

## Project Status Report | July 2018

### General Overview

As of July 31, 2018, all reports generally indicate the Las Vegas stadium project is on schedule, 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). 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 was unchanged at \$1.84 billion during the current reporting period. Five funding notices have been processed by the Stadium Authority totaling \$315.6 million, approximately 17.2 percent of the aggregate project budget. Authority contributions to the project currently total \$61.3 million, approximately, 19.4 percent of total outlays to date.

### Project Schedule

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

### Project Contingency

The stadium project contingency increased slightly (by \$3,837) during the period and remains at a rounded value of \$112.1 million. It includes a GMP contingency of \$97.1 million, systems and equipment contingency of \$5.9 million and project contingency of \$9.1 million. The aggregated contingency currently equals 7.4 percent of remaining project costs, an increase of 0.2 percentage points from the prior period.

### Change Orders

Total change orders currently were unchanged during the period, totaling \$1.63 million. Pending change orders, however, increased from \$21.7 million in June to \$36.6 million in July. Pending change orders include \$9.2 million for off-site infrastructure, \$3.4 million for owner-driven enhancements, \$5.2 million for tariff impacts, \$14.9 million for allowance adjustments, \$0.8 million for building department inspection fees and \$1.1 million for a maintenance agreement. Discussions with the Construction Monitor, Authority Construction Representative and StadCo indicate that the change orders related to the off-site infrastructure are merely moving the cost of infrastructure work from outside the GMP to inside the GMP and that there is no anticipated change to the scope or quality of the project. Notably, the Construction Monitor did caution, that “[s]hould 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.” The Construction Monitor also cited the potential for “value engineering” in some contingency items. Respecting that the project budget is currently in balance and the noted concerns reflect potential risks, staff has requested the Authority Construction Representative and Construction Monitor keep a close eye on any further changes related to the project contingency and/or change orders.

### StadCo Project Status Report

StadCo submitted a monthly project report on July 31, 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 compliance with statutory provisions. StadCo concluded that the design, construction and programming for the project are in good order and reflect progress consistent with StadCo’s goals.

Staff did note changes in the milestone calendar between the May, June and July StadCo reports and have followed up with the Authority Construction Representative, the Construction Monitor and StadCo relative to those revisions. All parties have reported that the modifications are in the normal course and do not threaten the project timeline.

## Construction Monitor's Reports (Jones Lang LaSalle)

The Construction Monitor provided Site Observation Report 11 on July 24; a revised report was issued on July 30. This report supported a draw of \$30.2 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.

The Construction Monitor reported that the design builder has integrated design costs into its GMP, now that HNTB, the project architect, has executed its subcontractor's contract. This addresses the concern relative to the status of HNTB's contract in the previous reports.

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, JLL has been provided an updated set of plans (i.e., Package 5) and anticipates that the balance of remaining responses should be addressed therein.

As noted above, the Construction Monitor added language to the Site Observation Report 11 remarking that "the contingency should be closely monitored to ensure a balanced budget," and that some change orders may lead to "value engineering." These issues will be closely monitored by the Authority Construction Representative and the Construction Monitor.

## Authority Construction Representative (Grand Canyon Development Partners)

Grand Canyon Development Partners ("GCDP") provided a series of updates during the period based on (1) their attendance at regularly scheduled construction meetings; (2) their attendance at recurring monthly meetings with the StadCo Representative; (3) routine site visits and (4) their 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 their knowledge, there are no environmental issues and no material claims by any members of the project team. Additionally, based on their 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).

GCDP also noted that on June 26, 2018 they attended a meeting between StadCo and UNLV to review stadium design documents. GCDP reported that "UNLV seemed pleased with the functional space allotted for UNLV football operations," and that the parties were working together to evaluate the space needed to accommodate UNLV's cheerleading squad, which can include 120 members.

Stadium Project Uses of Funds

| Month/Year             | Project Budget |                  | Project Contingency |                | Contingency as a % of Budget to Complete |      | Change Orders |              | Project Completed During Period |               | Project Completed to Date |                | % Completed to Date |       |     |
|------------------------|----------------|------------------|---------------------|----------------|--|------|---------------|--------------|---------------------------------|---------------|---------------------------|----------------|---------------------|-------|-----|
|                        |                |                  |                     |                |  |      |               |              |                                 |               |                           |                |                     |       |     |
| 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         |                  |                     |                |  |      |               |              |                                 |               |                           |                |                     |       |     |
|                        | Sep-18         |                  |                     |                |  |      |               |              |                                 |               |                           |                |                     |       |     |
|                        | Oct-18         |                  |                     |                |  |      |               |              |                                 |               |                           |                |                     |       |     |
| Nov-18                 |                |                  |                     |                |  |      |               |              |                                 |               |                           |                |                     |       |     |
| Dec-18                 |                |                  |                     |                |  |      |               |              |                                 |               |                           |                |                     |       |     |
| Jan-19                 |                |                  |                     |                |  |      |               |              |                                 |               |                           |                |                     |       |     |
| Feb-19                 |                |                  |                     |                |  |      |               |              |                                 |               |                           |                |                     |       |     |
| Mar-19                 |                |                  |                     |                |  |      |               |              |                                 |               |                           |                |                     |       |     |
| Apr-19                 |                |                  |                     |                |  |      |               |              |                                 |               |                           |                |                     |       |     |
| May-19                 |                |                  |                     |                |  |      |               |              |                                 |               |                           |                |                     |       |     |
| 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                 |                |                  |                     |                |  |      |               |              |                                 |               |                           |                |                     |       |     |
| <b>Current Amount</b>  |                |                  |                     |                |  |      |               |              |                                 |               |                           |                |                     |       |     |
| <i>Share to Date</i>   |                |                  |                     |                |  |      |               |              |                                 |               |                           |                |                     |       |     |
| <b>Estimated Total</b> |                |                  |                     |                |  |      |               |              |                                 |               |                           |                |                     |       |     |
| <i>Percent to Date</i> |                |                  |                     |                |  |      |               |              |                                 |               |                           |                |                     |       |     |

