

**From:** [Mercurio, Jim](#)  
**To:** [Christine Jung](#); [Compliance Manager](#)  
**Cc:** [Deanna Santana](#); [Brian Doyle](#); [Kenn Lee](#)  
**Subject:** RE: Recommendation for Award for the On-Call Electrical Repair contracts  
**Date:** Wednesday, April 7, 2021 3:44:11 PM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Hi Christine:

Please see answers below to your questions re: on-call electrical repairs:

- The collective not-to-exceed amount of \$500,000/year for on-call services seems high. Please provide the Stadium Manager's (1) spend rate for past fiscal years to support on-call services at this level and (2) proposed on-call electrical repair and maintenance services for the proposed three fiscal years to understand how the \$500,000/year will be spent.
- The two on-call repair contracts are "not-to exceed" \$250K each annually. There is no commitment to spend \$500K annually. Indeed, we expect the annual cost will be less than that in most years. We decided it was prudent to have two contracts with two separate contractors to cover situations where one of the contractors is not available for whatever reason, and to provide an opportunity for some competition on individual task orders. The contractors bill on a time and material basis on an as-needed basis, which will be defined in a project task order.
- For FY21, we anticipate the following task orders (all of which are within the FY21 budget):
  - Testing of the Primary Main Switch Gear and Primary Switch Gear, - \$200,000
  - 480V Distribution Equipment Clean and Torque - \$50,000
  - Inspection and Testing of Emergency Inverter - \$7,000
  - Building Controls Service and Support – \$39,000
  - There is also an allowance miscellaneous unanticipated repairs for electrical equipment, security low voltage systems, fire alarm low voltage systems and other general equipment in the FY 2021/22 budget. - \$24,000
- Prior years' spend for electrical repair/maintenance was relatively low as the building was new construction in 2014. Lower costs in these earlier years were due to warranty protection, and general low cost associated with maintaining new equipment. However, Industry best practices require testing and maintenance of the major electrical equipment for the first time in the equipment life cycle between years five and ten.
- For FY22 and FY23 the expected spend will be determined as part of the budgeting process for those fiscal years.
- Did the Stadium Manager enter into a contract with BidSync for e-procurement services? The Stadium

Authority Procurement Policy requires that all service agreements require Board approval, regardless of cost, and the documentation references the use of BidSync.

- Yes, Stadium Manager entered into a contract with BidSync (periscope), but that contract was on behalf of StadCo, not the SCSA. Ultimately, we decided to discontinue the use of the Bid Sync product. There was no cost to the SCSA for the use of BidSync.
- Please let us know where the funds for these services are budgeted.
  - Budgeted in the FY 21 Engineering Outside Services line item.
- What is the Stadium Manager's basis for selecting a vendor to perform the services? E.g., will there be a primary vendor and a back-up? How will both vendors be used?
  - There will not be a primary and back-up contractor. We anticipate approaching both contractors and requesting quotes for the defined scope of work per each task order. We will evaluate which contractor will be awarded the work based on the contractor's response, availability, cost and expertise. As our experience with the two contractors evolves, we may conclude that one is better suited for particular types of task orders.

We look forward to having this item included on the April 20 agenda calendar.

JIM

**JIM MERCURIO**

Executive Vice President & General Manager

**Forty Niners Stadium Management Company**

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Levi's® Stadium

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**#FTTB**  
**[49ers.com](http://49ers.com)**

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**From:** Christine Jung <CJung@SantaClaraCA.gov>

**Sent:** Wednesday, March 31, 2021 2:40 PM

**To:** Mercurio, Jim <jim.mercurio@49ers.com>; Compliance Manager <compliance@49ers-smc.com>

**Cc:** Deanna Santana <DSantana@SantaClaraCA.gov>; Brian Doyle <BDoyle@SantaClaraCA.gov>; Kenn Lee <KLee@SantaClaraCA.gov>

**Subject:** RE: Recommendation for Award for the On-Call Electrical Repair contracts

Hi Jim,

We would like to push the on-call electrical repair agreements to the April 20 meeting since there are no other agenda items scheduled for April 13. This will save the Stadium Authority money since holding a Board meeting for one consent item is not cost effective.

We appreciate your understanding and hope to finalize the report as soon as we receive your responses.

Thank you,  
Christine

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**From:** Christine Jung

**Sent:** Monday, March 29, 2021 11:36 AM

**To:** Mercurio, Jim <[jim.mercurio@49ers.com](mailto:jim.mercurio@49ers.com)>; Compliance Manager <[compliancemanager@49ers-smc.com](mailto:compliancemanager@49ers-smc.com)>

**Cc:** Deanna Santana <[DSantana@SantaClaraCA.gov](mailto:DSantana@SantaClaraCA.gov)>; Brian Doyle <[BDoyle@SantaClaraCA.gov](mailto:BDoyle@SantaClaraCA.gov)>; Kenn Lee <[KLee@SantaClaraCA.gov](mailto:KLee@SantaClaraCA.gov)>

**Subject:** RE: Recommendation for Award for the On-Call Electrical Repair contracts

Hi Jim,

I'm following up on the status of the Stadium Manager's response to our questions about the on-call electrical repair agreements. Please provide your responses by this Thursday, April 1 so that we can include them in the final agenda report.

