



Agenda Report

22-1702

Agenda Date: 1/11/2022

REPORT TO STADIUM AUTHORITY BOARD

SUBJECT

Request from Stadium Manager to Execute Agreements with R. Brothers Painting Inc. for Rust Prevention Mitigation CapEx Project; Bear Electrical Solutions, Inc. for Gold Lot 4 and 5 Lighting CapEx Project and Approve Related Budget Amendment; and Ample Electric, Inc. for Mechanical and Electrical Closet Lighting CapEx Project; and Approve Budget Amendment Related to Stadium Insulation CapEx Project

BOARD PILLAR

Ensure Compliance with Measure J and Manage Levi's Stadium

DISCUSSION

Between November 30 and December 2, 2021, the Stadium Manager submitted Recommendation for Award memos (Attachment 1-3) and a Recommendation for Budget Augmentation (Attachment 4), along with supporting procurement documentation, to request approval from the Stadium Authority Board for the following:

Rust Prevention Mitigation CapEx Project

1. Award a one-time agreement to R. Brothers Painting Inc., in the amount of \$17,223 to prepare and paint the existing steel structure along the 300 level concourse of Levi's Stadium;
2. Authorize Stadium Manager to execute any and all documents associated with, and necessary for the award, completion, and acceptance of this Project; and
3. Authorize Stadium Manager to execute change orders up to approximately 10% of the contract cost, or \$1,722, for a total not to exceed amount of \$18,945.

The Stadium Authority FY 2021/22 CapEx Budget includes \$94,500 for the Rust Prevention Mitigation line item.

Mechanical and Electrical Closet Lighting CapEx Project

1. Award a one-time agreement to Ample Electrical, Inc. in the amount of \$101,780 for replacement of existing light fixtures in the Levi's Stadium Electrical Rooms and Telecom Rooms with new LED light fixtures that will provide high efficiency, low maintenance light fixtures with a long-term lifecycle;
2. Authorize Stadium Manager to execute any and all documents associated with, and necessary for the award, completion, and acceptance of this Project; and
3. Authorize Stadium Manager to execute change orders up to 10% of the contract cost, or \$10,178, for a total not to exceed amount of \$111,958.

The Stadium Authority FY 2021/22 CapEx Budget includes \$157,500 for the Mechanical and Electrical Closet Lighting line item. The Stadium Manager stated in their Recommendation for Award that some of the 260 anticipated lighting fixtures would be located in Tenant Exclusive Areas, and pursuant to the Stadium Lease, StadCo as the Tenant would pay for those fixtures and the Stadium Authority would be charged for the remainder. The costs of the parties will be allocated based on the number of fixtures, which is anticipated to cost StadCo approximately \$19,573 (\$101,780 x 50/260 lighting fixtures) and Stadium Authority approximately \$82,207 (\$101,780 x 210/260 lighting fixtures).

Gold Lot 4 and 5 Lighting CapEx Project

1. Award a one-time agreement to Bear Electrical Solutions, Inc., in the amount of \$59,145 for removal and disposal of existing wall mounted luminaire fixtures, and furnishing and installation of new wall mounted luminaires at Levi's Stadium;
2. Authorize Stadium Manager to execute any and all documents associated with, and necessary for the award, completion, and acceptance of this Project; and
3. Authorize Stadium Manager to execute change orders up to approximately 10% of the contract cost, or \$5,914, for a total not to exceed amount of \$65,059.

The Stadium Authority FY 2021/22 CapEx Budget includes \$52,500 for the Gold Lot 4 and 5 Lighting line item. A budget amendment would be required to approve this request.

Budget Amendment Related to Stadium Insulation CapEx Project

1. Approve a budget amendment to increase the budget amount for the Stadium Insulation Project by \$360,000 in the FY 2021/22 CapEx Budget.

The Stadium Authority FY 2021/22 CapEx Budget includes \$157,500 for the Stadium Insulation line item. If approved, the Stadium Manager's request would increase this line item to \$517,500.

The Stadium Manager's Recommendation for Award memos describes the Request for Bids processes that were implemented for the first three CapEx projects. The Stadium Manager's Recommendation for Budget Augmentation describes their justification for a budget increase for the Stadium Insulation CapEx project. The Stadium Authority FY 2021/22 CapEx Budget is attached for reference and includes the project descriptions (Attachment 5).

Subsequent correspondence was exchanged between Stadium Authority staff and the Stadium Manager about the requests as documented in Attachment 6.

ATTACHMENTS

1. Stadium Manager's Recommendation for Award: Rust Prevention Mitigation CapEx Project
2. Stadium Manager's Recommendation for Award: Mechanical and Electrical Closet Lighting CapEx Project
3. Stadium Manager's Recommendation for Award: Gold Lot 4 and 5 Lighting CapEx Project
4. Stadium Manager's Recommendation for Budget Augmentation: Stadium Insulation CapEx Project
5. CapEx Portion of Stadium Authority FY 2021/22 Budget
6. Follow Up Responses Submitted by Stadium Manager
7. Agreement with R. Brothers Painting Inc.
8. Agreement with Ample Electrical, Inc.

9. Agreement with Bear Electrical Solutions, Inc.