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 Period the Period | Cumulative Amount Funded to Date |
|-----------------------|------------------------|-----------------------|--|-----------------------|--------------------------------------|-------------|-------------------------|------|-------------|------|---------------------------------------|----------------------------------|
|                       |                        | \$                    |  | \$                    |                                      | \$          |                         | \$   |             | \$   | \$                                    | \$                               |
| <b>Pre-GMP Period</b> | 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]     | \$ -                                   | \$ -                  | \$ 11,957,648 [12]                   | \$ -        | \$ -                    | \$ - | \$ -        | \$ - | \$ 17,207,932                         | \$ 189,575,136                   |
|                       | Apr-18                 | \$ 7,189,145 [15]     | \$ -                                   | \$ -                  | \$ 8,961,608 [16]                    | \$ -        | \$ -                    | \$ - | \$ -        | \$ - | \$ 16,150,752                         | \$ 205,725,888                   |
|                       | May-18                 | \$ 18,176,999 [21]    | \$ -                                   | \$ 22,658,486 [22]    | \$ -                                 | \$ -        | \$ -                    | \$ - | \$ -        | \$ - | \$ 40,835,486                         | \$ 246,561,374                   |
|                       | Jun-18                 | \$ 17,261,473 [25]    | \$ -                                   | \$ 13,517,239 [26]    | \$ 8,000,000 [26]                    | \$ -        | \$ -                    | \$ - | \$ -        | \$ - | \$ 38,778,712                         | \$ 285,340,086                   |
|                       | Jul-18                 | \$ 13,453,990 [29]    | \$ 16,771,033 [30]                     | \$ -                  | \$ -                                 | \$ -        | \$ -                    | \$ - | \$ -        | \$ - | \$ 30,225,023                         | \$ 315,565,109                   |
|                       | Aug-18                 |                       |  |                       |                                      |             |                         |      |             |      |                                       |                                  |
|                       | Sep-18                 |                       |  |                       |                                      |             |                         |      |             |      |                                       |                                  |
|                       | Oct-18                 |                       |  |                       |                                      |             |                         |      |             |      |                                       |                                  |
|                       | Nov-18                 |                       |  |                       |                                      |             |                         |      |             |      |                                       |                                  |
|                       | Dec-18                 |                       |  |                       |                                      |             |                         |      |             |      |                                       |                                  |
|                       | Jan-19                 |                       |  |                       |                                      |             |                         |      |             |      |                                       |                                  |
|                       | Feb-19                 |                       |  |                       |                                      |             |                         |      |             |      |                                       |                                  |
|                       | Mar-19                 |                       |  |                       |                                      |             |                         |      |             |      |                                       |                                  |
|                       | Apr-19                 |                       |  |                       |                                      |             |                         |      |             |      |                                       |                                  |
|                       | May-19                 |                       |  |                       |                                      |             |                         |      |             |      |                                       |                                  |
|                       | 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                 |                       |  |                       |                                      |             |                         |      |             |      |                                       |                                  |
|                       | <b>Current Amount</b>  | <b>\$ 61,331,891</b>  | <b>\$ 189,138,237</b>                  | <b>\$ 36,175,725</b>  | <b>\$ 28,919,255</b>                 | <b>\$ -</b> | <b>\$ 315,565,109</b>   |      |             |      |                                       |                                  |
|                       | <i>Share to Date</i>   | 19.4%                 | 59.9%                                  | 11.5%                 | 9.2%                                 | 0.0%        | 100.0%                  |      |             |      |                                       |                                  |
|                       | <b>Estimated Total</b> | <b>\$ 750,000,000</b> | <b>\$ 600,000,000</b>                  | <b>\$ 290,000,000</b> | <b>\$ 200,000,000</b>                | <b>\$ -</b> | <b>\$ 1,840,000,000</b> |      |             |      |                                       |                                  |
|                       | Percent to Date        | 8.2%                  | 31.5%                                  | 12.5%                 | 14.5%                                | 0.0%        | 17.2%                   |      |             |      |                                       |                                  |

**Las Vegas Stadium Authority Board**  
Project Status Report | July 2018

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 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 | July 2018

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] Stadium Authority Board Funding Designation for Funding Notice No. 5 (July 30, 2018).
- [30] StadCo Funding Designation for Funding Notice No. 5 (July 20, 2018).