

SAN DIEGO CHARGERS

STADIUM DESIGN CONCEPT

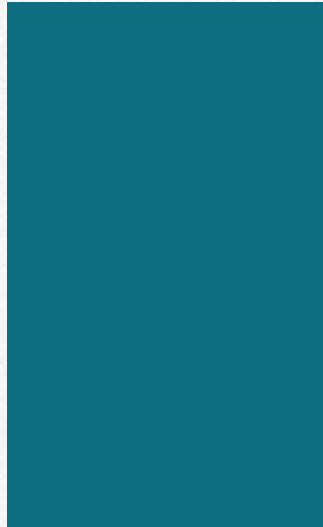
NFL Relocation Committee – August 10, 2015

POPULOUS®

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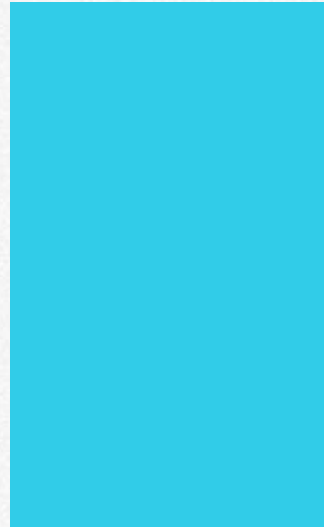
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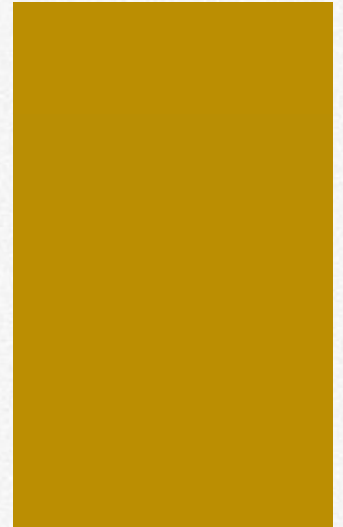
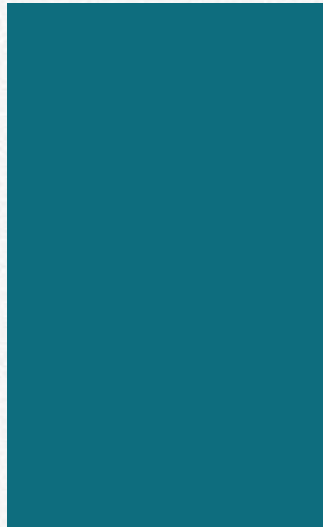


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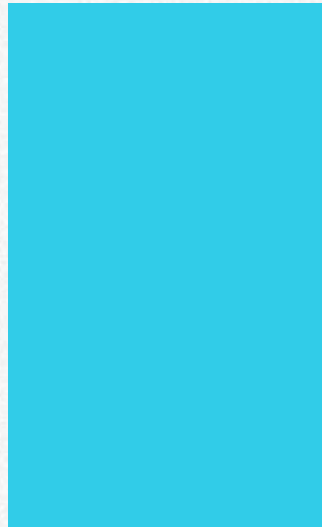
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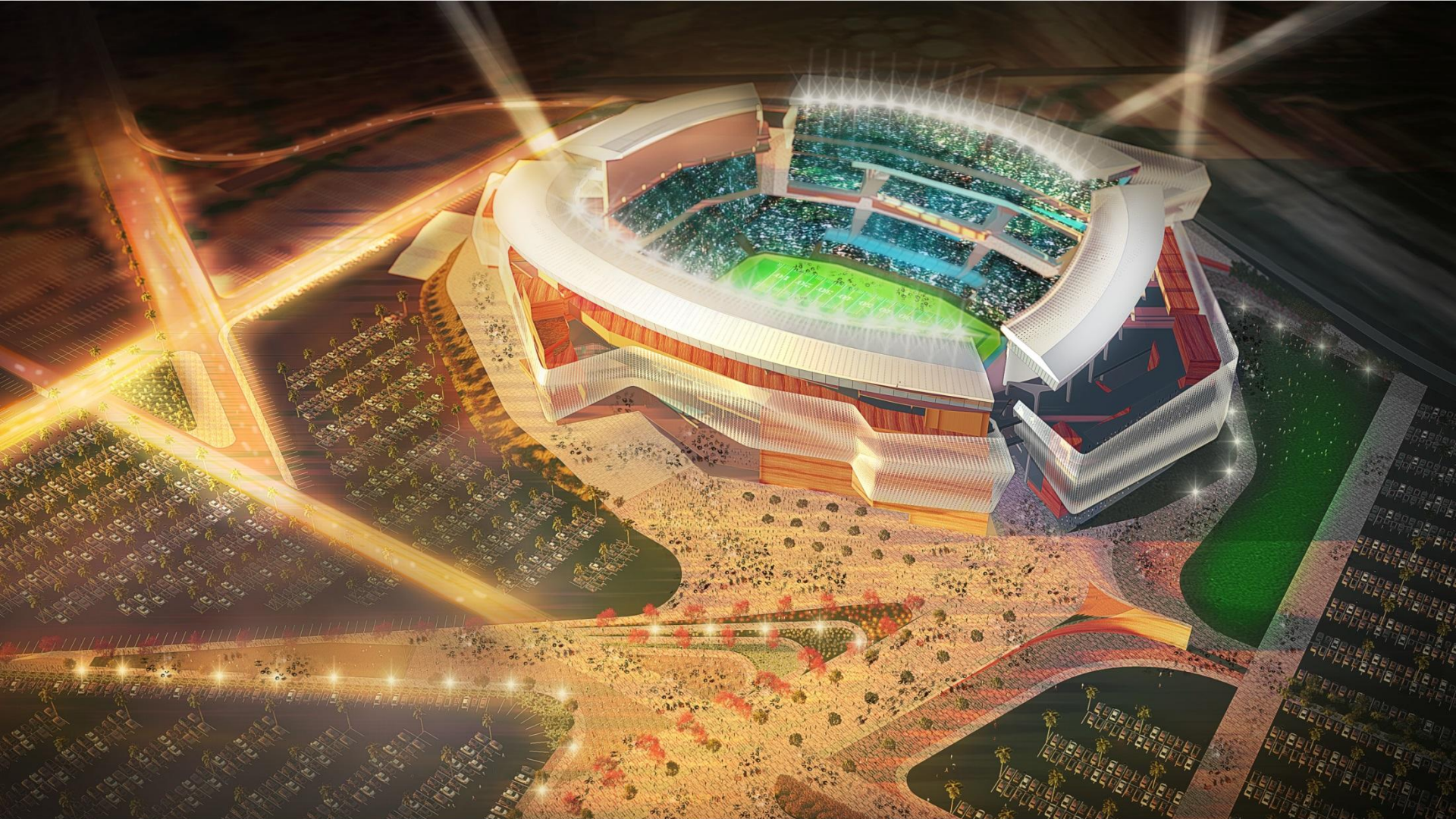


