FORTY NINERS STADIUM MANAGEMENT COMPANY

Date: March 19, 2026

To: Executive Director
Santa Clara Stadium Authority

From: Procurement Department
Forty Niners Stadium Management Company LLC

Subject: Recommendation for Approval - West Coast Turf Contract Amendment

Recommendation:

1. Approve and authorize the Stadium Manager to execute an Amendment No. 1 to the Agreement with West Coast Turf (Agreement) for supply, delivery, and installation of sod services at Levi's Stadium to increase the maximum compensation by $1,600,000 to cover services from April 1, 2026 to March 31, 2027.

2. Authorize the Executive Director to approve future amendments to the Agreement to exercise the final one-year option for the fifth contract year and increase the not-to-exceed amount by $1,680,000 to cover services from April 1, 2027 to March 31, 2028 and increase the compensation and fee schedule to reflect rate increases not to exceed 5% over the prior year upon providing reasonable justification of rate increases, all subject to the same basic terms and conditions and budget appropriations.

3. Authorize the Executive Director to approve future amendment to the Agreement, under the same basic terms and conditions, for a period not to exceed six months beyond the fifth contract year through September 30, 2028 and increase the not-to-exceed amount by $840,000 to cover up to six months of services and increase the compensation and fee schedule to reflect rate increases not to exceed 5% over the prior year upon providing reasonable justification of rate increases, provided the Stadium Manager is engaged in an active competitive solicitation process and subject to budget appropriations. This extension is intended to support the transition to a recommended contractor and maintain continuity of business.

4. The total not-to-exceed maximum compensation for the Agreement, inclusive of all contract years and the six-month extension period, shall not exceed $8,920,000.

Background:

On April 4, 2023, the SCSA Board approved Stadium Manager's request to establish a three-year agreement with West Coast Turf for the supply, delivery, and installation of sod for the field at Levi's Stadium. The agreement includes an option to renew for two one-year periods. The initial term of the Agreement was from April 1, 2023, through March 31, 2026, with a not-to-exceed amount of $1,600,000 per contract year. The Board authorized the Executive to approve the exercise of any option to extend the agreement for up to two additional one-year periods, subject to budget appropriations.

Stadium Manager has a continued need for sod supply, delivery, and installation to maintain a safe, high-quality playing surface at Levi's Stadium for both Non-NFL and NFL events. The vendor performs nearly five full field replacements per year. It is critical that a single, experienced vendor provides all services, as they control sod cultivation and possess detailed knowledge of the stadium's field system, ensuring consistency, performance, and accountability. By exercising the first of two one-year extension options, Stadium Manager will ensure continuity with West Coast Turf and maintain quality field surfaces.

West Coast Turf has now referred to Sod Grown on Plastic (SOP) as Ready Play Grass, which reflects their proprietary name.

To ensure the Stadium remains fully operational, Stadium Manager requires flexibility to manage vendor transitions effectively. In the event that a new provider is selected through a competitive solicitation process at the end of the fifth contract year, an extension of up to six months may be required. This transitional period allows for the seamless handover of specialized pest management and the mobilization of a new contractor without a lapse in essential services.

Fiscal Impact:
The cost for this service is covered in the proposed FY26/27 SCSA Budget, Groundskeeping Department, as a shared expense. Generally, Stadium Authority is responsible for 30% of the Shared Expenses portion of the agreement cost.

Year 5 and the as-needed 6-month extension each include a maximum 5% increase year over year in the compensation and fee schedule. This percentage is based on the potential rate increases exceeding the prior year fees given the overall lack of market certainty due to current economic and political factors.

The six-month extension period amount of $840,000 is included to provide coverage during an active competitive solicitation process if necessary. This is calculated based on the Optional Year 5 NTE with an additional 5% increase. This brings the total not-to-exceed maximum compensation to $8,920,000, inclusive of all contract years and the six-month extension period.

Description	**Combine NTE**
Initial Three-Year Term (4/1/23-3/31/26)	$4,800,000
Optional Year 4 (4/1/26-3/31/27)	$1,600,000
Optional Year 5 (4/1/27-3/31/28)	$1,680,000
6-Month As-Needed Extension Period (4/1/28-9/30/28)	$840,000
Total Not-to-Exceed Maximum Compensation	**$8,920,000**