



FORTY NINERS STADIUM MANAGEMENT COMPANY

Date: February 28, 2023

To: Executive Director
Santa Clara Stadium Authority

From: Jenti Vandertuig
Procurement Director

CC: Jim Mercurio
Executive Vice President and General Manager

Subject: Recommendation for Award for Fire Alarm Testing, Inspection, Maintenance and Related Services at Levi's Stadium

Recommendation

Recommend approval and award an agreement to Convergent Technologies to provide fire alarm testing, inspection, maintenance and related services at Levi's Stadium for a three-year period, to commence on April 1, 2023 and expire on March 31, 2026, with an option to extend the agreement for two additional one year periods. The amount of the agreement shall not exceed \$120,000 for the first year of the contract. Total compensation, in the aggregate, shall not exceed \$370,000 over the three-year period. The term for subsequent fiscal years shall be conditioned upon approval of the Santa Clara Stadium Authority (SCSA) budget for the applicable fiscal year that includes the amounts due under this contract.

RFP Process

Forty Niners Stadium Management Company LLC (Stadium Manager) provides management services for Levi's Stadium (Stadium) on a continual, year around basis, including overseeing the day-to-day operations and maintenance of the Stadium. Fire alarm testing, inspection and maintenance services on all fire extinguishing systems is required through a third party to ensure that all testing, inspection and maintenance for the fire alarms at the Stadium are completed in accordance with the standards set forth by the National Fire Protection Association and California Fire Code.

On January 9, 2023, Stadium Manager issued Request for Proposals (RFP) to select qualified firms for fire sprinkler testing, inspection and maintenance 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 a list of firms on our established supplier list, we also selected suppliers registered on the portal with specific commodity codes offering such services. Addendum #1 was issued on January 12, 2023 to update the requirements. The RFP closed on January 26, 2023 at 3:00 p.m. (PT).

Three proposals were received from the following firms on or before the RFP due date and time:

1. Convergent Technologies
2. Integrated Communication Systems (ICS)
3. Sabah International

Evaluation Process

An evaluation committee (EC) consisting of subject matter experts was formed. An evaluators' guide outlining the roles and responsibilities of the EC was provided to each EC member to review and execute the following forms to ensure that there was no conflict of interest in evaluating the proposals:

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

The EC evaluated the proposals utilizing the evaluation criteria as outlined in the RFP. All three firms met the basic requirements of the RFP submissions. Individual scores were utilized to compute an "average score," summarized below:

Evaluation Criteria & Maximum Points	Convergent	ICS	Sabah
Proposal Responsiveness	Pass	Pass	Pass
Experience (35%)	30%	35%	28%
Technical and Service Capability (35)	28%	35%	28%
Cost (30%)	30%	8%	14%
Total	88%	78%	70%

Pursuant to the initial evaluation, Stadium Manager determined that the only way the contractor could perform the testing, inspection and maintenance services on the Ansul hood systems, which is one of the items on the fire alarm system devices, was to contract with a third party vendor to perform the testing, inspection and maintenance, while the fire alarm testing and maintenance contractor would only ensure that the relay was working so that if the Ansul system was to engage that it would properly trigger the fire alarm system. Upon further review, it was determined to be in our best interest to engage one contractor to complete the work. Therefore, on February 24, 2023, Stadium Manager requested all respondents to provide a proposal to test, inspect and maintain the Ansul hood system referenced in the RFP. Pursuant to the updated information, Stadium Manager requested a best and final offer from the top rated proposer to obtain final pricing.

Notice of Intended Award

A notice of intended award (NOIA) was issued on February 28, 2023, announcing Stadium Manager's recommended firm. The RFP process includes a seven-day protest period, which commenced with the issuance of the NOIA.

Submission of Post-Award Submittals

Once Stadium Manager receives approval from the SCSA Board, the agreement will be executed by both parties and a copy forwarded to the Board. Supporting documentation has been provided for review and approval.

Budget

The breakdown of costs are as follows for the three year period:

Total not to exceed amount for three years: \$370,000

Year One – 4/1/23 through 3/31/24 - \$120,000

Year Two – 4/1/24 through 3/31/25 - \$123,000

Year Three – 4/1/25 through 3/31/26 - \$127,000

The cost for this service is covered in the FY23/24 SCSA Budget, Engineering Department budget, as a shared expense.

Submitted By:  Date: 2/28/2023
Jenti Vandertuig, Procurement Director