

General Overview

As of April 31, 2019, all reports generally indicate the Las Vegas stadium project is on schedule and on budget, will include all project elements and will meet the project standards set forth in the Stadium Development Agreement and Senate Bill 1 (2016 Special Session). Pursuant to the Stadium Development Agreement approved by the Las Vegas Stadium Authority Board on March 28, 2018, and the revised project budget approved by the Stadium Authority Board on May 23, 2018, the stadium project is a premier, first-class, multi-level stadium totaling approximately 1.5 million square feet with an enclosed roof on a 62.5-acre site located in Clark County, Nevada. The enclosed stadium will include a fixed ETFE roof structure, contain 107 suites and have a seating capacity of 62,228 (expandable for major events).

Project Budget

The project budget remained unchanged at \$1.84 billion during the current reporting period. Fifteen funding notices have been processed by the Stadium Authority totaling \$879.4 million, approximately 47.8 percent of the aggregate project budget. Stadium Authority contributions to the project currently stand at \$311.7 million, approximately 35.4 percent of total outlays to date. Personal Seat License proceeds account for \$284.2 million, or 32.3 percent, of total project costs, and LV Stadium Events Company (Raiders) credit facilities make up the remaining \$283.5 million (32.2 percent) of project costs.

Project Schedule

The project schedule was unchanged during the reporting period. Substantial completion is anticipated on July 31, 2020, the stadium's opening event is expected to occur on August 16, 2020 and project closeout is currently scheduled for October 31, 2020.

Project Contingency

The aggregate stadium project contingency decreased by \$20.8 million during the period and currently stands at \$55.4 million. The overall contingency is comprised of the GMP contingency of \$48.1 million, systems and equipment contingency of \$3.2 million, infrastructure contingency of \$260,270 and project contingency of \$3.1 million. The majority of the reduction noted in the current period is attributable to a \$19.3 million settlement with Merrill Steel. The GMP contingency currently stands at 6.5 percent of the GMP project completion balance, a decrease of 1.7 percentage points during the reporting period. When aggregated, the combined project contingency now stands 5.7 percent of remaining project costs, a decrease of 1.7 percentage points during the past month.

Change Orders

No change orders were issued during the latest reporting period, leaving total project change orders to date at \$15.3 million. Pending and potential change orders were reported collectively in the current month's report and totaled \$59.7 million. These continue to include a combination of scope revisions; allowance adjustments; tariffs; and additional costs attributable to foreign materials and unforeseen earthwork conditions. The most significant of the pending/potential change orders were adjustments to the Signature Tower (\$11.8M) and those related to the North End Zone Club (\$10.0M) and South End Zone Corner Suites (\$7.4M). Notably, \$9.5 million of the pending/potential change orders is attributable to GMP exclusions, \$24.6 million is attributable to owner's (Raiders) scope increases and \$19.9 million is attributable to allowance overruns. Respecting that these change orders are estimates that remain actively under evaluation by the development team, the Construction Monitor noted that "once approved, these elements will become integrated into the project at a cost in excess of the established budget, once the available Owner Contingency has been expended."

LV Stadium Events Company (Raiders) Project Status Report

LV Stadium Events Company ("StadCo") submitted its monthly project report on June 10, 2019, providing a general overview of the status of: (1) design planning; (2) the project budget; (3) the construction schedule; (4) permitting, licenses and approvals; (5) compliance with various provisions of Senate Bill 1 and (6) compliance with the provisions of the community benefits plan. StadCo cited no variance in the project schedule or the project budget. In furtherance of comments made by Mr. Don Webb at the Authority Board's May 23, 2019, meeting, StadCo cited \$40 million in "added scope and facility enhancements." Pursuant to the Stadium Development Agreement, changes in the project budget require Authority Board approval. We anticipate this item to be included on the Authority's meeting agenda for July 18, 2019.

Construction Monitor's Report (Jones Lang LaSalle)

The Construction Monitor submitted Site Observation Report 21 on May 22, 2019. The report supported a draw of \$74.5 million and certified that: (1) all design agreements remain in full force and effect and have not been modified; (2) there has been no material deviation in stadium costs; (3) all required permits have been issued and are in effect; (4) all current draws are being used for project costs; (5) the project is proceeding on schedule and will be completed by the scheduled completion date; (6) all funds previously requisitioned have been used for their intended purpose; (7) there have been no material change orders other than those permitted by the Development Agreement or the Design-Build Agreement and (8) the Construction Monitor has no knowledge of any vendors' liens, mechanics' liens or security interest that should be satisfied or discharged before the immediate payment request.

The Construction Monitor continued to note that the stadium project is "proceeding in general accordance with the construction documents" and that the "quality of workmanship, appears to be good."

The Construction Monitor has been informed that discussions are underway to identify and make available additional sources of funding to address pending change orders totaling approximately \$60 million. To this end, Jones Lang LaSalle deferred its opinion relative to the adequacy of remaining funds, noting that this issue will be addressed in its June report.

The Construction Monitor provided a separate analysis of the stadium's off-site infrastructure budget, noting yet again that the "full scope of the Off-Site Infrastructure will be established in the near future." [emphasis added] The Construction Monitor noted further that "should the final costs within the Off-Site Infrastructure Budget exceed the budgeted costs, other sources of funds would be needed." It is unclear when the full scope of the off-site infrastructure will be made available to the Construction Monitor as the past several reports have indicated it will be provided in the "near future" and Jones Lang LaSalle has not been provided any guidance relative to when it might expect to actually receive this information. Staff requested that the next Site Observation Report either include the pending information or that the "near future" language be replaced with a more definitive statement of if/when this information will be made available. The Construction Monitor agreed; staff anticipates this change will be reflected in the June submission.

The Construction Monitor's comments relative to the project schedule were essentially unchanged from the previous report, stating that the project schedule remains "achievable considering the team involved" while noting that schedule compression has left the project with "zero float." Jones Lang LaSalle indicated that it will be closely monitoring the project schedule, with particular attention paid to critical milestone dates. To this end, the Construction Monitor noted that a major milestone was achieved during April 2017 with permanent power to the site completed two months ahead of schedule.

