59 to incorporate. The Junction was now officially Roseville.

Walter Fiddymment wasted no time in becoming a leader of the new town. In 1910 he joined with a partner and purchased the



Pictured at right: David Fiddymment takes a stroll through the pistachio orchard.



Clockwise, from left to right:

David Fiddymment, and dog Fritz, in front of the old homestead where David grew up until he married Dolly.

The brick smokehouse built by David's great grandfather, who was a brick mason. The smokehouse was used to smoke the meat butchered on the ranch.

Dolly and David reminisce while looking at old photographs in their Sun City Roseville home.

David Fiddymment admires the brick cooler his great grandfather built. The cooler, with its thick walls, was used to store perishables.



Bee photos by Dave Henry

lot on the corner of Vernon and Lincoln Streets for a costly \$15,000. The next year, Fiddymment bought out his partner and built or acquired the majority of the buildings on the block. Because of both his land holdings and business interest, Walter's reputation was growing. The area he owned in town quickly became known as "Fiddymment Block." The present day Roseville Telephone Company now occupies this area, but it is still nostalgically referred to as "Fiddymment Block."

Roseville continued to grow and so did the Fiddymment family. Walter and Ella's children also had children who lived and worked on the ranch. For the next 100 years the family ranch would grow to accommodate four generations and their various farming ventures. Cattle farming along with chicken and turkey farming were profitable, as were grain crops. At one time a vineyard was maintained. The present day ranch is a very successful pistachio orchard run by David and Dolly Fiddymment.

But time does have a tendency to change life. Over the past 25 years much of the original land has been sold. Parcel by parcel the ranch has grown smaller. Sun City Roseville occupies a large portion of what was once the Fiddymment ranch. The last remaining 2,000 acres just off Fiddymment Road will be sold to a residential home developer this year.

David and Dolly reminisce as they prepare themselves for the sale of the last of the Fiddymment land. Their pistachio orchard, which they have operated for the past 20 years, will no longer exist. But more than 150 years of family memories will remain and hold a strong bond for the couple and the rest of their family.

Many members of the Fiddymment family and extended family still reside in the area. They are all very proud of their family's history in Roseville. Dolly explains by saying, "I want them always to look back and appreciate their heritage and also, to look forward to what they can do to make the world a better place to live."

As the last remaining acres of the Fiddymment Ranch are sold, Placer County loses a significant part of its history and in turn, the community of Roseville gains an historical parcel of land. Much of the Fiddymment family continues to live in the area but what they once knew as their family home will never look the same. As they say farewell to the Fiddymment Ranch, David thoughtfully notes, "the land may change, but the history never will." ■