Architectural Vision

UNDERSTANDING

SAN DIEGO AS A PLACE





AERIAL VIEW



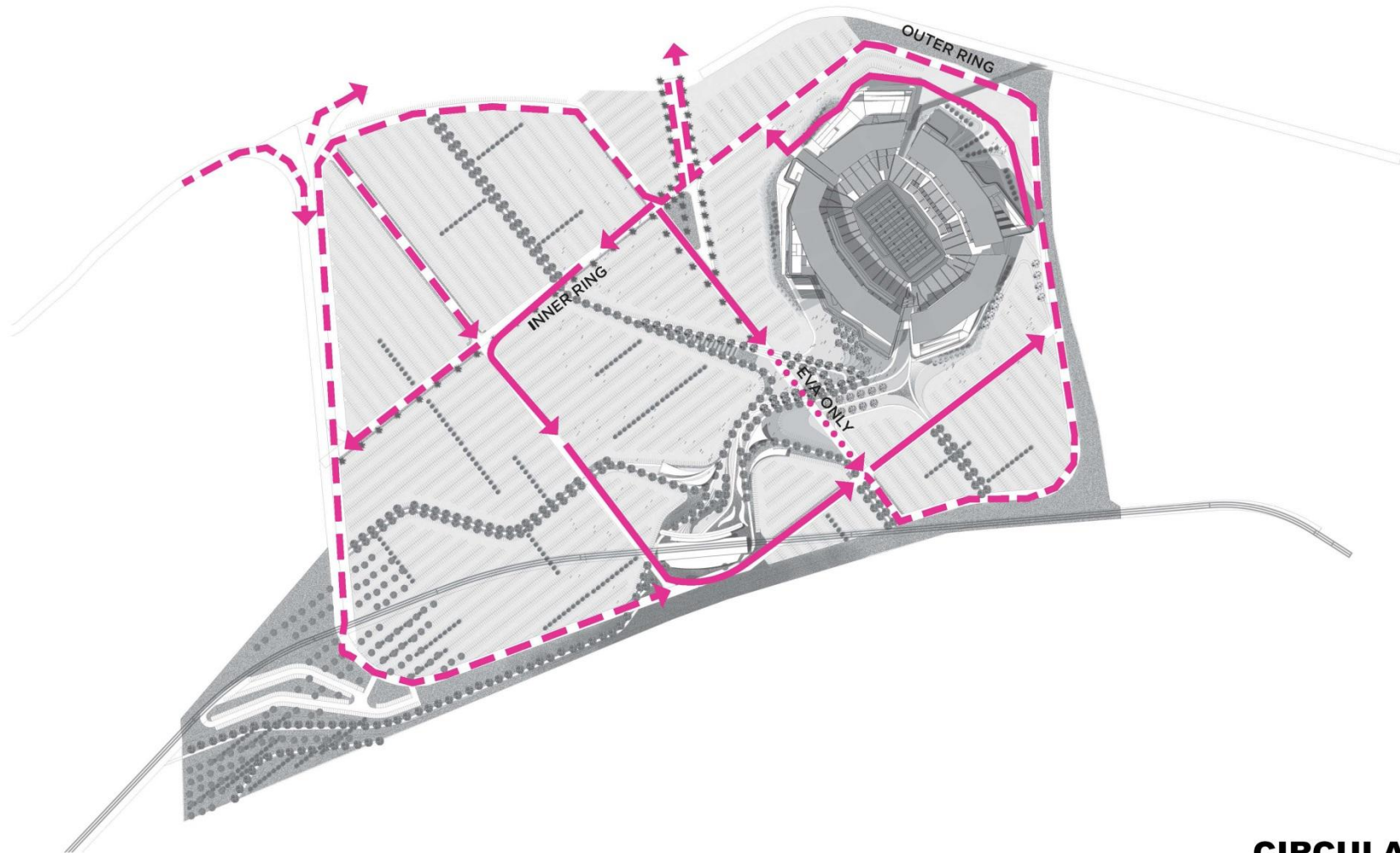
AERIAL



- inner ring res parking
- outer ring res parking
- tailgate zone
- side line parking
- VIP preferred parking
- permit parking
- overflow parking
- park+bike