Authority Construction Representative (Grand Canyon Development Partners)

Grand Canyon Development Partners ("GCDP") provided a series of updates during the period based on: (1) attendance at regularly scheduled construction meetings; (2) recurring monthly meetings with the StadCo Representative; (3) routine site visits and (4) a review of project materials and reports submitted by StadCo and the Construction Monitor.



GCDP identified no changes to project submission matters requiring the Authority's approval and generally concluded that the stadium project will be completed on time and on budget, will include all project elements, and will meet the project standards, set forth in the Stadium Development Agreement and Senate Bill 1 (2016 Special Session).

GCDP indicated that the contractor has an average of 1,200 workers each day, has maintained an expanded work week and has added second shift work on Saturdays (primarily focused on steel erection). GCDP cited "substantial progress" relative to steel erection during the current reporting period, noting that fifteen of the twenty-four stadium canopy sections had been installed at the time of its most recent field visit, with seven more sections located on the ground in various stages of assembly.

GCDP did note a challenge with canopy section No. 5010, which had not been released due to an alignment issue. Now resolved, the canopy section was removed to allow for realignment of the supporting truss columns. This resulted in a delay in placing subsequent canopy sections on the west side of the stadium and will potentially delay the centering of the interior ring beam originally scheduled for July 30, 2019, to mid-August. Respecting that this remains a critical milestone date for the project, GCDP reiterated its belief that the contractor can manage the other elements of the schedule to achieve substantial completion by July 31, 2020. Notably, the second critical path issue identified by GCDP was the cable net roof and ETFE installation, anticipated for completion by mid-March 2020. GCDP noted that there is no required adjustment to the timing of this element.

Staff has requested that GCDP continue to closely monitor the progress of the project with particular attention given to the items outlined above.

Stadium Project Uses of Funds

Month/Year	Project Budget	Project Contingency	Contingency as a % of Budget to				Project Completed During Period	Project Completed to Date	% Completed to Date	
			Complete	Change Orders						
Pre-GMP Period	Sep-17	\$ 1,736,965,813 [1]	\$ 135,827,170 [1]	8.3%	[2]	\$ -	\$ 101,927,013 [1]	\$ 101,927,013 [1]	5.9%	[3]
	Oct-17	\$ 1,727,449,040 [4]	\$ 135,827,170 [4]	8.4%	[2]	\$ -	\$ 10,594,806 [4]	\$ 112,521,819 [4]	6.5%	[3]
	Nov-17	\$ 1,727,449,040 [5]	\$ 135,827,170 [5]	8.5%	[2]	\$ -	\$ 10,385,137 [5]	\$ 122,906,956 [5]	7.1%	[3]
	Dec-17	\$ 1,846,322,374 [6]	\$ 125,216,471 [6]	7.3%	[2]	\$ -	\$ 17,286,161 [6]	\$ 140,193,117 [6]	7.6%	[3]
	Jan-18	\$ 1,846,322,374 [7]	\$ 125,216,471 [7]	7.4%	[2]	\$ -	\$ 21,585,229 [7]	\$ 161,778,346 [7]	8.8%	[3]
	Feb-18	\$ 1,846,322,374 [8]	\$ 124,951,258 [8]	7.5%	[2]	\$ -	\$ 10,588,858 [8]	\$ 172,367,204 [8]	9.3%	[3]
	Mar-18	\$ 1,800,000,000 [9]	\$ 106,152,453 [10]	6.6%	[2]	\$ -	\$ 17,207,932 [10]	\$ 189,575,136 [10]	10.5%	[3]
	Apr-18	\$ 1,800,000,000 [9]	\$ 106,152,453 [13]	6.7%	[2]	\$ - [14]	\$ 16,150,752 [13]	\$ 205,725,888 [13]	11.4%	[3]
	May-18	\$ 1,840,000,000 [17]	\$ 112,052,620 [18]	7.0%	[2]	\$ 1,625,940 [19]	\$ 40,835,486 [20]	\$ 246,561,374 [20]	13.4%	[3]
	Jun-18	\$ 1,840,000,000 [17]	\$ 112,052,620 [23]	7.2%	[2]	\$ -	\$ 38,778,712 [24]	\$ 285,340,086 [24]	15.5%	[3]
	Jul-18	\$ 1,840,000,000 [17]	\$ 112,056,457 [27]	7.4%	[2]	\$ - [28]	\$ 30,225,023 [29]	\$ 315,565,109 [29]	17.2%	[3]
	Aug-18	\$ 1,840,000,000 [17]	\$ 111,637,640 [32]	7.5%	[2]	\$ - [33]	\$ 32,027,796 [34]	\$ 347,592,905 [34]	18.9%	[3]
	Sep-18	\$ 1,840,000,000 [17]	\$ 107,179,154 [37]	7.5%	[2]	\$ - [38]	\$ 54,791,642 (r) [39]	\$ 402,384,547 (r) [39]	21.9%	[3]
	Oct-18	\$ 1,840,000,000 [17]	\$ 104,381,308 [42]	7.5%	[2]	\$ 1,558,651 [43]	\$ 46,089,225 [44]	\$ 448,473,772 [44]	24.4%	[3]
	Nov-18	\$ 1,840,000,000 [17]	\$ 93,440,979 [47]	7.0%	[2]	\$ 9,068,016 [48]	\$ 52,000,478 [49]	\$ 500,474,250 [49]	27.2%	[3]
	Dec-18	\$ 1,840,000,000 [17]	\$ 85,293,724 [52]	6.7%	[2]	\$ 598,984 [53]	\$ 64,068,000 [54]	\$ 564,542,250 [54]	30.7%	[3]
	Jan-19	\$ 1,840,000,000 [17]	\$ 85,365,726 [57]	7.0%	[2]	\$ 1,639,788 [58]	\$ 58,003,843 [59]	\$ 622,546,095 [59]	33.8%	[3]
	Feb-19	\$ 1,840,000,000 [17]	\$ 89,347,778 [62]	7.8%	[2]	\$ - [63]	\$ 67,868,888 [64]	\$ 690,414,983 [64]	37.5%	[3]
	Mar-19	\$ 1,840,000,000 [17]	\$ 85,519,407 [67]	7.9%	[2]	\$ 6,009 [68]	\$ 62,388,497 [69]	\$ 752,803,480 [69]	40.9%	[3]
	Apr-19	\$ 1,840,000,000 [17]	\$ 76,261,778 [72]	7.4%	[2]	\$ 767,581 [73]	\$ 52,667,096 [74]	\$ 805,470,576 [74]	43.8%	[3]
	May-19	\$ 1,840,000,000 [17]	\$ 54,628,353 [77]	5.7%	[2]	\$ - [78]	\$ 73,911,481 (r) [79]	\$ 879,382,057 [79]	47.8%	[3]
	Jun-19									
	Jul-19									
	Aug-19									
	Sep-19									
	Oct-19									
	Nov-19									
	Dec-19									
	Jan-20									
	Feb-20									
	Mar-20									
	Apr-20									
	May-20									
	Jun-20									
	Jul-20									
	Aug-20									
	Sep-20									
Current Amount										
<i>Share to Date</i>										
Estimated Total										
<i>Percent to Date</i>										

