

# DEPARTMENT OF PUBLIC WORKS

Quality, Excellence, Innovation

June 6, 2017

Raul M. Rojas  
DIRECTOR

Marin County Board of Supervisors  
3501 Civic Center Drive  
San Rafael, CA 94903



Administration  
PO Box 4186  
San Rafael, CA 94913-4186  
415 473 6528 T  
415 473 3799 F  
415 473 3232 TTY

**SUBJECT:** Approval of Plans and Specifications  
Authorization to Advertise for Bids  
Marin County Civic Center Roof Replacement  
41COP20151/Project No. 17-41001

CRS Dial 711  
[www.marincounty.org/pw](http://www.marincounty.org/pw)

Dear Board Members:

Accounting

**RECOMMENDATION:** (1) Approve plans and specifications; (2) direct the Clerk to advertise the Notice to Contractors on June 12 and June 16, 2017; and (3) authorize the Clerk to call for bids to be opened at 2:30 pm on Tuesday, August 8, 2017.

Airport

Building Maintenance

**SUMMARY:** The Civic Center roof, designed by Frank Lloyd Wright, consists of three major roof sections, encompassing approximately 220,000 square feet (not including the skylights). The roof was last re-coated in 1999-2000, but has reached the end of its expected design life. Over the last several years, the roof has developed multiple leaks and is subject to ongoing repairs due to blistering, peeling, and delamination. The proposed project scope involves the removal of existing roof coatings down to the original substrate and installation of a new, fluid-applied, polyurethane membrane roofing system. The new system will be durable, resistant to fire/high winds, and includes a comprehensive 20-year warranty. Construction is expected to take place between early 2018 and late 2019.

Capital Projects

Certified Unified Program Agency (CUPA)

Communications Maintenance

County Garage

Disability Access

Engineering & Survey

Flood Control & Water Resources

Land Development

Purchasing

Real Estate

On August 7, 2012, your Board approved a contract with Simpson, Gumpertz & Heger (SGH) for analysis of the roof condition and recommendations for future steps. On September 24, 2015, the County contracted with Wiss Janney Elstner (WJE) for peer review services of the SGH report that included the confirmation of the recommendations and estimating rough order of magnitude costs (ROM) for various roof replacement options, and for additional field tests. The preliminary peer review submitted by WJE recommended refining the analysis of applicable roofing systems through the performance of adhesion compatibility, color stability fastness testing, and numerous other criteria. These tests assisted the County in determining the best roofing option that incorporated performance, warranty, aesthetics, and cost efficiency standards. The recommendations are also consistent with the National Historical Landmark District designation enjoyed by the Civic Center.

Reprographic Services

Upon completion of the various tests, analyses, and product ranking, it was determined that the Sika RoofPro system was the appropriate system for our application. On April 4, 2017, your Board adopted a resolution finding that, pursuant to Public Contracting Code Section 3400, the proposed sole source roofing material, Sika RoofPro, is 'necessary' to the Marin County Civic Center Roof Replacement Project, and further authorized the County Purchasing Agent to approve sole source procurement of said material or product in the project plan and specifications.

Road Maintenance

Stormwater Program

Transportation & Traffic Operations

Waste Management

CSG

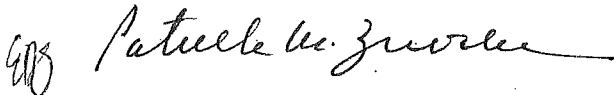
Board of Supervisors  
June 6, 2017  
Page 2 of 2

This action will allow the County to seek competitive bids for the removal of the existing roof system, make needed repairs to the concrete substrate and pre-cast roof ornaments, and install the new Sika RoofPro roofing system. It is anticipated that the project will be completed in phases over a two year period. A third phase to make needed repairs to the skylight system will be performed under a separate contract once the roof replacement project is complete.

**FISCAL IMPACT:** The engineer's estimate for replacement of the roof is \$19,000,000 which includes a 10% contingency. Funds are available in Capital Improvement Fund, using Certificates of Participation (COPs) via fund 41COP20151-PWCOP1-PWCOPCONST; Org: 14225653, Construction Obj #522510. There are no additional impacts by this action.