PARKING AREAS



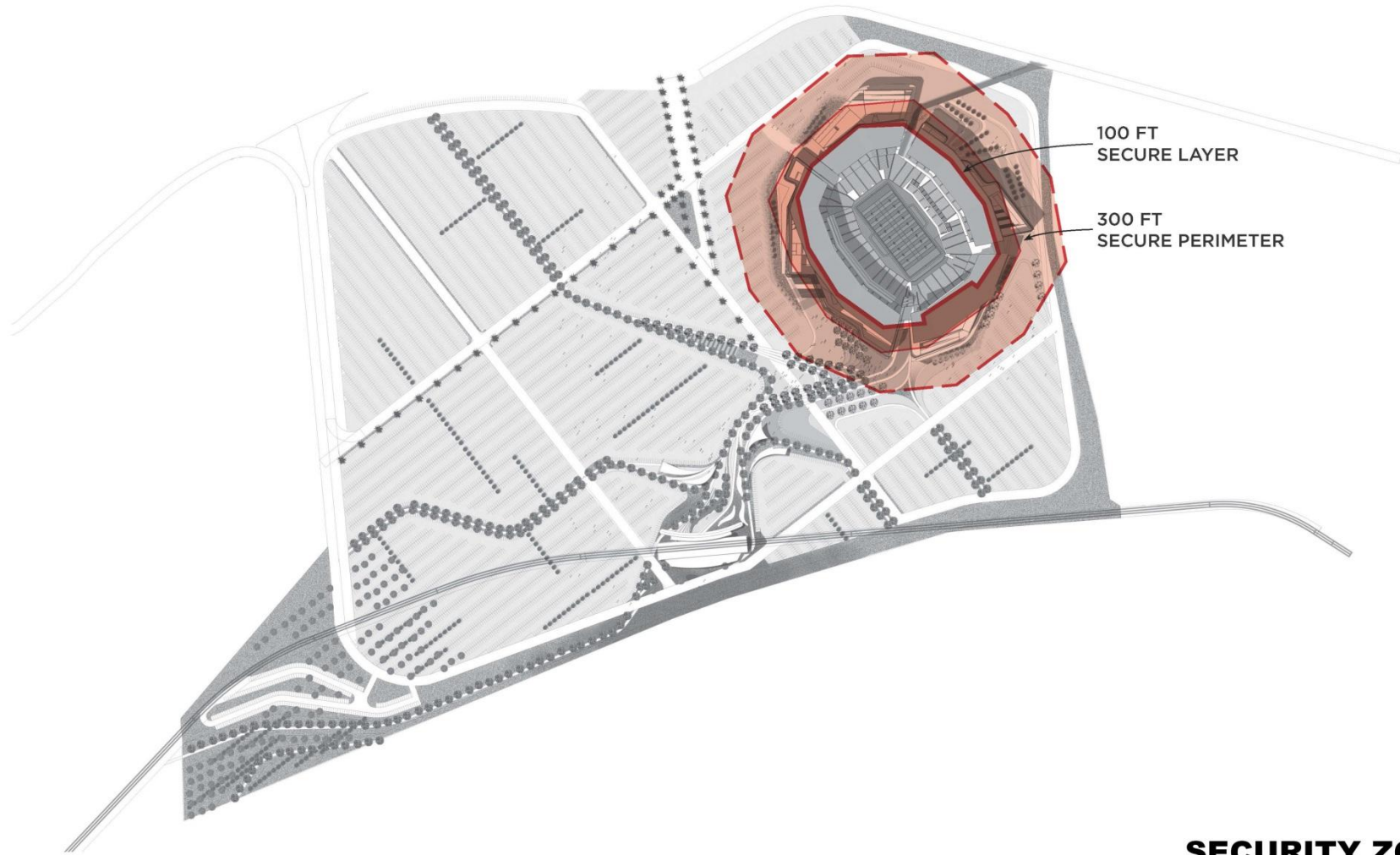
INNER RING

OUTER RING

EVA ONLY

CIRCULATION

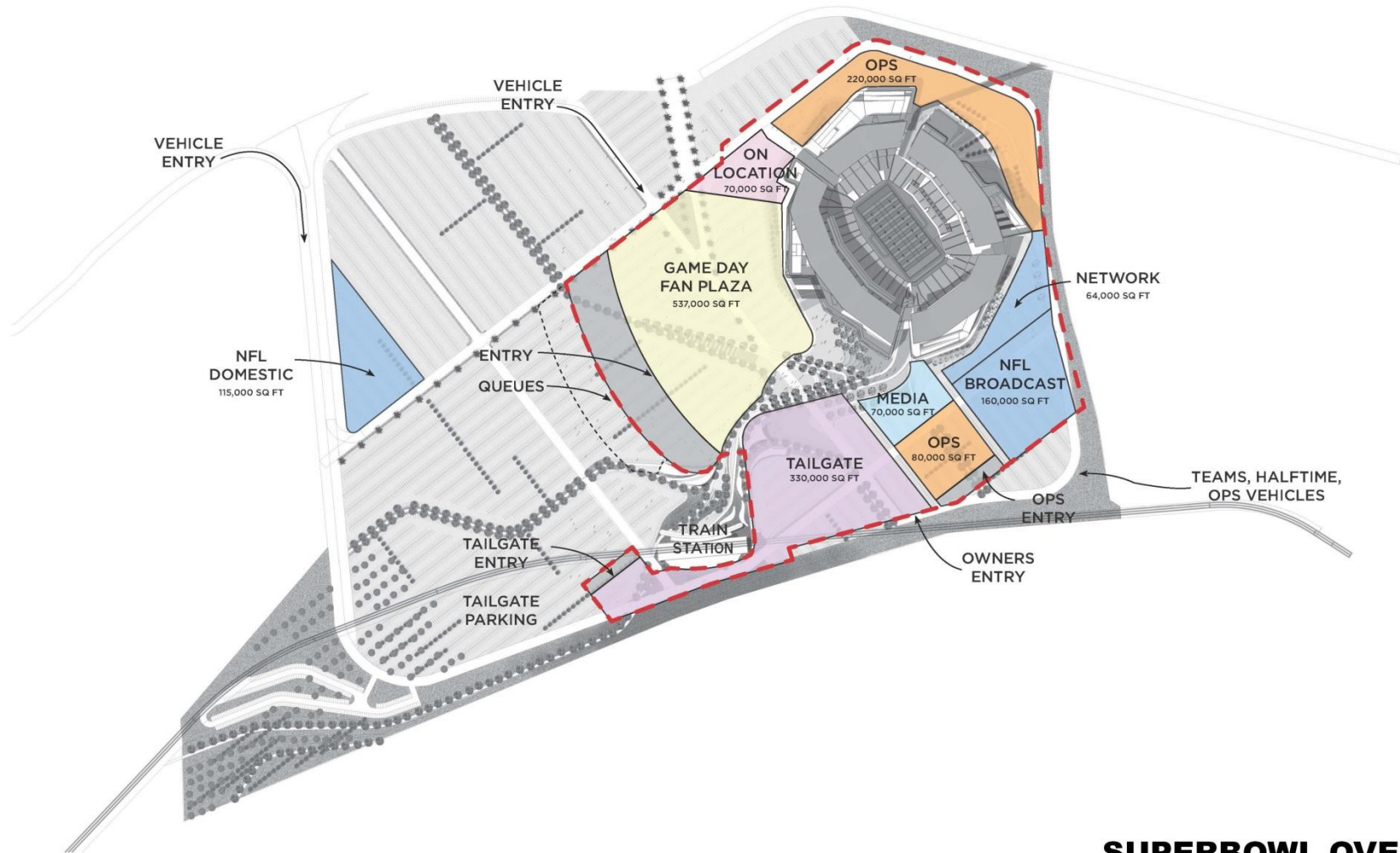




100 FT
SECURE LAYER

300 FT
SECURE PERIMETER

SECURITY ZONES



SUPERBOWL OVERLAY





LANDSCAPE SPINE FROM TROLLEY STATION



CORPORATE HOSPITALITY AND CIVIC EVENTS



MAIN ENTRY



BEAR GARDEN

Play60

FAN PARK



ENTRY GATEWAY INTO BOWL



VIP ENTRANCE

GATEWAY ACTIVATION



VIP ATRIUM



BOWL LOOKING NORTH



SIDELINE CLUBS



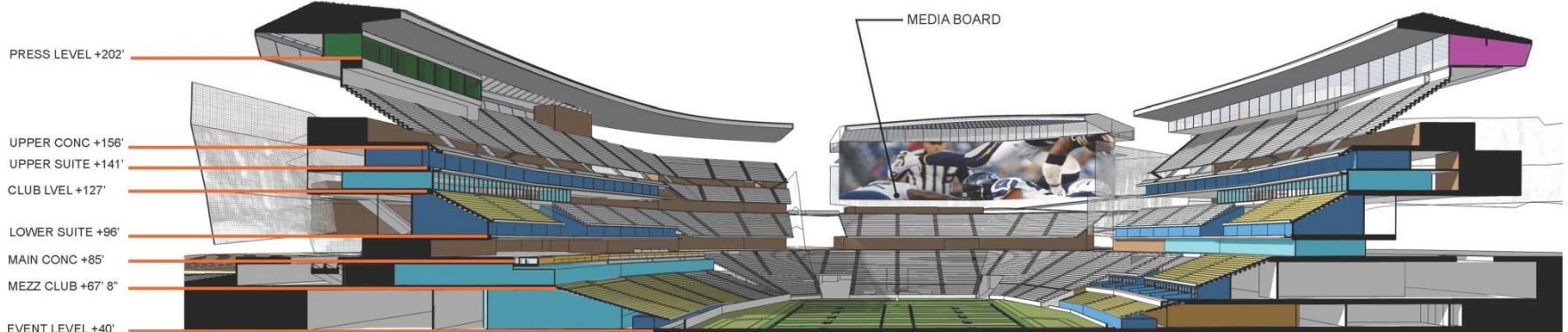
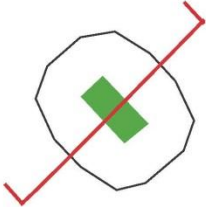
ENDZONE SUITES