Note: Totals may not sum to 100 percent due to rounding.

Stadium Funding Sources

Month/Year	Stadium Authority		Bank of America Senior Credit Facility		Personal Seat License (PSL) Revenues		NFL G4 Credit Facility		Other Funds		Total Amount Funded During the Period	Cumulative Amount Funded to Date
Pre-GMP Period	Sep-17	\$ -	\$ 101,927,013	[1]	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101,927,013	\$ 101,927,013
	Oct-17	\$ -	\$ 10,594,806	[4]	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,594,806	\$ 112,521,819
	Nov-17	\$ -	\$ 10,385,137	[5]	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,385,137	\$ 122,906,956
	Dec-17	\$ -	\$ 17,286,161	[6]	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,286,161	\$ 140,193,117
	Jan-18	\$ -	\$ 21,585,229	[7]	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,585,229	\$ 161,778,346
	Feb-18	\$ -	\$ 10,588,858	[8]	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,588,858	\$ 172,367,204
	Mar-18	\$ 5,250,284 [11]	\$ - [12]	\$ - [12]	\$ - [12]	\$ 11,957,648 [12]	\$ - [12]	\$ - [12]	\$ - [12]	\$ - [12]	\$ 17,207,932	\$ 189,575,136
	Apr-18	\$ 7,189,145 [15]	\$ - [16]	\$ - [16]	\$ - [16]	\$ 8,961,608 [16]	\$ - [16]	\$ - [16]	\$ - [16]	\$ - [16]	\$ 16,150,752	\$ 205,725,888
	May-18	\$ 18,176,999 [21]	\$ - [22]	\$ 22,658,486 [22]	\$ - [22]	\$ - [22]	\$ - [22]	\$ - [22]	\$ - [22]	\$ - [22]	\$ 40,835,486	\$ 246,561,374
	Jun-18	\$ 17,261,473 [25]	\$ - [26]	\$ 13,517,239 [26]	\$ - [26]	\$ 8,000,000 [26]	\$ - [26]	\$ - [26]	\$ - [26]	\$ - [26]	\$ 38,778,712	\$ 285,340,086
	Jul-18	\$ 13,453,990 [30]	\$ 16,771,033 [31]	\$ - [31]	\$ - [31]	\$ - [31]	\$ - [31]	\$ - [31]	\$ - [31]	\$ - [31]	\$ 30,225,023	\$ 315,565,109
	Aug-18	\$ 14,256,454 [35]	\$ 17,771,342 [36]	\$ - [36]	\$ - [36]	\$ - [36]	\$ - [36]	\$ - [36]	\$ - [36]	\$ - [36]	\$ 32,027,796	\$ 347,592,905
	Sep-18	\$ 23,686,038 [40]	\$ - [41]	\$ 31,105,604 (r) [41]	\$ - [41]	\$ - [41]	\$ - [41]	\$ - [41]	\$ - [41]	\$ - [41]	\$ 54,791,642	\$ 402,384,546
	Oct-18	\$ 20,515,583 [45]	\$ - [46]	\$ 25,573,641 [46]	\$ - [46]	\$ - [46]	\$ - [46]	\$ - [46]	\$ - [46]	\$ - [46]	\$ 46,089,225	\$ 448,473,771
	Nov-18	\$ 23,146,845 [50]	\$ - [51]	\$ 28,853,633 [51]	\$ - [51]	\$ - [51]	\$ - [51]	\$ - [51]	\$ - [51]	\$ - [51]	\$ 52,000,478	\$ 500,474,250
	Dec-18	\$ 28,518,432 [55]	\$ - [56]	\$ 35,549,569 [56]	\$ - [56]	\$ - [56]	\$ - [56]	\$ - [56]	\$ - [56]	\$ - [56]	\$ 64,068,000	\$ 564,542,250
	Jan-19	\$ 25,819,108 [60]	\$ 6,706,480 [61]	\$ 25,478,255 [61]	\$ - [61]	\$ - [61]	\$ - [61]	\$ - [61]	\$ - [61]	\$ - [61]	\$ 58,003,843	\$ 622,546,093
	Feb-19	\$ 30,210,311 [65]	\$ - [66]	\$ 37,658,577 [66]	\$ - [66]	\$ - [66]	\$ - [66]	\$ - [66]	\$ - [66]	\$ - [66]	\$ 67,868,888	\$ 690,414,981
	Mar-19	\$ 27,770,839 [70]	\$ - [71]	\$ 34,617,659 [71]	\$ - [71]	\$ - [71]	\$ - [71]	\$ - [71]	\$ - [71]	\$ - [71]	\$ 62,388,497	\$ 752,803,479
	Apr-19	\$ 23,443,575 [75]	\$ - [76]	\$ 29,223,521 [76]	\$ - [76]	\$ - [76]	\$ - [76]	\$ - [76]	\$ - [76]	\$ - [76]	\$ 52,667,096	\$ 805,470,575
	May-19	\$ 32,996,331 (r) [80]	\$ (\$216,332) (r) [81]	\$ - [81]	\$ - [81]	\$ 41,131,482 (r) [81]	\$ - [81]	\$ - [81]	\$ - [81]	\$ - [81]	\$ 73,911,481	\$ 879,382,056
	Jun-19											
	Jul-19											
	Aug-19											
	Sep-19											
	Oct-19											
	Nov-19											
	Dec-19											
	Jan-20											
	Feb-20											
	Mar-20											
	Apr-20											
	May-20											
	Jun-20											
	Jul-20											
	Aug-20											
	Sep-20											
	Current Amount	\$ 311,695,407	\$ 213,399,727		\$ 284,236,184	\$ 70,050,737	\$ -	\$ 879,382,056				
	<i>Share to Date</i>	35.4%	24.3%		32.3%	8.0%	0.0%	100.0%				
	Estimated Total	\$ 750,000,000	\$ 600,000,000		\$ 290,000,000	\$ 200,000,000	\$ -	\$ 1,840,000,000				
	Percent to Date	41.6%	35.6%		98.0%	35.0%	0.0%	47.8%				

