June 6, 2017

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

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

Dear Board Members:

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.

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.

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.

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.
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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.

**REVIEWED BY:**
- [X] County Administrator [ ] N/A
- [X] Department of Finance [ ] N/A
- [ ] County Counsel [X] N/A
- [ ] Human Resources [X] N/A

Respectfully submitted,

Patrick Zuroske
Capital Projects Division Manager

Project String: 41COP20151-PWCOP1-PWCONST

Attachments
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
415-473-4288 T
415-473-3645 F

miriamartinez@marincounty.org
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).