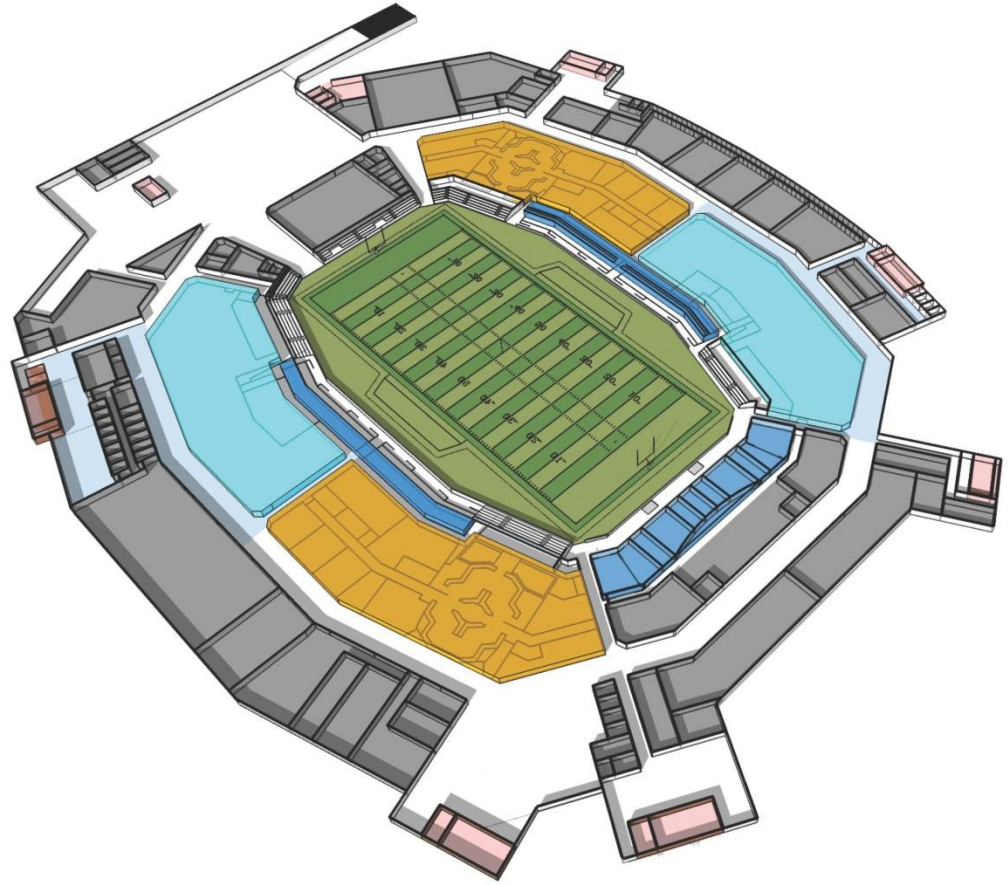
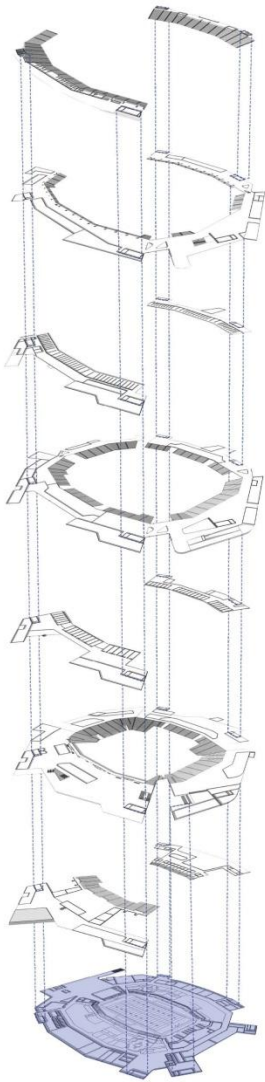
ENDZONE TERRACE

Proposed Stadium - Conceptual Program Summary

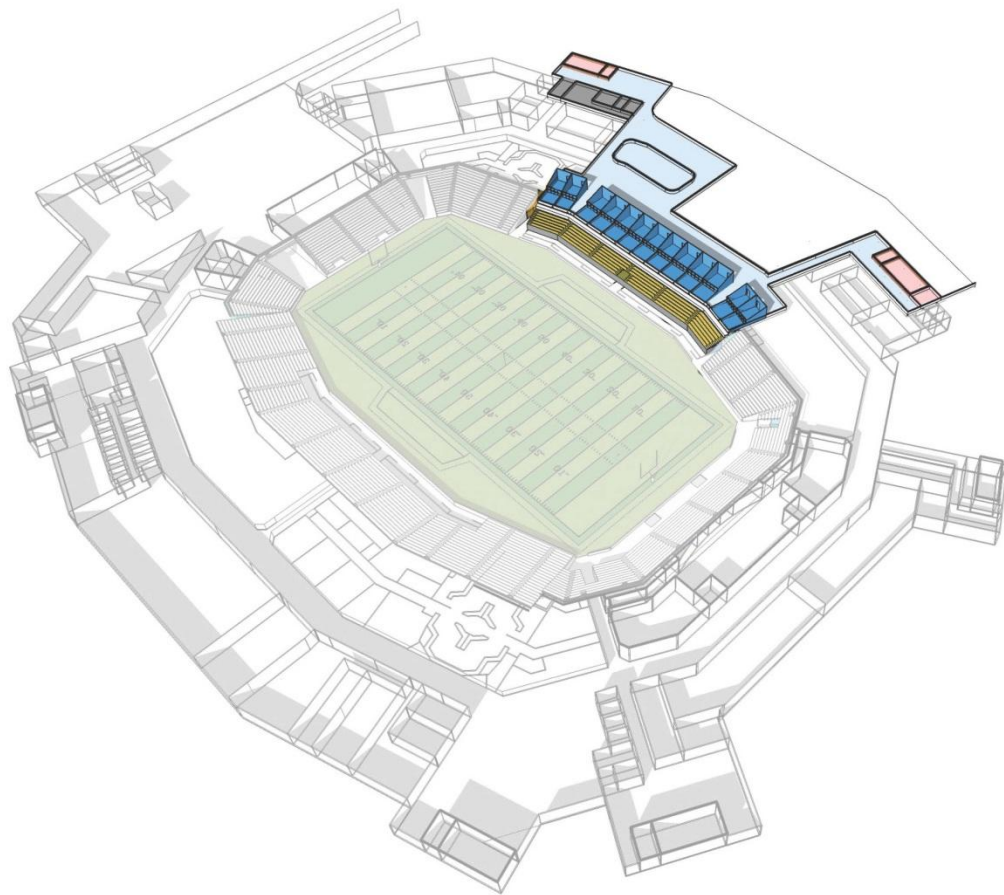
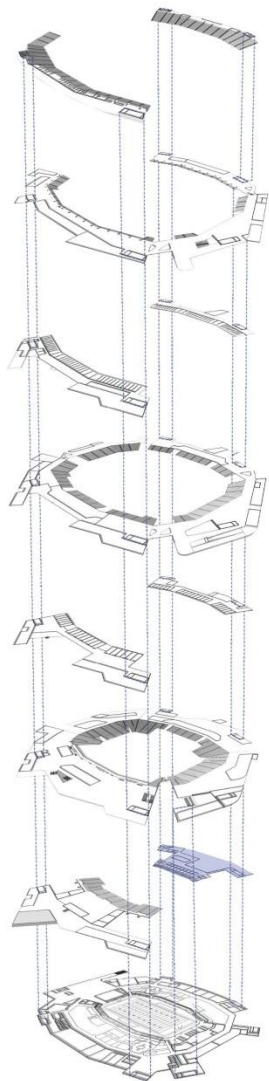
<i>Total Stadium Square Footage</i>	1,750,000 sf
<i>Total Seating Capacity</i>	67,500
<i>Super Bowl Seating Capacity (Special Events)</i>	73,000
<i>Club Seats</i>	7,500
<i>Suites (2400 Suite Seats)</i>	120
<i>Loge Boxes (250 Loge Box Seats)</i>	50