Note: Totals may no

Las Vegas Stadium Authority Board

Project Status Report | May 2019

Notes:

- [1] Jones Lang LaSalle, Site Observation Letter Report 1 (September 21, 2017). Note the initial outlay reflects \$77.8M for the acquisition of the stadium site.
- [2] Calculation, total amount of contingency divided by the amount equal to the total project budget less the amount of the project completed to date.
- [3] Calculation, total amount completed to date divided by the total project budget. Note that this calculation differs slightly from the completion percentage reported by Jones Lang LaSalle.
- [4] Jones Lang LaSalle, Site Observation Letter Report 2 (October 30, 2017).
- [5] Jones Lang LaSalle, Site Observation Letter Report 3 (November 20, 2017).
- [6] Jones Lang LaSalle, Site Observation Letter Report 4 (December 21, 2017). JLL notes, "The Budget is a moving target, and will be undergoing revisions until Loan closing is established, and at that time, the project Budget cost will be finalized." JLL also notes that they are unable to offer an opinion on the adequacy of remaining funds to complete the project, as the final budget and GMP have not yet been established.
- [7] Jones Lang LaSalle, Site Observation Letter Report 5 (January 17, 2018). JLL notes, "The Budget is a moving target, and will be undergoing revisions until Loan closing is established, and at that time, the project Budget cost will be finalized."
- [8] Jones Lang LaSalle, Site Observation Letter Report 6 (February 21, 2018). JLL notes, "The Budget is a moving target, and will be undergoing revisions until Loan closing is established, and at that time, the project Budget cost will be finalized." JLL also notes that the preliminary budget had a project contingency of \$135.8M and that reallocations have reduced the contingency by \$10.9M (\$265,213 this period) to \$125M. JLL did not have sufficient information at the time this report was issued to ascertain the sufficiency of the contingency.
- [9] Stadium Authority Board Approved Project Budget (March 28, 2018).
- [10] Jones Lang LaSalle, Site Observation Report 7 (March 20, 2018; Revised April 13, 2018). JLL notes both a project contingency of \$9.1M as well as the Design Build Agreement contingency of \$97.0M within the GMP cost itemization. JLL further notes, "According to the preliminary Budget provided, the Budget originally established a \$135,827,170 Project Contingency. Reallocations have reduced the Contingency by \$126,690,300 to the current \$9,136,870, representing 0.5% of the remaining funds, which is below the industry standard of 5 to 10%. Upon completion of our project review, we will be able to ascertain the sufficiency of the project Contingency."
- [11] Stadium Authority Board Funding Designation for Funding Notice No. 1 (April 9, 2018).
- [12] StadCo Funding Designation for Funding Notice No. 1 (April 10, 2018; Revised April 13, 2018).
- [13] Jones Lang LaSalle, Site Observation Report 8 (April 24, 2018). JLL notes both a project contingency of \$9.1M as well as the Design Build Agreement contingency of \$97.0M within the GMP cost itemization. JLL further notes, "According to the preliminary Budget provided, the Budget originally established a \$135,827,170 Project Contingency. Reallocations have reduced the Contingency by \$126,690,300 to the current \$9,136,870, representing 0.5% of the remaining funds, which is below the industry standard of 5 to 10%. Upon completion of our project review, we will be able to ascertain the sufficiency of the project Contingency."
- [14] Jones Lang LaSalle, Site Observation Report 8 (April 24, 2018). JLL notes, "Although no Pending Change Orders were reported at this time, it was brought to our attention that a 5-circuit duct bank carrying electrical conduits serving the airport and some hotels (extending along Polaris Ave.) will interfere with construction of the street crossing section of the box culvert, and duct bank will need to be temporarily relocated and replaced. The cost for this work is estimated at \$4-million."
- [15] Stadium Authority Board Funding Designation for Funding Notice No. 1 (April 26, 2018).
- [16] StadCo Funding Designation for Funding Notice No. 2 (April 17, 2018).
- [17] Stadium Authority Board Approved Project Budget (May 23, 2018).
- [18] Jones Lang LaSalle, Site Observation Report 9 (May 22, 2018). JLL notes, "There is an estimated balance to complete of \$1,593,438,624, which includes project Contingencies as follows: GMP Contingency of \$97,064,248; Systems & Equipment Contingency of \$5,851,502; and a Project Contingency of \$9,136,870." Note also JLL states, "The Design Build Agreement established a \$97,015,583 Contingency within the GMP cost itemization. This period the Contingency increased by \$48,666 to the current Contingency value of \$97,064,248."
- [19] Jones Lang LaSalle, Site Observation Report 9 (May 22, 2018). JLL notes, "Additionally a budget line item transfer due to the inclusion of Change Order 1 in the amount of \$1,625,940 was not addressed in the current Budget. Monies to cover this Change Order were to be transferred from the Public Infrastructure line item to the GMP." JLL further notes, "Based on our cursory review, the scope of work and dollar amounts appears reasonable. The scope changes do not substantially change the quality of the project. No time extensions are shown on the Change Order." Finally, JLL notes, "The Design Builder reported one pending Change Order totaling \$8,219,041 for 'Off Site Plans issued for Construction'. Monies for this Change Order would be made available from funds within the Public Infrastructure line item, which currently stands at \$29.4-Million." Staff discussed this line item with JLL. JLL indicated that the transfer was simply to bring the cost under the GMP, which was increased by a similar amount. JLL indicated that they would be reviewing this information more closely in June to ensure there was no reduction to other project elements. GCDP, the Authority's Construction Representative, was also asked to review and monitor this issue.
- [20] Jones Lang LaSalle, Site Observation Report 9 (May 22, 2018).
- [21] Stadium Authority Board Funding Designation for Funding Notice No. 3 (May 24, 2018).
- [22] StadCo Funding Designation for Funding Notice No. 3 (May 24, 2018).
- [23] Jones Lang LaSalle, Site Observation Report 10 (June 27, 2018). JLL notes, "There is an estimated balance to complete of \$1,554,659,912, which includes project Contingencies as follows: GMP Contingency of \$97,064,248; Systems & Equipment Contingency of \$5,851,502; and a Project Contingency of \$9,136,870."
- [24] Jones Lang LaSalle, Site Observation Report 10 (June 27, 2018).
- [25] Stadium Authority Board Funding Designation for Funding Notice No. 4 (June 29, 2018).
- [26] StadCo Funding Designation for Funding Notice No. 4 (June 19, 2018).