ATTACHMENT B

Schools, Parks and Open Space

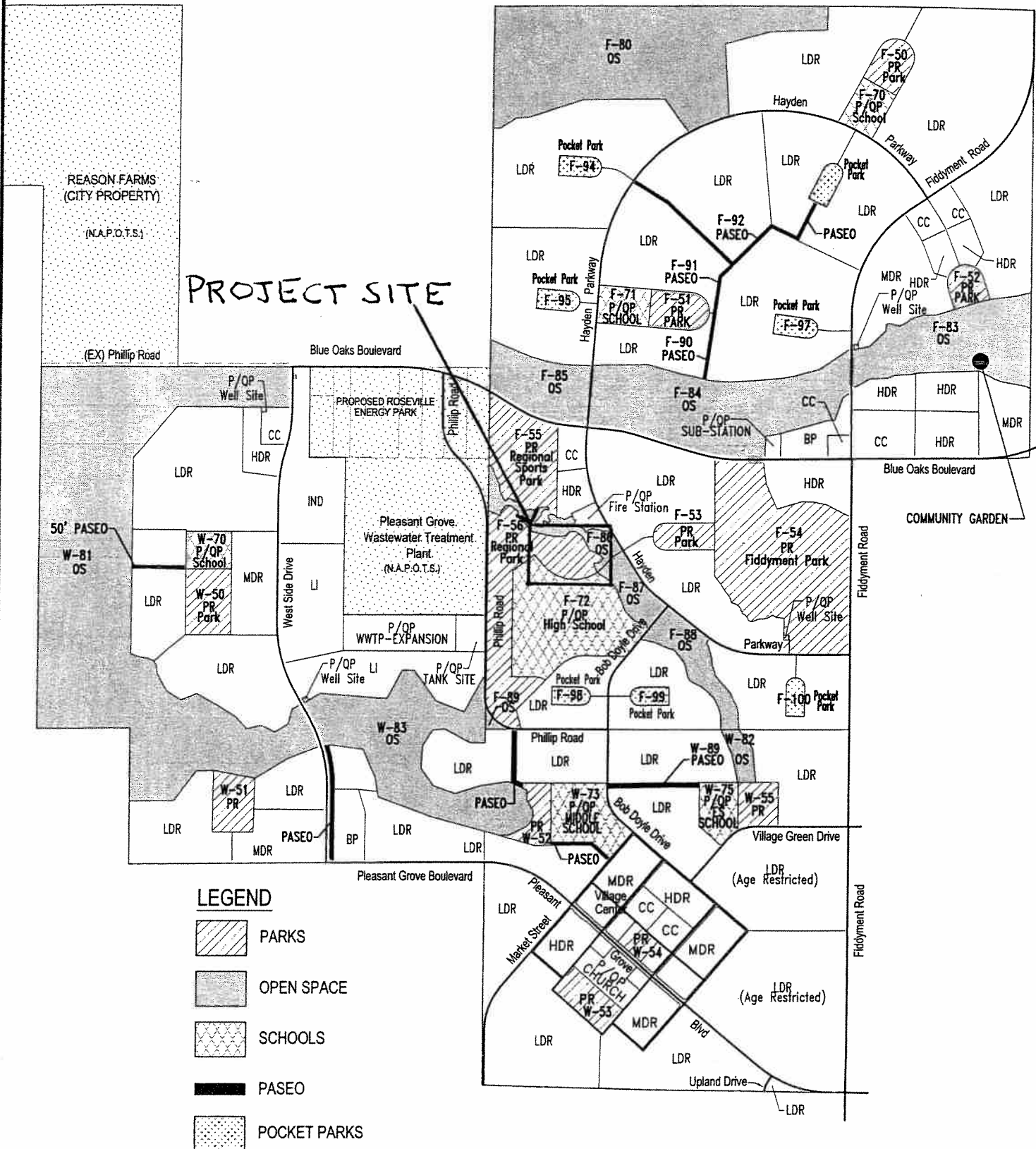
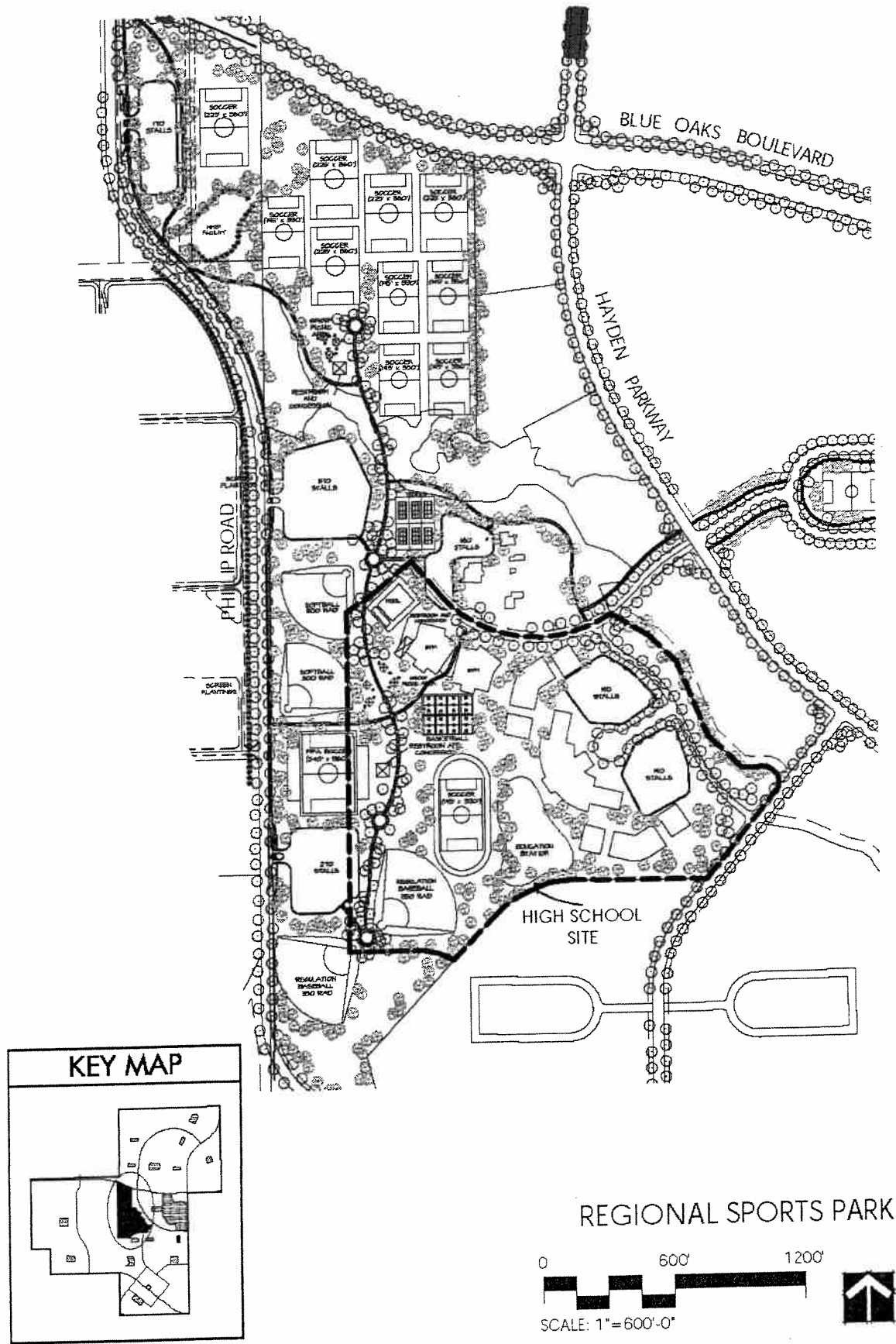


Figure 8-4: Regional Sports Park Conceptual Plan



Attachment C