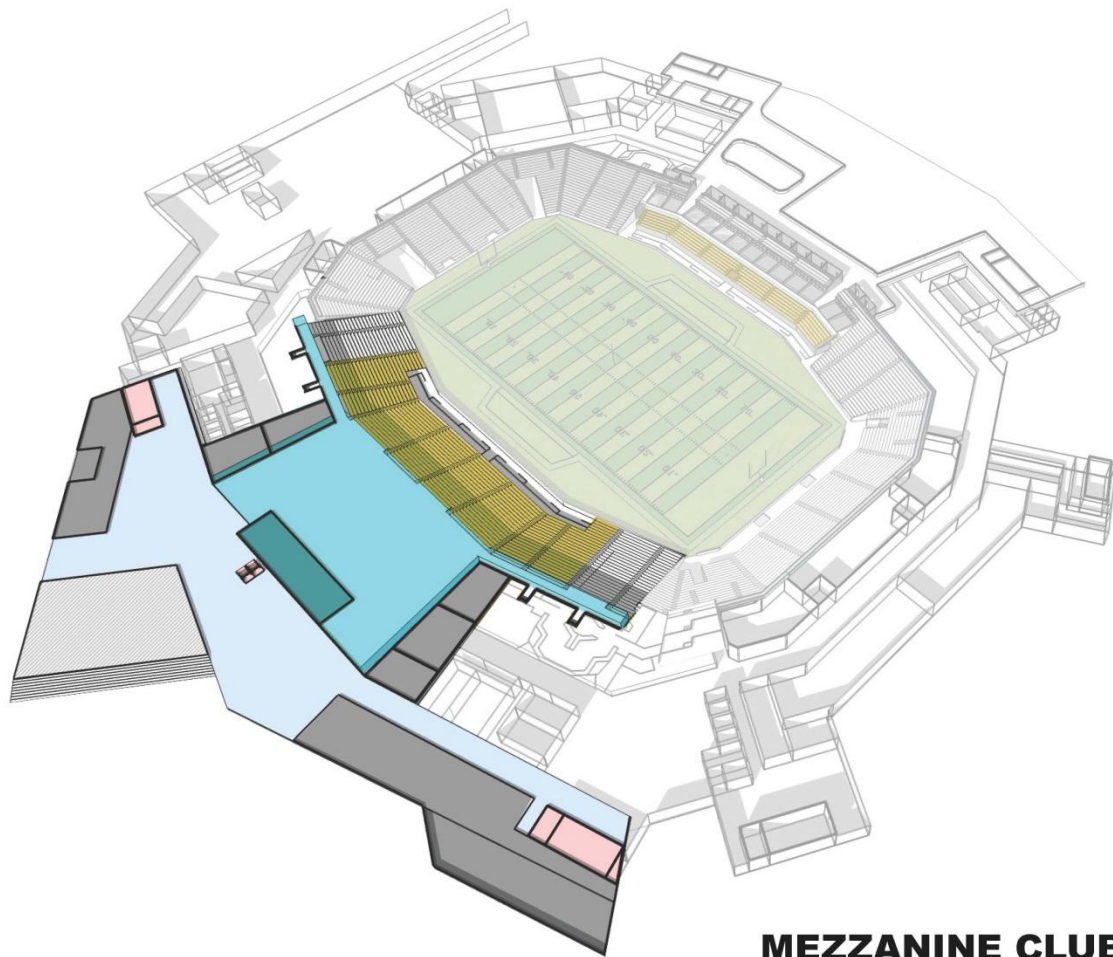
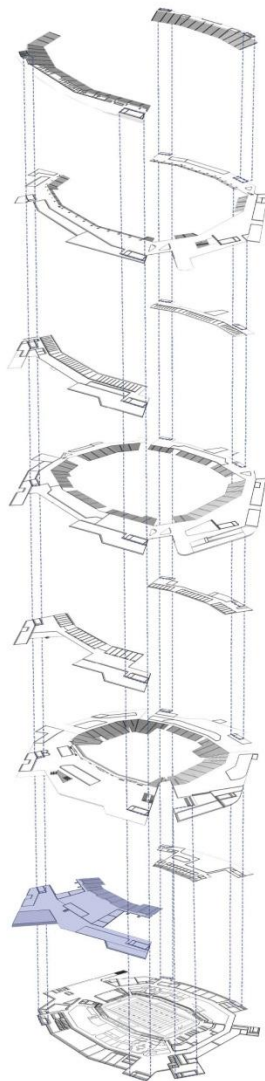
TRANSVERSE BUILDING SECTION



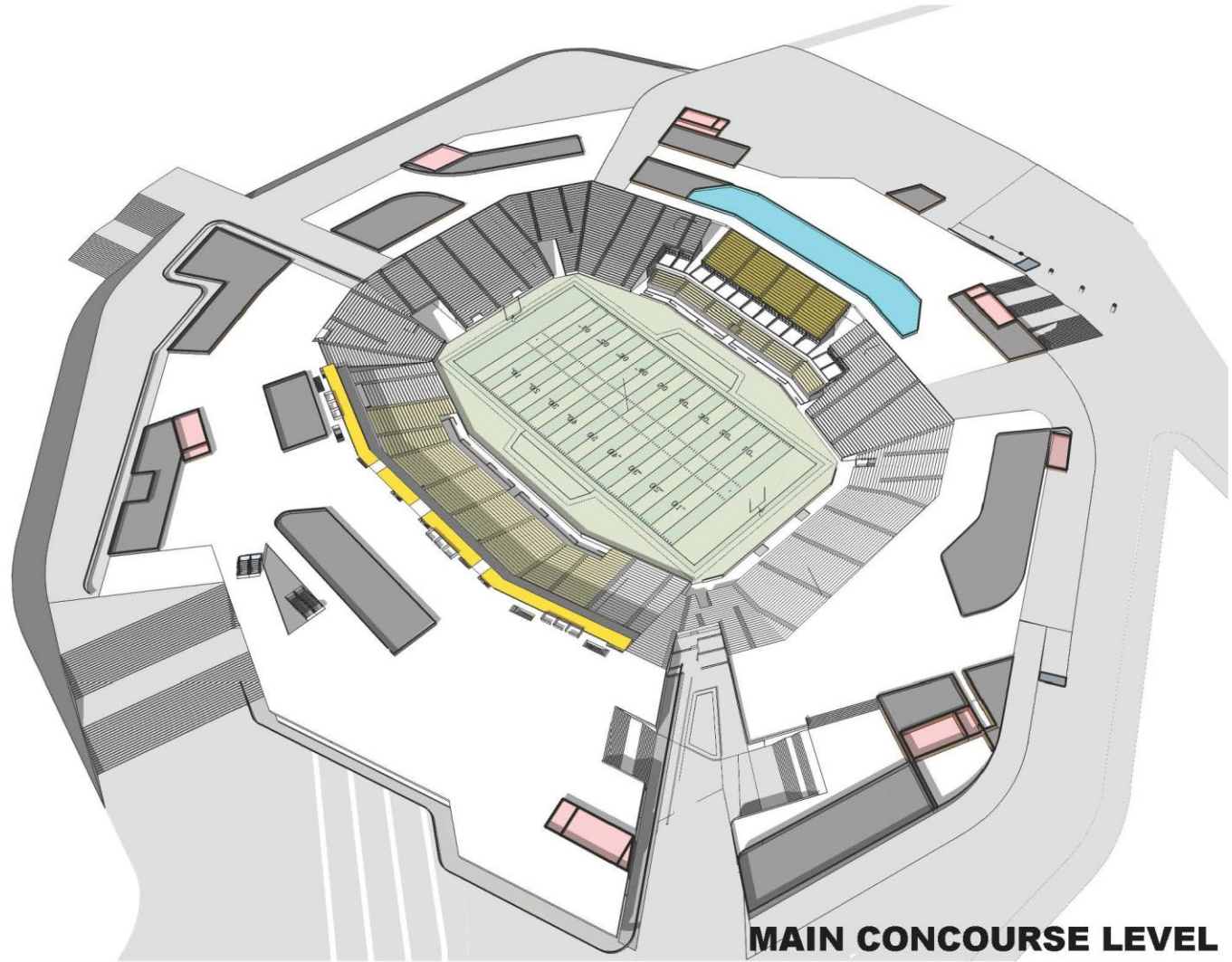
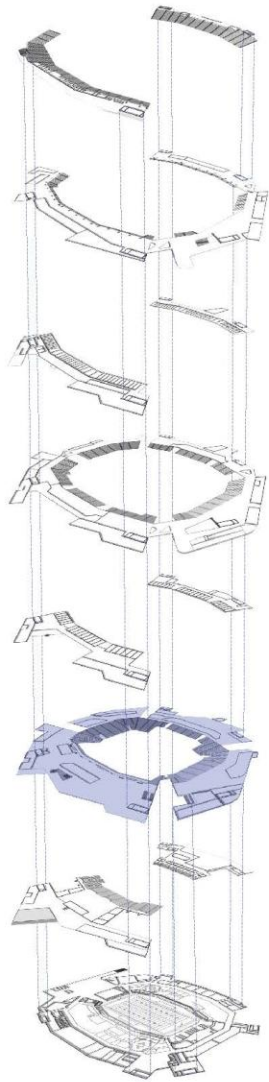
FIELD SUITE AND CLUB LEVEL