Las Vegas Stadium Authority Board
Project Status Report | May 2019

Notes (cont.):

- [27] Jones Lang LaSalle, Site Observation Report 11 (Revised July 30, 2018). Note that JLL reports the elements of the contingency in two separate places in Site Observation Report 11. See page 6 where the Systems & Equipment Contingency of \$5,851,502 and a current Project Contingency of \$9,136,870 are reported and page 19 where the Contractor's Contingency is reported at \$97,068,085. JLL also notes, "The Project Contingency balance currently totals \$9,136,870. Although it was originally reported that the Development team felt confident that the Design Build GMP was adequate to provide for the programmed scope of the stadium, items such as Owner enhancements, tariffs and allowance adjustments could potentially increase construction costs by an additional \$25.4MM. We have requested that the owner's Representative provide us with a detailed assessment of the potential changes. However, because the potential cost increases of \$25.4MM, we are unable at this time to report that the project Contingency of \$9.1MM is sufficient to absorb pending Change Orders. Should Change Orders become approved and integrated into the project, it may be necessary for the Ownership to contribute additional Equity to cover Change Orders. The Contingency must be carefully monitored."
- [28] Jones Lang LaSalle, Site Observation Report 11 (Revised July 30, 2018). JLL notes, "The Design Builder reported in its June 2018 monthly report that there are pending Change Orders totaling \$33,098,700. In addition, the Design Builder has indicated that \$1,500,000 should be added to these costs to address potential foreign tariff increases. The potential Change Order costs would be increased to approximately \$34.6MM." JLL also noted, "The Off-Site Infrastructure costs would be allocated from the off-site infrastructure budget, currently valued at \$29.4-Million. The PCO Log also references \$5.2-Million in costs attributable to tariffs of foreign purchased construction materials; \$3.2-Million of Owner driven enhancements; and \$14.9-Million of Allowance Adjustments. There is a potential for Value Engineering the above noted items." See also, note 27 (JLL notes, "Should Change Orders become approved and integrated into the project, it may be necessary for the Ownership to contribute additional Equity to cover Change Orders.")
- [29] Jones Lang LaSalle, Site Observation Report 11 (Revised July 30, 2018).
- [30] Stadium Authority Board Funding Designation for Funding Notice No. 5 (July 30, 2018).
- [31] StadCo Funding Designation for Funding Notice No. 5 (July 20, 2018).
- [32] Jones Lang LaSalle, Site Observation Report 12 (August 23, 2018). JLL reports, "There is an estimated balance to complete of \$1,492,407,094, which includes (as reported by Owner's Representative) project Contingencies as follows: an assumed Systems & Equipment Contingency of \$5,851,502; a current Project Contingency of \$9,136,870, and a current GMP Contingency of \$96,649,268." JLL notes later in the report, "The Project Contingency balance currently totals \$9,136,870. Although it was originally reported that the Development team felt confident that the Design Build GMP was adequate to provide for the programmed scope of the stadium, items such as Owner enhancements, tariffs and allowance adjustments could potentially increase construction costs by an additional \$11,460,762. Should the costs for this work be approved, a combination of sources such as the remaining \$9,136,870 Owner Contingency, and/or potential GMP Contingency (currently \$96,649,268) savings, and/or Owner Equity, would be utilized."
- [33] Jones Lang LaSalle, Site Observation Report 12 (August 23, 2018). JLL notes, "Although at present time, the Budget is in balance, and the remaining funds are sufficient to complete the current scope of work, there are pending Change Orders totaling \$11,460,762, which if approved and accepted, would exceed the Owner Contingency and cause the Budget to be out of balance. This potential overage would be covered by a combination of sources such as the Developer Contingency, savings within the GMP Contingency, or Owner Equity. The Contingency should be carefully monitored to ensure a balanced Budget."
- [34] Jones Lang LaSalle, Site Observation Report 12 (August 23, 2018).
- [35] Stadium Authority Board Funding Designation for Funding Notice No. 6 (August 25, 2018).
- [36] StadCo Funding Designation for Funding Notice No. 6 (August 21, 2018).
- [37] Jones Lang LaSalle, Site Observation Report 13 (September 26, 2018; Revised October 4, 2018). JLL reports, "There is an estimated balance to complete of \$1,439,195,294, which includes (as reported by Owner's Representative) project Contingencies as follows: an assumed Systems & Equipment Contingency of \$5,851,502; a current Project Contingency of \$8,636,870, and a current GMP Contingency of \$92,690,782."
- [38] Jones Lang LaSalle, Site Observation Report 13 (September 26, 2018; Revised October 4, 2018). Although there are no change orders reported for the current month, JLL notes that the Developer's September 24, 2018 Change Order Log reports pending change orders totaling \$33,626,356.
- [39] Jones Lang LaSalle, Site Observation Report 13 (September 26, 2018; Revised October 4, 2018). **REVISION NOTE:** JLL and StadCo subsequently issued a revision note to Site Observation Report 13 as well as the StadCo Funding Notice No. 7 and the StadCo Funding Designation for Funding Notice No. 7 to reflect the payment of \$1,579,841.76 in PSL processing fees. See also, Note 41. September project expenditure values were adjusted upward in the amount of the these payments.
- [40] Stadium Authority Board Funding Designation for Funding Notice No. 7 (October 4, 2018).
- [41] StadCo Funding Designation for Funding Notice No. 7 (September 17, 2018). Please note that in addition to the funds allocated to Funding Notice No. 7, pursuant to the StadCo Funding Designation, JLL reported that "\$1,579,841.76 in processing costs that will be disbursed from Bank of America directly into the Clearing Account pursuant to the PSL Purchase and Agreement were also allocated during this period." See also, PSL Notice of Sale for September 2018, reflecting PSL Tranche to be sold to fund the current PSL Contribution Amount of \$29,525,762.34, PSL Tranche to be sold to fund Processing Costs of \$1,579,841.76 and Total PSL Tranche to be sold on Purchase Date for \$31,105,604.10. See also, PSL Disbursement Instructions for September 2018 similarly reflecting a value of \$31,105,604.10. **REVISION NOTE:** JLL and StadCo subsequently issued a revision note to Site Observation Report 13, as well as the StadCo Funding Notice No. 7 and the StadCo Funding Designation for Funding Notice No. 7 to reflect the payment of \$1,579,841.76 in PSL processing fees. These funds were allocated directly from the PSL account. Note that all of the cost of the credit card processing fees are paid by StadCo/Raiders, as those fees are not subject to the funding split applied to other project costs.
- [42] Jones Lang LaSalle, Site Observation Report 14 (October 26, 2018). JLL reports, "There is an estimated balance to complete of \$1,391,526,227, which includes (as reported by Owner's Representative) project Contingencies as follows: a remaining Systems & Equipment Contingency of \$3,164,116; an Infrastructure Contingency of \$2,514,050; a current Project Contingency of \$7,078,219, and a projected savings in the GMP Contingency of \$62,244,735." Note the distinction between the description of the project contingency in JLL's September and October reports. In October, JLL introduces the concept of the project savings in the GMP, where, in previous reports, this was a reference to the GMP contingency. In its October report, JLL references the GMP contingency separately stating, "The Design Build Agreement established a \$97,015,583 Contingency within the GMP cost itemization. The Contingency decreased by \$5,390,659 (\$1,335,859 this period) to the current Contingency value of \$91,624,923 which now represents 8.1% of the GMP's Balance to Complete." This differential merely reflects the potential contingency usage of \$29.4 million based on the Design Builder's potential contingency usage estimates.

