November 15, 2016

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

SUBJECT:  Professional Services Agreement with
Wiss Janney Elstner Associates, Inc.
Architectural & Engineering Services & Project Update
Marin County Civic Center Roof Replacement
Project No. CAP 17410-01-411

Dear Board Members:

RECOMMENDATION: Authorize the President to execute the agreement with Wiss Janney Elstner Associates Inc. for an amount not to exceed $991,000.

SUMMARY: The Civic Center roof was last re-coated in 1999-2000. Over the last few years, the roof has developed several leaks and is subject to on-going repairs due to blistering, peeling, and delamination. The Civic Center roof, designed by Frank Lloyd Wright, consists of three major roof sections, enclosing 220,000 square feet, not including the skylights. 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 that would clarify whether rehabilitation or replacement was warranted. The subsequent report provided rehabilitation and replacement options with cost estimates for several approaches, including an assessment of the different roofing systems available for application.

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. The preliminary peer review submitted by WJE recommended refining the analysis of applicable roofing systems through the performance of adhesion compatibility and color stability fastness testing. These tests assisted the County in determining the best roofing option(s) that incorporate performance, warranty, aesthetics, and cost efficiency standards. The recommendations are also consistent with the National Historic Landmark District standards.

Upon completion of the various test and analyses, it was determined that the next step was the solicitation of proposals for the design to replace the Civic Center roof.

A formal request for proposals (RFP) was advertised for Architectural & Engineering Design Services. Five proposals were received, reviewed, and scored by the selection committee. Based on the review of the proposals and subsequent interviews, Wiss Janney Elstner Associates, Inc. was selected by the committee to perform the design and construction administration services for the Civic Center Roof Replacement project.
FISCAL IMPACT: The cost associated for these architectural and engineering services is $991,000. Funds are available via Board action on October 18, 2016, that created Certificates of Participation (COP) and General Fund allocations for the project, Org. No. 14425653, Obj. No. 522512. There are no additional impacts by the 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

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Project String No. 41CAP17013-PWPRFSVCS