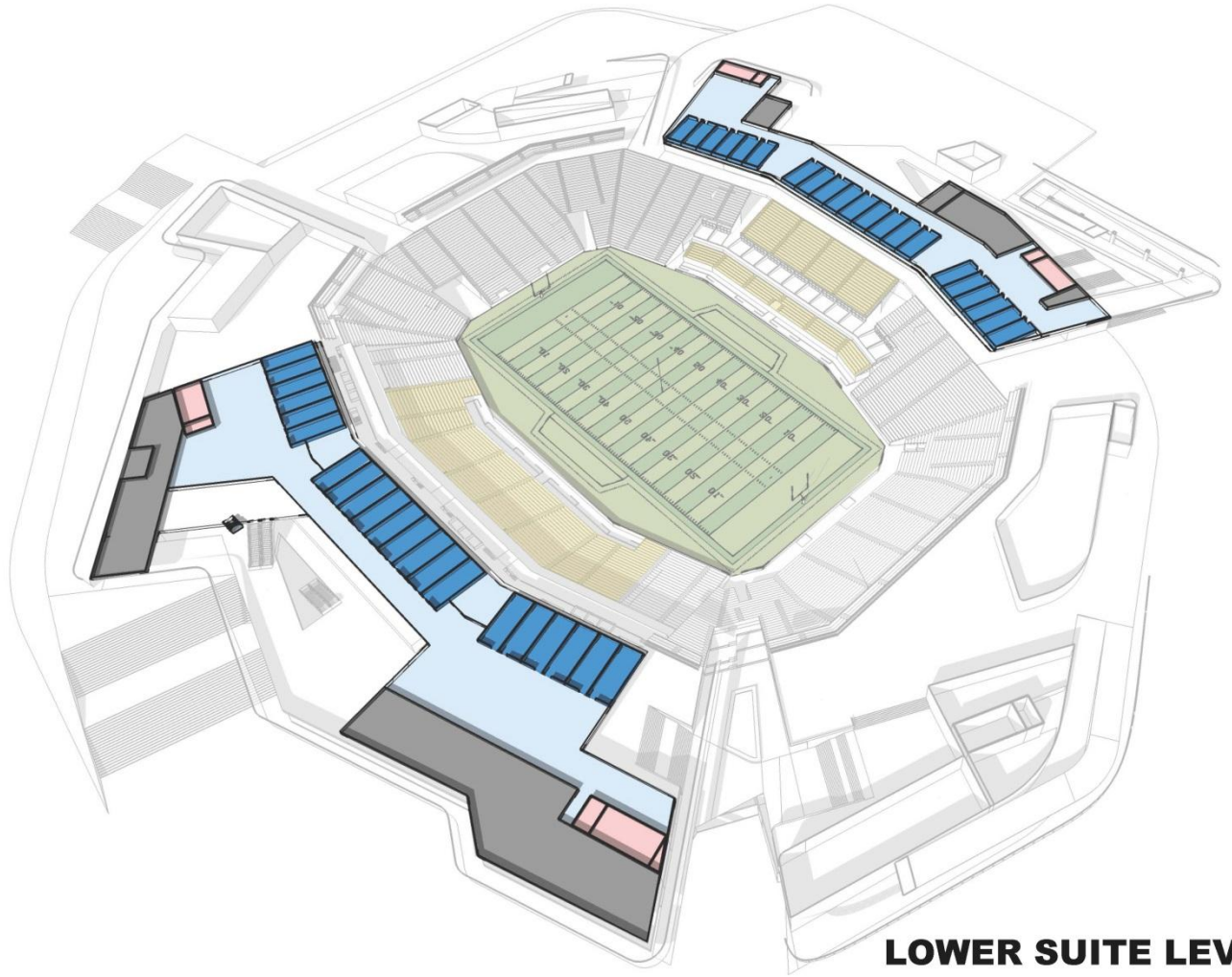
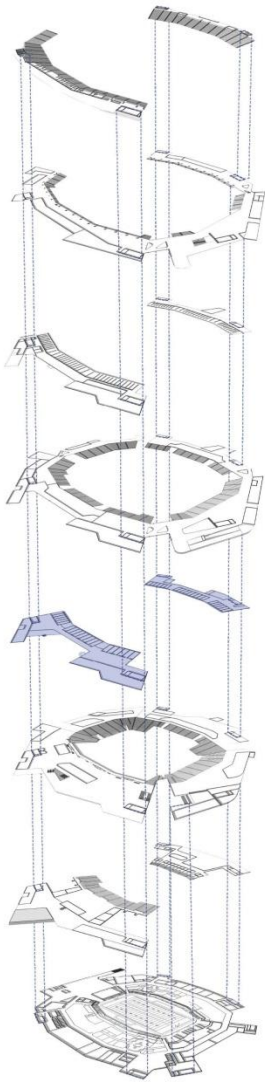
MEZZANINE SUITE LEVEL



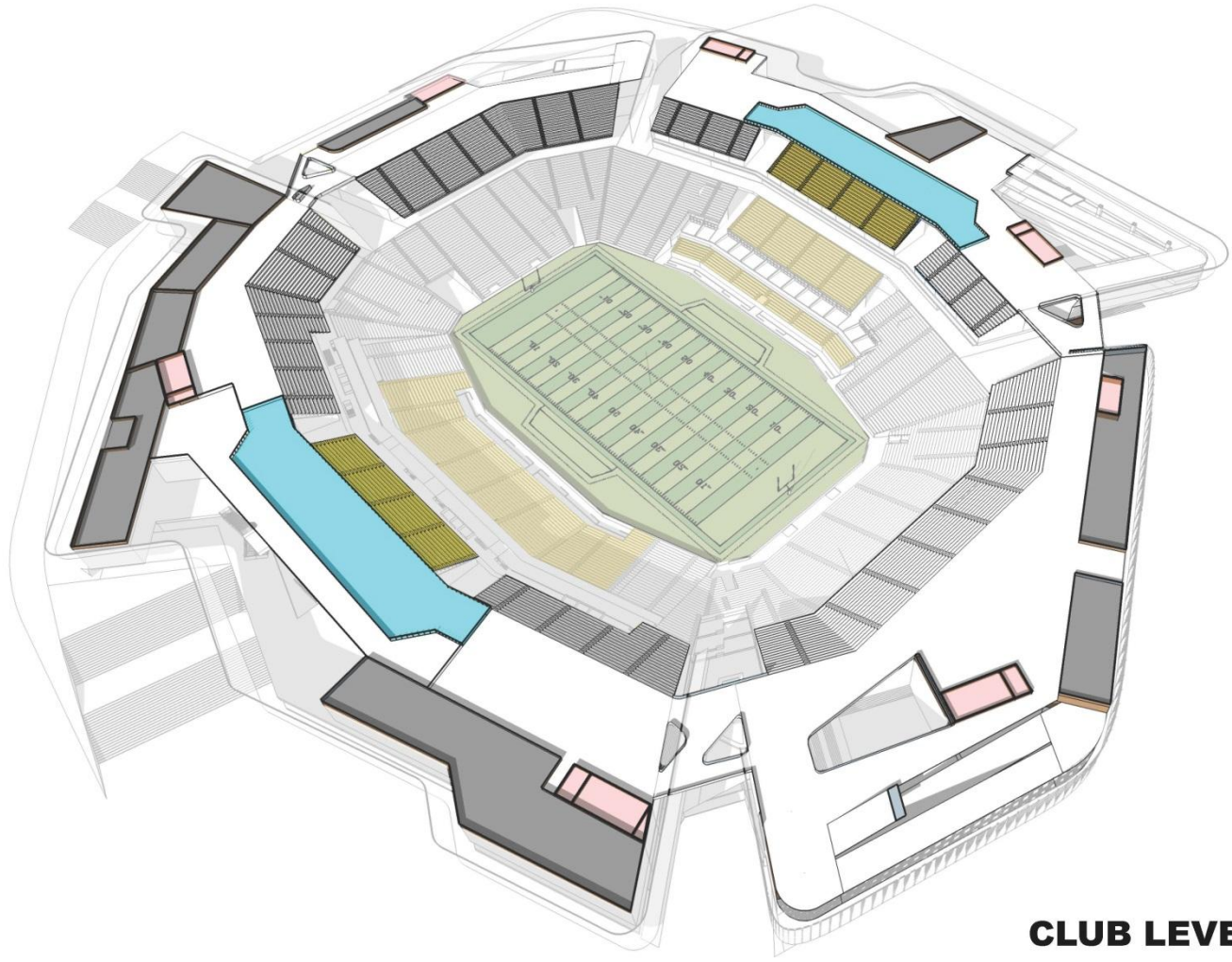
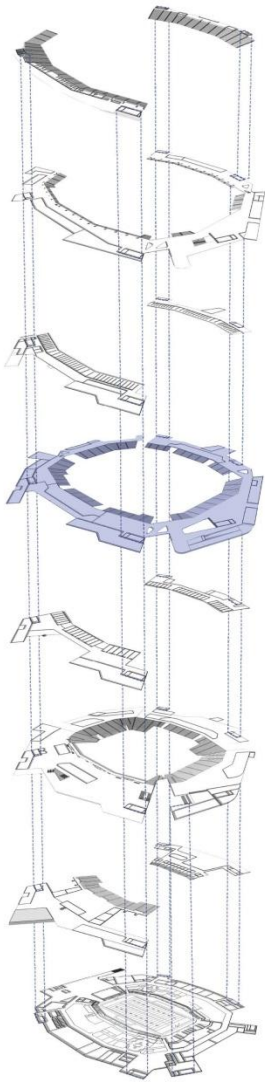
MEZZANINE CLUB LEVEL