Las Vegas Stadium Authority Board
Project Status Report | May 2019

Notes (cont.):

- [43] Jones Lang LaSalle, Site Observation Report 14 (October 26, 2018). Change Order 3 totaling \$1,558,651 was submitted this period specific to "ETFE – Provide all labor, equipment and materials to substitute modified ETFE cushion build up layers in lieu of previously specified ETFE layers." Note also that pending change orders that have been approved and will be incorporated into the GMP in future draws total \$11,159,609 and potential change orders reported by the Design Builder total \$22,703,435.
- [44] Jones Lang LaSalle, Site Observation Report 14 (October 26, 2018).
- [45] Stadium Authority Board Funding Designation for Funding Notice No. 8 (October 30, 2018).
- [46] StadCo Funding Designation for Funding Notice No. 8 (October 22, 2018).
- [47] Jones Lang LaSalle, Site Observation Report 15 (November 26, 2018; Revised November 28, 2018). JLL reports, "The Design Build Agreement established a \$97,015,583 Contingency within the GMP cost itemization. The Contingency decreased by \$12,060,615 (\$6,669,955 this period) to the current Contingency value of \$84,954,968 which now represents 7.6% of the GMP's Balance to Complete" at page 21. The report then goes on to state the following at 23, (i) "The Development Contingency, originally established at \$9,136,870 was reduced by \$5,331,750 (\$3,273,009 this period) to the current \$3,805,120" and (ii) "Additional Contingencies contained within the Budget line items, as reported by the Owner's Representative include a remaining Systems & Equipment Costs Contingency of \$3,164,116; and an Infrastructure Contingency of \$1,516,775." Please note that that JLL also states, "In addition to the above approved usage, the Design Builder is reflecting potential Contingency usage totaling \$21,445,931 and a potential remaining Contingency of \$63,509,037 if all pending options are approved." However, the remaining contingency reported in the November staff update reflects the actual contingency usage and not the potential contingency usage.
- [48] Jones Lang LaSalle, Site Observation Report 15 (November 26, 2018; Revised November 28, 2018). Change Order 2 totaling \$9,068,016 was submitted this period and was specific to "Off-Site infrastructure on public ways surrounding the stadium site." Note also that pending change orders that have been approved and will be incorporated into the GMP in future draws total \$653,368. Potential change orders are reported at \$22,703,435.
- [49] Jones Lang LaSalle, Site Observation Report 15 (November 26, 2018, Revised November 28, 2018).
- [50] Stadium Authority Board Funding Designation for Funding Notice No. 9 (November 30, 2018).
- [51] StadCo Funding Designation for Funding Notice No. 9 (November 15, 2018).
- [52] Jones Lang LaSalle, Site Observation Report 16 (December 26, 2018; Revised December 28, 2018). JLL reports, "The Design Build Agreement established a \$97,015,583 Contingency within the GMP cost itemization. The Contingency decreased by \$18,733,702 (\$6,673,087 this period) to the current Contingency value of \$78,281,880 which now represents approximately 7.5% of the GMP's Balance to Complete." at page 21. It then goes on to state the following at pages 23-24, (i) "The Development Contingency, originally established at \$9,136,870 was reduced by \$6,289,666 (\$957,916 this period) to the current \$2,847,204"; (ii) "Additionally, the Owner's Representative indicated that there will be quarterly meetings to discuss releasing excess funds in the GMP Contingency, with the next meeting occurring in early February 2019. Currently the remaining GMP Contingency is noted as \$84,292,352, and the projected excess funds is estimated currently at \$33,380,866" and (iii) "Additional Contingencies contained within the Budget line items, as reported by the Owner's Representative include a remaining Systems & Equipment Costs Contingency of \$3,164,116; and an Infrastructure Contingency of \$1,000,524." JLL also notes, " costs for Owner enhancements are not included in our tabulations and will be addressed at a later date."
- [53] Jones Lang LaSalle, Site Observation Report 16 (December 26, 2018; Revised December 28, 2018). Change Orders 4 to 9 totaling \$598,984 were submitted this period. Change orders 10 and 11 totaling \$1,639,788 have been approved, and incorporated into the hard cost budget. Finally, Potential change orders totaled \$47,755,526 during this period.
- [54] Jones Lang LaSalle, Site Observation Report 16 (December 26, 2018; Revised December 28, 2018).
- [55] Stadium Authority Board Funding Designation for Funding Notice No. 10 (December 26, 2018).
- [56] StadCo Funding Designation for Funding Notice No. 10 (December 15, 2018).
- [57] Jones Lang LaSalle, Site Observation Report 17 (January 23, 2019). JLL reports, "The Design Build Agreement established a \$97,015,583 Contingency within the GMP cost itemization. The Contingency decreased by \$18,661,700 (\$71,002 increase this period) to the current Contingency value of \$78,353,882 which now represents approximately 8% of the GMP's Balance to Complete." at page 22. Additional project contingencies are noted as follows at page 6: "Systems & Equipment Contingency of \$3,164,116; an Infrastructure Contingency of \$1,000,524; a current Project Contingency of \$2,847,204, and a projected savings in the GMP Contingency of \$35,177,639." Please note that the \$35.2M contingency sourced to the projected cost savings has not been added to the reported project contingency as it is unclear at this time whether it is an actual or potential addition.
- [58] Jones Lang LaSalle, Site Observation Report 17 (January 23, 2019). Change Orders 10 and 11, previously approved, totaling \$1,639,788 were incorporated into the GMP this period. The Developer's January 15, 2019 Change Order Log reports potential change orders of \$47,755,526.
- [59] Jones Lang LaSalle, Site Observation Report 17 (January 23, 2019). See draw request summary table at page 6.
- [60] Stadium Authority Board Funding Designation for Funding Notice No. 11 (January 31, 2019).
- [61] StadCo Funding Designation for Funding Notice No. 11 (January 15, 2019).
- [62] Jones Lang LaSalle, Site Observation Report 18 (February 20, 2019; Revised February 26, 2019). JLL reports, "The Design Build Agreement established a \$97,015,583 Contingency within the GMP cost itemization. The Contingency decreased by \$16,509,962 (\$2,151,738 increase this period) to the current Contingency value of \$80,505,620 which now represents approximately 8.7% of the GMP's Balance to Complete" at page 22. Additional project contingencies are noted as follows at page 7: "Systems & Equipment Contingency of \$3,164,116; an Infrastructure Contingency of \$2,830,838; a current Project Contingency of \$2,847,204, and a projected savings in the GMP Contingency of \$35,829,760." Please note that the \$35.8M contingency sourced to the projected cost savings has not been added to the reported project contingency as it is unclear at this time whether it is an actual or potential addition.
- [63] Jones Lang LaSalle, Site Observation Report 18 (February 20, 2019; Revised February 26, 2019). JLL reports, no new change orders were submitted this period at page 12. That said, JLL also reports potential change orders totaling \$47,761,535 (\$6,009 for Change Order 12 and \$47,755,526 pending change orders).
- [64] Jones Lang LaSalle, Site Observation Report 18 (February 20, 2019; Revised February 26, 2019). See draw request summary table at page 6.
- [65] Stadium Authority Board Funding Designation for Funding Notice No. 12 (February 26, 2019).
- [66] StadCo Funding Designation for Funding Notice No. 12 (February 18, 2019).

Las Vegas Stadium Authority Board
Project Status Report | May 2019

Notes (cont.):