<b>REVIEWED BY:</b>	<input checked="" type="checkbox"/>	County Administrator	<input type="checkbox"/>	N/A
	<input checked="" type="checkbox"/>	Department of Finance	<input type="checkbox"/>	N/A
	<input type="checkbox"/>	County Counsel	<input checked="" type="checkbox"/>	N/A
	<input type="checkbox"/>	Human Resources	<input checked="" type="checkbox"/>	N/A

Respectfully submitted,



Patrick Zuroske  
Capital Projects Division Manager

Project String: 41COP20151-PWCOP1-PWCONST

Attachments



## Martinez, Miriam

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**From:** Martinez, Miriam  
**Sent:** Tuesday, June 06, 2017 2:03 PM  
**To:** legals@marinij.com  
**Cc:** Martinez, Miriam  
**Subject:** Marin County Civic Center Roof Replacements.  
**Attachments:** 170606-CA-8g-DPW-MarinCountyCivicCenterRoofReplacement-NOTICE.doc

Donna,

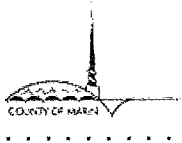
Transmission # 2017-34

Please find attached the word version of the Notice to Contractors inviting sealed proposals of bids for: Marin County Civic Center Roof Replacements.

Please publish the notice **twice** on Monday, June 12, 2017, and once on Friday, June 16, 2017

Thanks,

Miriam



**Miriam A. Martinez**  
DEPUTY CLERK

County of Marin  
Board of Supervisors  
3501 Civic Center Drive, Suite 329  
San Rafael, CA 94903  
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415 473 3645 F  
[mimartinez@marincounty.org](mailto:mimartinez@marincounty.org)

COUNTY OF MARIN  
BOARD OF SUPERVISORS  
CIVIC CENTER, SUITE 329  
SAN RAFAEL, CA 94903

FACSIMILE: 415-473-3645  
TELEPHONE: 415-473-7331

DATE: June 6, 2017 NUMBER OF PAGES: 2  
(Including Cover Page)

TO: Donna Lazarus

*Marin Independent Journal*

**Transmission # 2017-34**

FROM: Miriam A. Martinez (473-4268)  
Board of Supervisors

RE: Notice to Contractors Inviting Sealed Proposals of Bids  
Marin County Civic Center Roof Replacement  
41COP2015 / Project No. 17-41001

MESSAGE: Please publish the attached notice **two times**, once on  
Monday, June 12, 2017, and once on Friday, June 16, 2017.

We would appreciate your returning an affidavit of Publication to the Board of Supervisors' Office for our records. This item should bill to the BOS (2071499).

**MARIN COUNTY DEPARTMENT OF PUBLIC WORKS  
SAN RAFAEL, CALIFORNIA**

**NOTICE TO CONTRACTORS**

**INVITING SEALED PROPOSALS**

NOTICE IS HEREBY GIVEN that sealed Proposals will be received by the **Board of Supervisors, County of Marin, Administration Building, 3501 Civic Center Drive, Room 329, San Rafael, California 94903**, until **Thursday, August 8, 2017 at 2:30 p.m.** for: **MARIN COUNTY CIVIC CENTER ROOF REPLACEMENT, Project No. CAP 17410-01-411**, for which a 'C-39' or 'B' license will be required.

**Project Description:** Project scope involves the removal of all existing roof coating(s) down to the original substrate of the entire Civic Center and installation of a new **Sikalastic Roof Pro** fluid applied polyurethane membrane roofing system. The project is anticipated to be performed over a two-year period. Construction for the first phase is to begin in early 2018. The Second phase is tentatively set for early 2019.

**Pre-Bid Conference** will be held at **1:30 p.m. on June 29, 2017; Marin County Civic Center, Room 404, 3501 Civic Center Drive; San Rafael, CA 94913.**

The Engineer's estimated cost for the accomplishment of this work is **\$19,000,000**.

The work shall be performed in accordance with official Drawings, Specifications, and other Contract Documents prepared in reference thereto which may be examined at the Department of Public Works, 3501 Civic Center Dr., Room 404, Marin County Civic Center Administration Building, San Rafael, California, and may be purchased for \$50.00 per set (non-refundable). There will be a \$12.00 service fee for returned checks. Mailed requests should be addressed to the Marin County Department of Public Works, County of Marin, Attention: Capital Projects Division, P.O. Box 4186, Civic Center Branch, San Rafael, California 94913-4186. For questions regarding the scope of the Project, call (415) 473-7877.

Notice is hereby given that County of Marin has determined that all bidders on MARIN COUNTY CIVIC CENTER ROOF REPLACEMENT to be undertaken by the County of Marin must be pre-qualified prior to purchasing a set construction plans/specifications and subsequently submitting a bid on that project. Fully completed pre-qualified submittals were due to the County by June 2, 2017 via Request for Qualifications issued on April 7, 2017 (supplemented with Addendum No. 1 on April 26, 2017, and Addendum No. 2 on May 17, 2017).