Thank you,  
Christine

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**From:** Christine Jung

**Sent:** Thursday, March 18, 2021 12:12 PM

**To:** Mercurio, Jim <[jim.mercurio@49ers.com](mailto:jim.mercurio@49ers.com)>; Compliance Manager <[compliancemanager@49ers-smc.com](mailto:compliancemanager@49ers-smc.com)>

**Cc:** Deanna Santana <[DSantana@SantaClaraCA.gov](mailto:DSantana@SantaClaraCA.gov)>; Brian Doyle <[BDoyle@SantaClaraCA.gov](mailto:BDoyle@SantaClaraCA.gov)>; Kenn Lee <[KLee@SantaClaraCA.gov](mailto:KLee@SantaClaraCA.gov)>

**Subject:** RE: Recommendation for Award for the On-Call Electrical Repair contracts

Hi Jim,

Based on our conversation this morning, the Stadium Manager confirmed that it was fine to move the on-call electrical repair agreements to early April. We are including them as part of the April 13 agenda since that is a scheduled Stadium Authority Board meeting.

Please provide your responses soon so we can finalize the report.

Thank you,  
Christine

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**From:** Christine Jung

**Sent:** Monday, March 15, 2021 3:12 PM

**To:** Mercurio, Jim <[jim.mercurio@49ers.com](mailto:jim.mercurio@49ers.com)>; Compliance Manager <[compliancemanager@49ers-smc.com](mailto:compliancemanager@49ers-smc.com)>

[smc.com](http://smc.com)>

**Cc:** Deanna Santana <[DSantana@SantaClaraCA.gov](mailto:DSantana@SantaClaraCA.gov)>; Brian Doyle <[BDoyle@SantaClaraCA.gov](mailto:BDoyle@SantaClaraCA.gov)>;  
Kenn Lee <[KLee@SantaClaraCA.gov](mailto:KLee@SantaClaraCA.gov)>

**Subject:** RE: Recommendation for Award for the On-Call Electrical Repair contracts

Hi Jim,

Our goal is to get the two on-call electrical repairs service agreements on the March 23 agenda for Board consideration. We have questions on the following items that will be included as part of the agenda report.

- The collective not-to-exceed amount of \$500,000/year for on-call services seems high. Please provide the Stadium Manager's (1) spend rate for past fiscal years to support on-call services at this level and (2) proposed on-call electrical repair and maintenance services for the proposed three fiscal years to understand how the \$500,000/year will be spent.
- Did the Stadium Manager enter into a contract with BidSync for e-procurement services? The Stadium Authority Procurement Policy requires that all service agreements require Board approval, regardless of cost, and the documentation references the use of BidSync.
- Please let us know where the funds for these services are budgeted.
- What is the Stadium Manager's basis for selecting a vendor to perform the services? E.g., will there be a primary vendor and a back-up? How will both vendors be used?

Please provide the Stadium Manager's responses as soon as possible but no later than 12pm this Wednesday, March 17 so that we can incorporate them into the final report.

Sincerely,

**Christine Jung | Assistant to the Executive Director**

1500 Warburton Avenue | Santa Clara, CA 95050

D: 408.615.2218 | [www.santaclaraca.gov/scsa](http://www.santaclaraca.gov/scsa)

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**From:** Mercurio, Jim <[jim.mercurio@49ers.com](mailto:jim.mercurio@49ers.com)>

**Sent:** Monday, March 15, 2021 12:31 PM

**To:** Deanna Santana <[DSantana@SantaClaraCA.gov](mailto:DSantana@SantaClaraCA.gov)>; Christine Jung <[CJung@SantaClaraCA.gov](mailto:CJung@SantaClaraCA.gov)>;  
Brian Doyle <[BDoyle@SantaClaraCA.gov](mailto:BDoyle@SantaClaraCA.gov)>; Kenn Lee <[KLee@SantaClaraCA.gov](mailto:KLee@SantaClaraCA.gov)>; Compliance  
Manager <[compliancemanager@49ers-smc.com](mailto:compliancemanager@49ers-smc.com)>

**Subject:** RE: Recommendation for Award for the On-Call Electrical Repair contracts

Hi Deanna:

I wanted to follow up on this item. When can we expect approval of these repair contracts?

Thanks,

JIM

**JIM MERCURIO**

Executive Vice President & General Manager

**Forty Niners Stadium Management Company**

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**From:** Mercurio, Jim  
**Sent:** Friday, February 26, 2021 2:22 PM  
**To:** Deanna Santana <[DSantana@SantaClaraCA.gov](mailto:DSantana@SantaClaraCA.gov)>; 'Christine Jung' <[CJung@SantaClaraCA.gov](mailto:CJung@SantaClaraCA.gov)>; Brian Doyle <[BDoyle@SantaClaraCA.gov](mailto:BDoyle@SantaClaraCA.gov)>; Kenn Lee <[KLee@SantaClaraCA.gov](mailto:KLee@SantaClaraCA.gov)>; Compliance Manager <[compliancemanager@49ers-smc.com](mailto:compliancemanager@49ers-smc.com)>  
**Subject:** Recommendation for Award for the On-Call Electrical Repair contracts

Hi Deanna:

Attached is the Recommendation for Award for the On-Call Electrical Repair contracts.

The supporting documentation can be downloaded here:

[REDACTED]

Password: [REDACTED]

Please note that the exhibits to the contracts, submitted as pre and post award submittals, will be assembled after we determine the commencement dates, which will depend on the date of SCSA approval.

Please let me know when the contracts are approved for execution.

Thanks.

JIM

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Executive Vice President & General Manager  
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