- [67] Jones Lang LaSalle, Site Observation Report 19 (March 25, 2019). JLL reports, "The Design Build Agreement established a \$97,015,583 Contingency within the GMP cost itemization. The Contingency decreased by \$15,279,978 (\$1,229,984 increase this period) to the current Contingency value of \$81,735,605 which now represents approximately 9.5% of the GMP's Balance to Complete." JLL further reports, "The Development Contingency, originally established at \$9,136,870 has been reduced by \$8,848,213 (\$2,558,548 this period), to the current \$288,657." Additionally, JLL states, "Additional Contingencies contained within the Budget line items, as reported by the Owner's Representative include a remaining Systems & Equipment Costs Contingency of \$3,164,116; and a remaining Infrastructure Contingency of \$331,029 (this period, although not reflected in the Infrastructure Budget, the Master Budget reflects the reallocation of \$2,499,809 due to Owner Representative -reported savings in the Ali Baba Sewer scope)."
- [68] Jones Lang LaSalle, Site Observation Report 19 (March 25, 2019). JLL reports change orders totaling \$6,009 submitted this period. JLL reported pending change orders (i.e., those that have been accepted and will be reflected in future draws) of \$6,785,547. They report potential change orders (i.e., those that remain under consideration) of \$35,559,026.
- [69] Jones Lang LaSalle, Site Observation Report 19 (March 25, 2019). See draw request summary table at page 7.
- [70] Stadium Authority Board Funding Designation for Funding Notice No. 13 (March 29, 2019).
- [71] StadCo Funding Designation for Funding Notice No. 13 (March 20, 2019).
- [72] Jones Lang LaSalle, Site Observation Report 20 (April 25, 2019). JLL reports, "The Design Build Agreement established a \$97,015,583 GMP Contingency within the GMP cost itemization. The GMP Contingency decreased by \$28,760,360 (\$13,480,382 decrease this period) to the current GMP Contingency value of \$68,255,223 which now represents approximately 8.2% of the GMP's Balance to Complete." JLL further reports, The Owner's Contingency, originally established at \$9,136,870 has been reduced by \$4,554,701 (\$4,293,512 increase this period), to the current \$4,582,169." Additionally, JLL states, "Additional Contingencies contained within the Budget line items, as reported by the Owner's
- [73] Jones Lang LaSalle, Site Observation Report 20 (April 25, 2019). JLL reports change orders totaling \$5767,581 submitted this period. JLL also reported pending change orders, which in the current report appears to include both pending and potential change orders, totaling \$63,883,334.
- [74] Jones Lang LaSalle, Site Observation Report 20 (April 25, 2019). See draw request summary table at page 6.
- [75] Stadium Authority Board Funding Designation for Funding Notice No. 14 (April 30, 2019).
- [76] StadCo Funding Designation for Funding Notice No. 14 (April 17, 2019).
- [77] Jones Lang LaSalle, Site Observation Report 21 (May 22, 2019). JLL reports, "The Design Build Agreement established a \$97,015,583 GMP Contingency within the GMP cost itemization. The GMP Contingency decreased by \$48,905,857 (\$20,145,497 decrease this period) to the current GMP Contingency value of \$48,109,724 which now represents approximately 6.5% of the GMP's Balance to Complete." JLL also notes FF&E contingency of \$3,164,116, a remaining infrastructure contingency of \$260,270 and a current owner's contingency of \$3,094,243.
- [78] Jones Lang LaSalle, Site Observation Report 21 (May 22, 2019). JLL reports no change orders issued during the period. JLL also included an estimate for potential change orders, which appears to include both pending and potential change orders, totaling \$59,652,249.