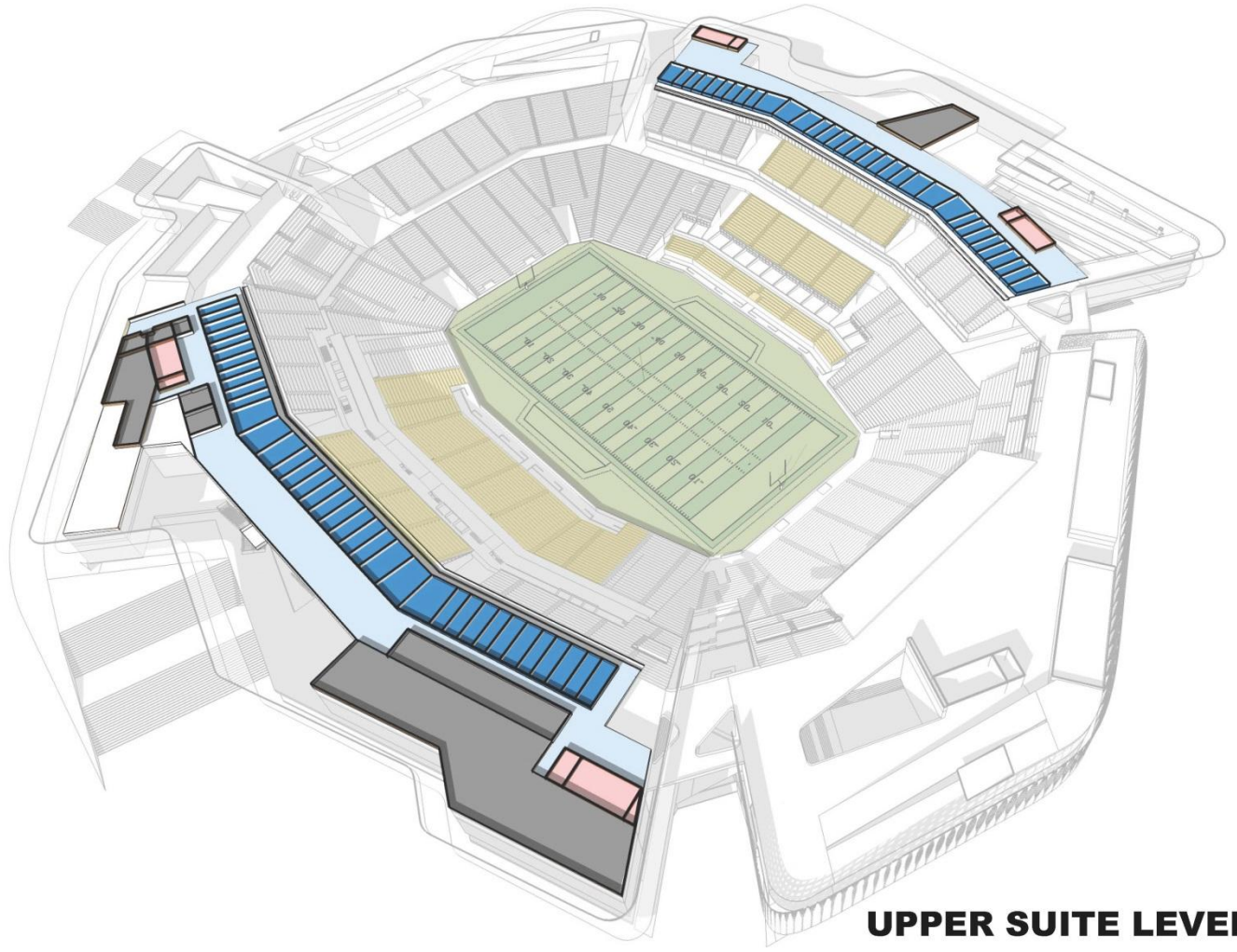
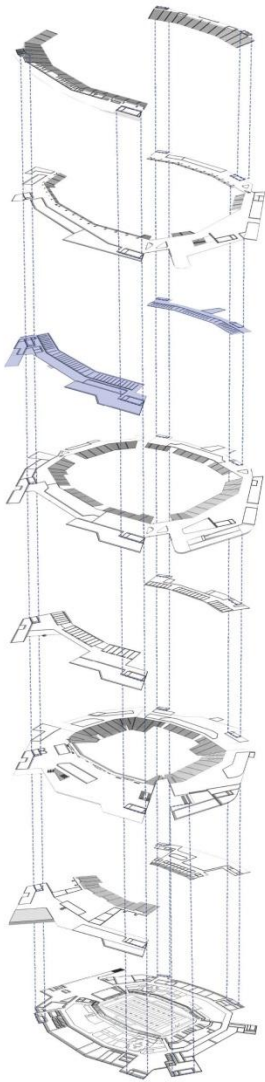
MAIN CONCOURSE LEVEL



