# Project Status Report | September 2018

## **General Overview**

As of September 30, 2018, all reports generally indicate the Las Vegas stadium project is on schedule, 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. Seven funding notices have been processed by the Stadium Authority totaling \$400.8 million, approximately 21.8 percent of the aggregate project budget. Authority contributions to the project currently stand at \$99.3 million, approximately 24.8 percent of total outlays to date. Personal Seat License proceeds account for \$65.7 million, or 16.4 percent to total project costs, and StadCo (Raiders) credit facilities make up the remaining \$235.8 million (58.8 percent). An additional \$1.58 million for PSL processing fees was processed outside of the project budget pursuant to the PSL Purchase and Sale Agreement. Staff is working with StadCo and the Raiders to ensure consistent accounting for these additional funds.

## **Project Schedule**

The project schedule was unchanged during the period. Substantial completion of the project is anticipated on or before July 31, 2020.

## **Project Contingency**

The stadium project contingency decreased by \$4.5 million during the period; it currently stands at \$107.2 million. This includes a GMP contingency of \$92.7 million, systems and equipment contingency of \$5.9 million and project contingency of \$8.6 million. The reduction in the GMP contingency totaled \$4.1 million, with the most significant uses sourced to a retaining wall bid (+\$1.7 million), a design fee settlement at assignment (+\$1.2 million) and the cost of union wage security guards (+\$639,000). The GMP contingency currently reflects 7.9 percent of the GMP project completion balance. The remaining contingency usage was sourced to a reallocation of funds to address overages in legal and governmental expenses totaling approximately \$500,000. When aggregated, the contingency currently equals 7.4 percent of remaining project costs, a 0.1 percentage point decrease from the prior period.

## **Change Orders**

Total change orders were unchanged during the period, remaining at \$1.63 million. Pending change orders increased from \$22.0 million in August to \$33.6 million in September. Pending change orders that have been approved and are expected to be incorporated into the GMP in future draws total \$10.9 million, with \$9.1 million attributable to off-site work that will utilize monies from the off-site infrastructure budget. Pending change orders, should they materialize, also include costs for project enhancements, allowance adjustments and tariff impacts totaling \$22.7 million. The construction monitor again cautioned that contingencies should be carefully monitored to ensure a balanced budget.

## StadCo Project Status Report

StadCo submitted its monthly project report on October 1, 2018, 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, no variance in the project budget and it believes it is compliance with all statutory requirements.

# Construction Monitor's Reports (Jones Lang LaSalle)

The Construction Monitor submitted Site Observation Report 13 on September 26, 2018; it was subsequently revised and reissued on October 4, 2018. The report supported a draw of \$53.2 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.

On May 15, 2018, the Construction Monitor provided its Initial Review Report. That report concluded that the project budget and contingency appeared appropriate. The Construction Monitor did have several follow-up questions and data requests for StadCo. The Construction Monitor noted that a number of those questions remain open; however, it has been provided an updated set of plans (i.e., Package 5) and anticipates that the balance of remaining responses should be addressed therein. This review again remained incomplete as of the issuance of Site Observation Report 13. Discussions with the Construction Monitor indicated that the review should be completed in advance of its October submission.

Site Observation Report 13 included an off-site infrastructure budget. Notably, that budget reflected \$0 for two line items related to parking and pedestrian movement. StadCo has advised that parking options are still being explored, and the final parking plan will reflect any necessary augmentations to the project budget and its sources. The Construction Monitor stated that it intends to monitor the costs associated with this off-site infrastructure budget; and, in particular, has requested that a separate schedule of values be established for the off-site infrastructure budget. The schedule of values is an itemized breakdown of categories and movements in each line item, including reallocations, allowing the Construction Monitor to properly monitor costs.

Finally, the Construction Monitor noted that the budget presented by CAA Icon (StadCo/Raiders' owner's representative) lacked documentation for prior expenditures pertaining to capitalized interest costs. The Construction Monitor reported that CAA Icon committed to updating the budget to reflect these costs. Revisions were made in the Construction Monitor's report to reflect the expected capitalized interest costs that would not be processed in the current pay app but would be slated for future applications for payment.

### **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. To its knowledge, there are no environmental issues and no material claims by any members of the project team. Additionally, based on a review and understanding of the materials and information provided during the latest reporting period, it is GCDP's opinion that the stadium project will be completed on time and on budget, will include all project elements and will meet project standards set forth in the Stadium Development Agreement and Senate Bill 1 (2016 Special Session).

In its October submission, GCDP noted that StadCo had omitted previous provided milestone data from its monthly reports. GCDP indicated that it was "important to identify previously identified open dates," and they intend to "continue to track these and other anticipated completion dates" as part of their project monitoring efforts.

As noted in previous reports, the contractor has elected to accelerate the steel erection to make up lost time in concrete work. GCDP has been advised that the labor pool for union iron workers in the Las Vegas metro area is "almost exhausted." GCDP is concerned that this may have a negative effect on the contractor's ability to capture lost construction time. Staff has requested GCDP to closely monitor this condition, as this may pose a heightened risk for project delays.

