

DEPARTMENT OF PUBLIC WORKS

November 15, 2016

Quality, Excellence, Innovation

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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:

Accounting

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

Airport

Building Maintenance

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.

Capital Projects

Certified Unified Program
Agency (CUPA)

Communications
Maintenance

County Garage

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.

Disability Access

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.

Engineering & Survey

Flood Control &
Water Resources

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.

Land Development

Purchasing

Real Estate

Reprographic Services

Road Maintenance

Stormwater Program

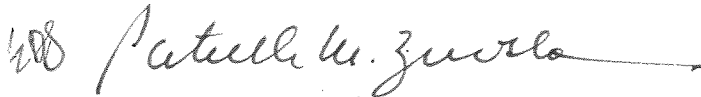
Transportation &
Traffic Operations

Waste Management

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:	<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

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Project String No. 41CAP17013-PWPRFSVCS