



## 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 - Advanced Integrated Pest  
Management (Advanced IPM) Contract Amendment

### **Recommendation:**

1. Approve and authorize the Stadium Manager to execute an Amendment No. 1 to the Agreement with Advanced IPM (Agreement) for pest control services at Levi's Stadium to increase the maximum compensation by \$82,500 to cover services from April 1, 2026 to March 31, 2027.
2. Authorize the Executive Director to approve future amendments to the Agreement to: (a) exercise the final one-year option for the fifth contract year and increase the not-to-exceed amount by \$86,625 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, and (b) increase the not-to-exceed amount by up to an additional \$25,000 as contingency for unanticipated services, which may be utilized during the fourth or fifth contract years, 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 \$45,478 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, the six-month extension period, and contingency, shall not exceed \$489,603.

**Background:**

On March 7, 2023, the SCSA Board approved Stadium Manager’s request to establish a three-year agreement with Advanced IPM to provide pest control services with 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 an aggregate not-to-exceed amount of \$250,000 over the three-year period. Throughout the initial term, the actual aggregate annual expenditure for these services was approximately \$241,800, remaining within the authorized limit. Total expenditures allocated to the SCSA were approximately \$59,000 over the three-year period, after deducting charge backs to the food and beverage concessionaire.

Stadium Manager has a continued need for comprehensive pest control services to support the day-to-day operations and maintenance of Levi’s Stadium. These services ensure the facility remains in optimal condition for daily staff activities and events. By exercising the first of two one-year extension options, Stadium Manager will have continuity with Advanced IPM, maintaining the cleanliness and pest management required for Levi’s Stadium.

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, Engineering Department, as a shared expense. Stadium Authority is responsible for 50% 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 \$45,478 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 \$489,603, inclusive of all contract years, the six-month extension period, and contingency.

<b>Description</b>	<b>Combine NTE</b>
Initial Three-Year Term (4/1/23-3/31/26)	\$250,000
Optional Year 4 (4/1/26-3/31/27)	\$82,500
Optional Year 5 (4/1/27-3/31/28)	\$86,625
Contingency (Any Contract Term)	\$25,000
6-Month As-Needed Extension Period (4/1/28-9/30/28)	\$45,478
<b>Total Not-to-Exceed Maximum Compensation</b>	<b>\$489,603</b>