FORTY NINERS STADIUM MANAGEMENT COMPANY

Date: April 2, 2026

To: Jovan Grogan
Executive Director
Santa Clara Stadium Authority

From: Procurement Department
Forty Niners Stadium Management Company LLC

Subject: Recommendation for Award RFP-FY25-0085 for Levi's Stadium On-Call Electrical Maintenance and Repair Services

Recommendation:

1. Approve and authorize the Stadium Manager to enter into agreements with ASF Electric, Inc., Bear Electrical Solutions, LLC, and Cupertino Electric, Inc., (collectively, the "Agreements") to provide on-call electrical maintenance and repair services at Levi's Stadium for an initial term of three (3) years commencing April 1, 2026, and expiring March 31, 2029, with two (2) optional one-year extensions through March 31, 2031. The total aggregate amount payable under all agreements shall not exceed $250,000 per contract year, $750,000 over the initial three-year period, and $1,250,000 over the maximum five (5) year term unless modified pursuant to Recommendation 3 below. The term for each fiscal year is contingent on the Santa Clara Stadium Authority (SCSA) approving the applicable fiscal year's budget, including amounts due under the Agreements.

2. Approve a contingency in the amount of one hundred twenty-five thousand dollars ($125,000), which is equal to ten percent (10%) of the aggregate total not-to-exceed value of the baseline amount payable under all Agreements over the maximum five (5) year term of the Agreements (i.e., $250,000 per year x 5 years). The contingency may be used to increase the not-to-exceed amount of any Agreement during any contract year, as needed to cover unforeseen services, subject to budget appropriations.

3. Authorize the Stadium Authority Executive Director to approve future amendments as needed to: (a) exercise the option to extend the Agreements by two (2) one-year extension periods through March 31, 2031, and to establish the not-to-exceed amount for each extension period of $250,000 to cover services during each extension; (b) increase the rates in contract years two through five (April 1, 2027 - March 31, 2031) by up to five percent (5%) over the previous year's rates in accordance with the terms and conditions associated with rate increases in Exhibit G of the Agreements; (c) increase the not-to-exceed amount payable under each Agreement for contract years two through five (April 1, 2027- March 31, 2031), by up to five percent (5%) over the previous year's amount to account for rate increases, subject to budget appropriations; and (c) increase the not-to-exceed amount of any Agreement during any contract year using contingency funds as needed to cover unforeseen services, subject to budget appropriations. The

aggregate total not-to-exceed value of amounts payable under all Agreements over the five (5) year term, inclusive of all contract years and contingency, shall not exceed $1,506,408 – see Table 1 below for details.

4. Authorize the Stadium Manager to issue and execute task orders to the three contracting firms, up to the aggregate not-to-exceed amount for each contract year, subject to budget appropriations.

Reasons for Recommendation

Forty Niners Stadium Management Company LLC (Stadium Manager) is responsible for continuous year-round management, operations, and maintenance of the 1.85 million square foot Stadium. Given the facility's size and complex electrical components, the Stadium Manager determined it is necessary to establish a bench of qualified, experienced providers to provide electrical and repair services on an on-call, "as needed" basis, ensuring required management services are met.

There are several reasons to enter into contracts with three on-call electrical providers. First, having multiple providers under contract allows the Stadium Manager to seek competitive quotes from each provider when needed, thereby ensuring we receive the most competitive pricing for each service. Second, having multiple on-call electrical providers under contract enables us to select the provider whose expertise and strengths align with the specific repairs or specialty required for our complex facility. Third, our experience has shown that having more than two on-call providers is the best practice, allowing us to quickly address all repairs, including unexpected emergencies, thereby minimizing facility downtime. Having three on-call providers reduces the likelihood of scheduling delays or delays in urgent repairs due to provider scheduling.

To provide a consistent and safe operating environment for daily usage and events, these services include repairing power connections for equipment, replacing circuit breakers, troubleshooting electrical malfunctions, and testing and repairing various electrical systems.

Stadium Manager has regularly used on-call electrical vendors for electrical repairs, and we anticipate a continued need, as Levi's Stadium is a complex, aging facility. Stadium Manager previously contracted with two on-call electrical vendors under a three-year agreement beginning May 5, 2021, and ending May 4, 2024, with an option to extend the term for two additional one-year periods. Total expenses for the first three-year term were $587,844.96, and total expenses for the five-year term through March 2026 is $642,535.32.

RFP Process:

On August 11, 2025, Stadium Manager issued a Request for Proposals (RFP) to select multiple qualified firms to provide on-call electrical maintenance and repair services at Levi's Stadium. Stadium Manager published the RFP on Bonfire Interactive, Stadium Manager's eProcurement portal https://49ers.bonfirehub.com/portal/. In addition to inviting firms from our established supplier list, Stadium Manager also invited suppliers registered on the portal with specific commodity codes that offer these services. On August 26, 2025, Stadium Manager conducted a non-mandatory Pre-Proposal Conference and site visit at the Stadium. Stadium Manager conducted a comprehensive site visit and provided clarifications to questions from proposers. On September 5, 2025, Addendum #1 to the RFP was issued, providing answers to questions from proposers. The RFP closed on September 18, 2025, at 3:00 p.m. (PT).

Six proposals were received from the following firms on or before the RFP due date and time.

