



FORTY NINERS STADIUM MANAGEMENT COMPANY

Date: July 27, 2021

To: Jim Mercurio
Executive Vice President & General Manager

From: Jenti Vandertuig
Procurement Lead

Subject: Recommendation for Award RFP FY21-0005 for Levi's Stadium
Mechanical and Plumbing Maintenance and Repair Services

Recommendation

Recommend approval and award contracts to ACCO Engineered Systems, Inc and O.C. McDonald Co., Inc. to perform mechanical and plumbing maintenance and repair services at Levi's® Stadium (the "Stadium"), each for a three-year term, to commence on September 1, 2021 and expire on August 31, 2024 (dates may be adjusted based on Stadium Authority Board approval) with an option to extend for two additional one-year periods. The amount of each agreement shall not exceed \$250,000 per contract year. Total compensation, in the aggregate, shall not exceed \$750,000 over the three-year period. The term for subsequent fiscal years shall be conditioned upon approval of the Stadium Authority 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 the Stadium on a continual, year around basis, including overseeing the day-to-day operations and maintenance of the Stadium. The Stadium is a 1.8 million square foot facility completed in 2014.

Stadium Manager determined that having a list of qualified, experienced bench of contractors to provide mechanical and plumbing maintenance and repair services at the Stadium on an as-needed basis was essential. Therefore, it was in Stadium Manager's best interest to solicit proposals from contractors capable of handling a wide range of mechanical (HVAC) and plumbing repairs.

On April 26, 2021, Stadium Manager issued a Request for Proposals (RFP) to select qualified firms to provide mechanical and plumbing maintenance and related services. 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 mechanical and plumbing services. Our outreach included the following:

- Contacted firms that are known to provide the required services;
- Contacted the executives at Minority Business Consortium to notify prospective proposers;
- Utilized the State of California Small Business Enterprise (SBE) list to reach out to local prospective proposers;
- Communicated with Builders Exchange of Santa Clara County to notify interested parties.

A non-mandatory pre-proposal conference was held on May 3, 2021 at 10:00 a.m. (PDT) to facilitate an opportunity to clarify any questions prospective proposers had. The RFP allowed for questions and objections (Q&O) through May 6, 2021 by 5:00 p.m. (PDT). Addendum #1 was issued on May 5, 2021 replacing Attachment B - Cost Proposal with updated information and informing interested parties on how to schedule on-site visits. On May 10, 2021 Stadium Manager issued Addendum #2, providing answers to questions received during the pre-proposal conference and the Q&O period. The RFP closed on May 19, 2021 at 3:00 p.m. (PDT).

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

1. ACCO Engineered Systems, Inc
2. Environmental Systems, Inc.
3. O.C. McDonald Co., Inc.
4. California United Mechanical Inc. (DBA United Mechanical)

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. Individual EC scores were utilized to compute an “average score,” summarized below:

Evaluation Criteria	Maximum	ACCO	Environmental Systems, Inc.	O.C. McDonald	United Mechanical
Proposal Responsiveness	Pass/Fail	Pass	Pass	Pass	Pass
Experience	35%	32%	28%	35%	23%
Technical Capabilities	35%	35%	28%	33%	19%
Cost	30%	24%	29%	23%	30%
Total	100%	91%	85%	91%	72%

Stadium Manger contacted three of the four proposers requesting resubmission of cost proposals with all required fields completed. ACCO Engineered Systems, Inc and O.C. McDonald Co., Inc. (each, a “vendor,” and collectively, the “Vendors”) received the highest rated scores, and each satisfied the requirements set forth in the RFP. Stadium Manager conducted clarification discussions with Vendors separately, and addressed any questions both parties had. Stadium Manager was able to negotiate the percentage of mark up costs for materials with O.C. McDonald Co., Inc. All business, legal, and cost discussions were completed, in accordance with Section 15 of the RFP. The EC recommended award to ACCO Engineered Systems, Inc and O.C. McDonald Co., Inc. based on the overall score as demonstrated in the table above.

Notice of Intended Award

A notice of intended award (NOIA) was issued on July 14, 2021, announcing Stadium Manager’s recommended Vendors. The RFP process includes a ten-day protest period, which commenced with the issuance of the NOIA and ended on July 24, 2021. No protests were received.

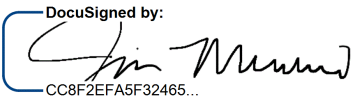
Submission of Post-Award Submittals

Once Stadium Manager receives approval from the Stadium Authority Board, a Notice of Award will be issued to the Vendors to provide the requisite payment bond, Certificate of Insurance and the Labor Compliance Addendum within ten days of notice. The agreements will be executed by both parties and a copy of each agreement will be forwarded to the Board.

Budget:

The cost for this service is covered in the FY21/22 SCSA Budget, Engineering Department.

Submitted By:  A4B5666F5BF147D... Date: 7/29/2021
Jenti Vandertuig, Procurement Lead

Approved By:  CC8F2EFA5F32465... Date: 7/29/2021
Jim Mercurio, Executive Vice President & General Manager