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			Stadium Project Uses of Funds																		
								Contingency as													
			Project			a % of Budget				Project Completed				oject Completed		% Completed					
	Month/Year		Project Budget			Contingency		to Complete			ange Orders			During Period			to Date		to Date		
	Sep-17	\$	1,736,965,813			135,827,170		8.3%	[2]		-		\$	101,927,013	[1]		101,927,013	[1]	5.9%	[3]	
Dro GMD Dori		\$	1,727,449,040			135,827,170		8.4%	[2]		-		\$	10,594,806	[4]		112,521,819	[4]	6.5%	[3]	
	Nov-17	\$	1,727,449,040			135,827,170		8.5%	[2]		-		\$	10,385,137	[5]		122,906,956		7.1%	[3]	
	Dec-17	\$	1,846,322,374	[6]		125,216,471		7.3%	[2]		-		\$	17,286,161	[6]			[6]	7.6%	[3]	
	Jan-18	\$	1,846,322,374	[7]		125,216,471		7.4%	[2]		-		\$	21,585,229	[7]				8.8%	[3]	
	Feb-18	\$	1,846,322,374		\$	124,951,258		7.5%	[2]		-		\$	10,588,858	[8]		172,367,204		9.3%	[3]	
	Mar-18	\$	1,800,000,000			106,152,453		6.6%	[2]		-	[4 4]	\$	17,207,932			189,575,136		10.5%	[3]	
	Apr-18	\$	1,800,000,000			106,152,453		6.7%	[2]		-	[14]		16,150,752			205,725,888		11.4%	[3]	
	May-18	\$	1,840,000,000			112,052,620		7.0%	[2]		1,625,940	[19]		40,835,486			246,561,374		13.4%	[3]	
	Jun-18	\$	1,840,000,000			112,052,620		7.2%	[2]		-	ra a 1	\$	38,778,712			285,340,086		15.5%	[3]	
	Jul-18	\$	1,840,000,000			112,056,457		7.4%	[2]		-	[28]		30,225,023			315,565,109		17.2%	[3]	
	Aug-18	\$	1,840,000,000			111,637,640		7.5%	[2]		-	[33]		32,027,796			347,592,905		18.9%	[3]	
	Sep-18	\$	1,840,000,000	[17]	Ş	107,179,154	[37]	7.4%	[2]	\$	-	[38]	Ş	53,211,800	[39]	\$	400,804,705	[39]	21.8%	[3]	
	Oct-18																				
	Nov-18																				
	Dec-18																				
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	Jul-20																				
	Aug-20																				
	Sep-20																				
	Current Amou	ınt																			

Current Amount

Share to Date

**Estimated Total** 

Percent to Date

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							St	tadiu	ım Funding Sou	rces					
						Personal Seat									
				nk of America		License (PSL)		ı	NFL G4 Credit					l Amount Funded	ulative Amount
Month/Year		ium Authority	1	r Credit Facility		Revenues			Facility		Ot	ther Funds		riod the Period	ınded to Date
<b>8</b> Sep-17	\$	-		\$ 101,927,013	[1]	\$ -		\$	-		\$	-		\$ 101,927,013	\$ 101,927,013
Oct-17 Nov-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
لم 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		\$ -	[12]	-	[12]		11,957,648	[12]	\$	-	[12]	17,207,932	\$ 189,575,136
Apr-18	\$	7,189,145		-	[16]	\$ -	[16]		8,961,608	[16]		-	[16]	16,150,752	\$ 205,725,888
May-18	\$	18,176,999	[21]	\$ -	[22]	\$ 22,658,486	[22]	\$	-	[22]	\$	-	[22]	\$ 40,835,486	\$ 246,561,374
Jun-18	\$	17,261,473	[25]	\$ -	[26]	\$ 13,517,239	[26]	\$	8,000,000	[26]	\$	-	[26]	\$ 38,778,712	\$ 285,340,086
Jul-18	\$	13,453,990	[30]	\$ 16,771,033	[31]	\$ -	[31]	\$	-	[31]	\$	-	[31]	\$ 30,225,023	\$ 315,565,109
Aug-18	\$	14,256,454	[35]	\$ 17,771,342	[36]	\$ -	[36]		-	[36]	\$	-	[36]	\$ 32,027,796	\$ 347,592,905
Sep-18	\$	23,686,038		-	[41]	29,525,762	[41]		-	[41]		-	[41]	53,211,800	\$ 400,804,705
Oct-18															
Nov-18															
Dec-18															
Jan-19															
Feb-19															
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Mar-19 Apr-19															
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Jun-19 Jul-19															
Aug-19															
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Jun-20															
Jul-20															
Aug-20															
Sep-20															
Current Amou	int \$	99,274,383		\$ 206,909,579		\$ 65,701,488		\$	28,919,255		\$	-		\$ 400,804,705	
Share to Date		24.8%	1	51.6%		16.4%			7.2%			0.0%		100.0%	
Estimated Tot		750,000,000		\$ 600,000,000		\$ 290,000,000		\$	200,000,000		\$	-		\$ 1,840,000,000	
Percent to Dat	:e	13.2%		34.5%		22.7%			14.5%			0.0%		21.8%	

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#### 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 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 continency 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 \$9.7.0M 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).

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#### 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 contractors 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).
- [40] Stadium Authority Board Funding Designation for Funding Notice No. 7 (October 4, 2018).
- [41] StadCo Funding Designation for Funding Notice No. 6 (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 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 of \$31,105,604.10. See also, PSL Disbursement Incrustations for September 2018 similarly reflecting a value of \$31,105,604.10.