1. ASF Electric, Inc. (ASF)
2. Bear Electrical Solutions, LLC (Bear)
3. Cupertino Electric, Inc. (CEI)
4. JJG Services Inc., DBA Corinthian Electric (Corinthian)
5. Sprig Electric Co. (Sprig)
6. Telstar Instruments (Telstar)

Evaluation Process:
An evaluation committee (EC) consisting of subject matter experts from Stadium Manager was formed. An Evaluator's Guide outlining the roles and responsibilities of the EC was provided to each EC member. Each EC member executed the following forms:

- Proposal Evaluator Guidelines
- Confidentiality Agreement
- Conflict of Interest Disclosure Form

The EC evaluated the proposals utilizing the evaluation criteria as outlined in the RFP. Corinthian was deemed non-responsive and therefore eliminated from the review process. Five other firms met the basic requirements of the RFP submissions.

Consensus scores were utilized to compute an "average score," summarized below:

Evaluation Criteria	**ASF**	**Bear**	**CEI**	**Sprig**	**Telstar**
Proposal Responsiveness	Pass	Pass	Pass	Pass	Pass
Project Team Qualifications and Experience (35 Points)	29.33	31.33	33.00	32.67	27.33
Qualifications: Technical Capability, License, and Other Qualifications (35 Points)	30.17	32.00	32.83	33.00	27.83
Cost (30 Points)	30.00	22.20	28.53	26.92	15.76
Total	**89.50**	**85.53**	**94.36**	**92.59**	**70.93**

ASF Electric, Inc., Bear Electrical Solutions, LLC, Cupertino Electric, Inc., and Sprig Electric Co., (each, a "Vendor," and collectively, the "Vendors") were all determined to be within the competitive range, and each satisfied the requirements set forth in the RFP.

Stadium Manager negotiated various rates and costs, as applicable, with each Vendor based on their specific cost proposals. This process included securing competitive billable labor rates, as well as percentage markups for materials, equipment rentals, and subcontractors, and Vendor start-up costs. Stadium Manager was able to successfully negotiate these rates with ASF Electric, Inc., Bear Electrical Solutions, LLC, and Cupertino Electric, Inc. All business, legal, and cost discussions were completed in accordance with Section 15 of the RFP.

Notice of Intended Award:
A notice of intended award (NOIA) was issued on April 1, 2026, announcing Stadium Manager's recommended Vendors. The RFP process includes a ten-day protest period, which commenced with the issuance of the NOIA. This recommendation is submitted concurrently to facilitate the lead time required to submit our recommendation to the Santa Clara Stadium Authority (SCSA) Board. In the event of a protest, the recommendation will be withdrawn, and the protest addressed.

Submission of Post-Award Submittals:
Once Stadium Manager receives approval from the SCSA Board, the agreements will be executed by all parties, and a copy will be forwarded to the SCSA. Supporting documentation has been provided for review and approval.

The Vendors require the commencement date of the contract in order to obtain the payment bond. Once Stadium Manager receives approval from the Stadium Authority Board, a firm contract commencement date will be finalized, at which time, each vendor will provide the requisite payment bond.

Fiscal Impact:
The cost for the on-call electrical maintenance and repair services is covered in the proposed FY26/27 SCSA Budget, Engineering Department budget, as a shared expense. As a shared expense, the Stadium Authority is responsible for fifty percent (50%) of the cost of the service.

Although the Agreements will be executed with three vendors, the annual not-to-exceed compensation of $250,000 will be calculated on an aggregate basis (not per vendor) each year. Language in the Agreements allows contractors to negotiate rate increases for contract years four and five (April 1, 2029-March 31, 2031). Many of the labor positions covered by these agreements are unionized and subject to collective bargaining agreements that include built-in wage and fringe benefit escalation provisions set by the Department of Industrial Relations.

To address this, and to ensure consistent service levels across all contract years, a delegation of authority is requested, authorizing the Executive Director to approve contract amendments to adjust the rates for contract years two through five, and to increase the not-to-exceed amounts of the Agreements for contract years two through five by up to five percent (5%) over the prior year's amounts. Any increase remains subject to available Stadium Authority budget appropriations.

Additionally, a contingency of up to $125,000, equal to ten percent (10%) of the aggregate total not-to-exceed value of the baseline amounts payable under all Agreements over the maximum five (5) year term of the Agreements (i.e., $250,000 per year x 5 years) is requested and may be used as necessary in any contract year to promptly address costs, ensuring business continuity and completion of needed mechanical and plumbing maintenance and repair services at Levi's

Stadium without disruption. Use of contingency funds is subject to Executive Director approval and appropriation of funds.

These Agreements do not guarantee any minimum amount of work for any Vendor. All services will be performed as needed through task orders issued by the Stadium Manager and within the approved budget.

The chart below summarizes the projected costs over the five-year term of the Agreements, assuming a five percent (5%) rate increase for contract years 2 through 5.

Table 1 Cost Summary

Description	**“Combined” NTE**
Year 1 (4/1/26-3/31/27)	$250,000
Year 2 (4/1/27-3/31/28) + 5% increase	$262,500
Year 3 (4/1/28-3/31/29) + 5% increase	$275,625
Year 4 (4/1/29-3/31/30) + 5% increase	$289,406
Year 5 (4/1/30-3/31/31) + 5% increase	$303,877
Contingency	$125,000
Total Not-to-Exceed Maximum Compensation	$1,506,408