



# DEPARTMENT OF PUBLIC WORKS

Quality, Excellence, Innovation

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April 4, 2017

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

**SUBJECT:** Roofing Material Sole Source Procurement  
Marin County Civic Center Roof Replacement  
Project No. CAP 17410-01-411.

Dear Board Members:

Accounting

Airport

Building Maintenance

Capital Projects

Certified Unified Program  
Agency (CUPA)

Communications  
Maintenance

County Garage

Disability Access

Engineering & Survey

Flood Control &  
Water Resources

Land Development

Purchasing

Real Estate

Reprographic Services

Road Maintenance

Stormwater Program

Transportation &  
Traffic Operations

Waste Management

**RECOMMENDATION:** Adopt attached 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 authorize the County Purchasing Agent to approve sole source procurement of said material or product.

**SUMMARY:** The Civic Center roof was last re-coated in 1999-2000. Over time, the roof has developed multiple leaks and is subject to on-going repairs due to blistering, peeling, and delamination.

Simpson, Gumpertz and Heger (SGH) were commissioned by the County to prepare a Roof Study and Feasibility Analysis. Their April 2013 report recommended that six roofing systems be further evaluated for use in the reroofing project. The SGH report included cost estimates based on either complete or partial removal of existing roofing. Depending on preparation and roofing type, the estimates ranged from \$15.6 million to \$22.1 million for a roof removal and recoating, to \$8.7 million to \$15.3 million for coating over the existing roof.

In 2016, Wiss Janney Elstner (WJE) was commissioned by the County to review the SGH report and conduct additional roof testing and evaluation. WJE evaluated the six systems recommended by SGH and one additional system selected by WJE. The evaluation criteria utilized for product analysis included durability (including seam strength and visibility and exposure of reinforcement fibers); ease of application (including adhesion and level application of the liquid coatings to the roof's curvilinear elements); historic compatibility; color change and stability; cost efficiency; long-term maintenance requirements; extended warranty; and availability of full-time monitoring (during installation) by the manufacturer. WJE recommended and field tested the three systems deemed most compatible based on the established criteria.

Test applications on the roof allowed observation of installation methods and appearance of the three systems. During this testing, WJE confirmed that full

removal of the existing roofing is required. Rough order of magnitude cost estimates for the full removal of the existing roof ranged from \$19.1 million to \$21.6 million. Samples of the three materials were subjected to 500 and 1000 hours of accelerated weathering by an independent laboratory. The December 2016 WJE report recommended the Sika RoofPro system based on the scoring criteria discussed above. The report is available on the Public Works, Capital Projects web site: <http://www.marincounty.org/depts/pw/divisions/capital-projects> Also attached is a summary of WJE's review and report.

As part of the project procurement process, staff recommends your Board adopt the attached 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 authorize the County Purchasing Agent to approve sole source procurement of said material or product in the project plan and specifications. This action is in compliance with Marin County Municipal Code, Title 3 - Revenue and Finance/Chapter 3.08.040.D Bid Procedure. Staff will bring the approval of final plans and specifications and advertisement for bid to your Board for approval at a future date. That action will allow the roof removal and new system installation activities to be subject to competitive bidding.

**FISCAL IMPACT:** There is no impact by the action.

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

Respectfully submitted,

*WOS*  


Patrick Zuroske  
Capital Projects Division Manager

Attachments: Resolution  
WJE Summary Letter Report dated March 7, 2017

Project String: 41COP20151-PWCOP1-PWMSCSVCS

*MJ*