- [79] Jones Lang LaSalle, Site Observation Report 21 (May 22, 2019). See draw request summary table at page 6. **REVISION NOTE:** Note also that on February 13, 2018 StadCo processed Draw No. 8 (pre stadium bonds) totaling \$10,588,275.19. Within this Draw were fees associated for expediting the review of Permit Package #2 Foundations and Deep Utilities. The amount of those fees totaled \$216,332.16 and were paid by the Raiders. The costs were posted to the Stadium budget under Budget Line 801 Building Permit Fees. Similarly, on April 13, 2018, StadCo processed Funding Notice No. 2 (post stadium bonds) totaling \$16,150,752.39. Within this draw were fees associated for expediting the review of Permit Package #3a Structural Frame – Concrete (also noted as Foundational Walls). The amount of those fees totaled \$394,719.36. Since this transaction was governed by the Construction Funds Trust Agreement and the Stadium Disbursing Agreement, the payment allocation was split between the NFL G-4 Facility Subaccount (~55.49%) at \$219,018.90 and the Clark County Stadium Authority Subaccount (~44.51%) at \$175,700.46. These costs were also posted to the stadium budget under Budget Line 801 Building Permit Fees. In December 2018, an ordinance was passed reducing the plan review fees for projects valued between \$50M and \$100M to three times the normal building plan review fee, and projects valued over \$100M to two times the normal building plan review fee. The ordinance was back dated to January 1, 2018, resulting in a partial refund of paid express review fees from projects meeting the new requirements. Clark County calculated the StadCo refund as follows: BD18-10708 – Las Vegas Stadium – Package 3a Foundation Walls (also noted as Structural Frame -Concrete) - \$394,719.36; BD18-01222 – Las Vegas Stadium – Foundation - \$216,332.16. These refunds totaled \$611,051.52 and a refund payment (check #1621882) was issued by Clark County on April 10, 2019 payable to LV Stadium Events Company, LLC. Subsequently, and after Funding Notice No. 15 was issued and disbursed, StadCo processed an addendum to reconcile these credits to the sources with checks issued and payable to US Bank Operations Center (StadCo Credit Facility Subaccount \$216,332.16 on check #1054, NFL G-4 Facility Subaccount \$219,018.90 on check #1052, Stadium Authority Subaccount \$175,700.46 on check #1053). These checks were dated April 25, 2019 and were received and deposited into the appropriate accounts by US Bank. Credit entries were made on the Draw 21 Addendum back into the StadCo Stadium Budget Line 801. Revisions were also made to the draw amount reported in May to reflect the net amount after the aforementioned credit was processed. There was also a second credit made during this period. On May 6, 2019 StadCo received an invoice from Parking and Transportation Group totaling \$20,000.00 via email addressed to the Stadium invoice receiving account LVStadium.Invoices@caaicon.com. StadCo included this invoice in Draw 21 (Funding Notice 15), and when the Disbursing Agent attempted to make the payment on May 31, 2019, Mr. Patrick Garvey of Parking and Transportation Group notified the Disbursing Agent that the invoice had already been paid. The funds were therefor returned to US Bank who notified StadCo and the Authority on June 6, 2019 that the funds were deposited as follows: \$20,000 x 55.48724% - \$11,097.45 to the G-4 Facility Subaccount and \$20,000 x 44.51375% - \$8,902.55 to the Stadium Authority Bond Proceeds Subaccount. Concurrently, in the Draw 21 Addendum, a credit was processed to the Stadium Budget Line 490 Other Design Related Consultants totaling \$20,000.00.
- [80] Stadium Authority Board Funding Designation for Funding Notice No. 15 (May 24, 2019). **REVISION NOTE:** Please see revision note in Note #79. Adjustment reflects credit of \$175,700.46 and \$8,902.55 deposited in the Stadium Authority Subaccounts.
- [81] StadCo Funding Designation for Funding Notice No. 15 (May 20, 2019). **REVISION NOTE:** Please see revision note in Note #79. Adjustment reflects a credit to StadCo Credit Facility Subaccount in the amount of \$216,332.16 and a credits to the NFL G-4 Facility Subaccount in the amounts of \$219,018.90 and \$11,097.45.