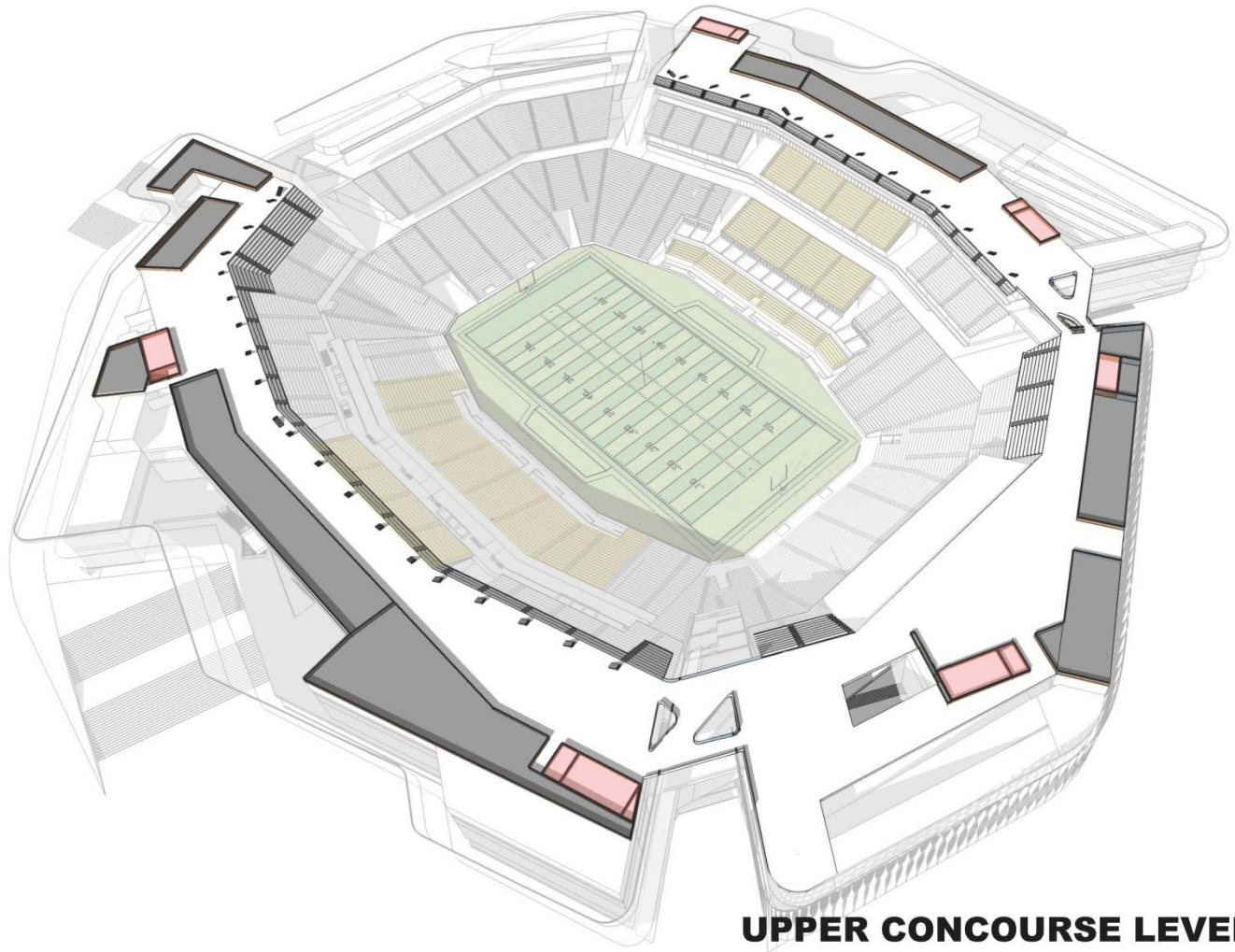
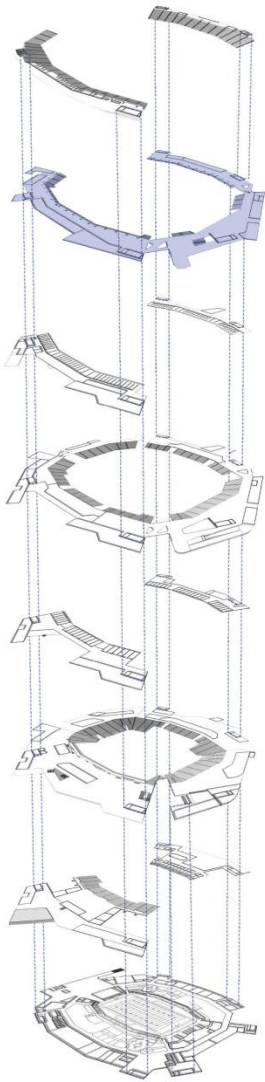
LOWER SUITE LEVEL



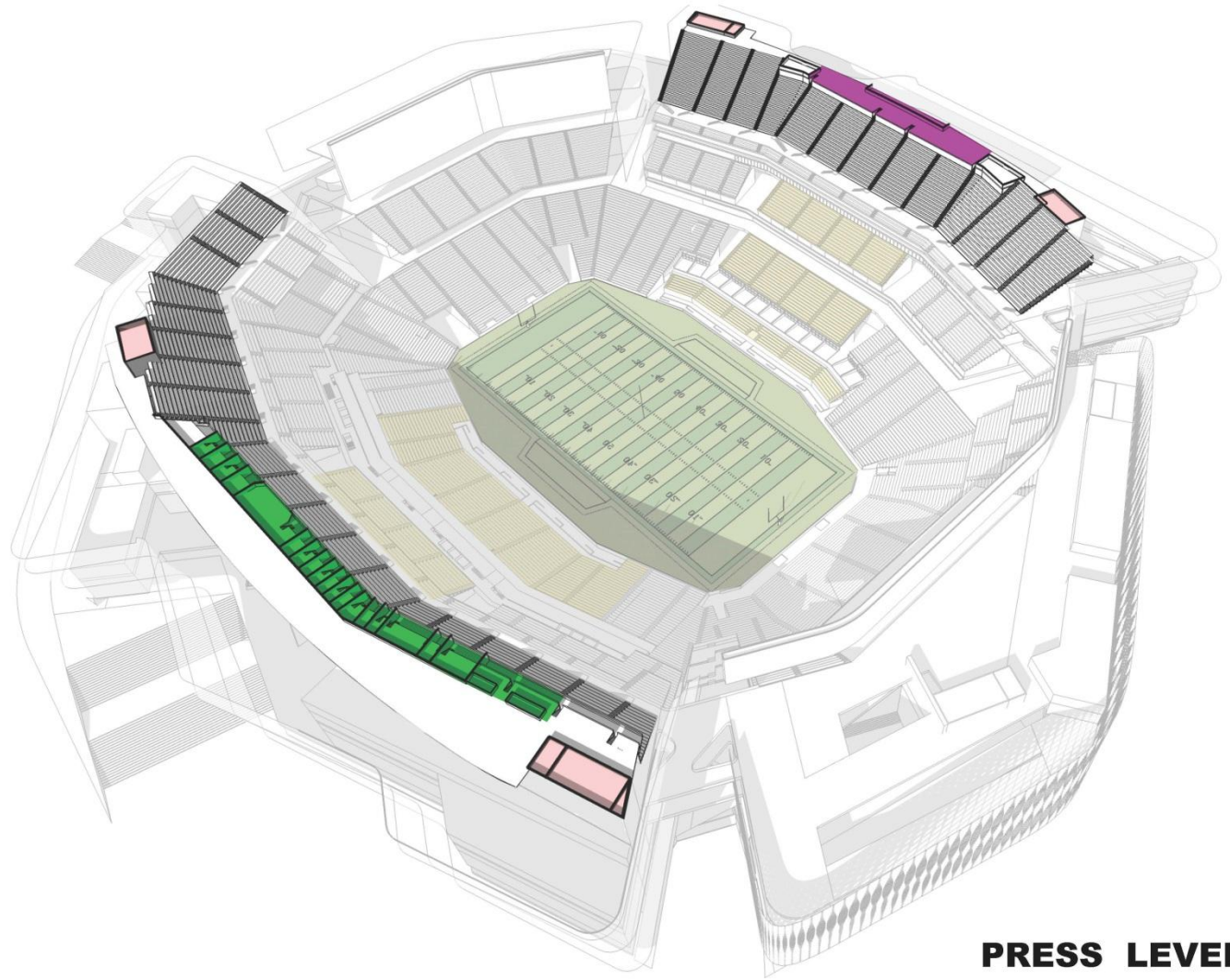
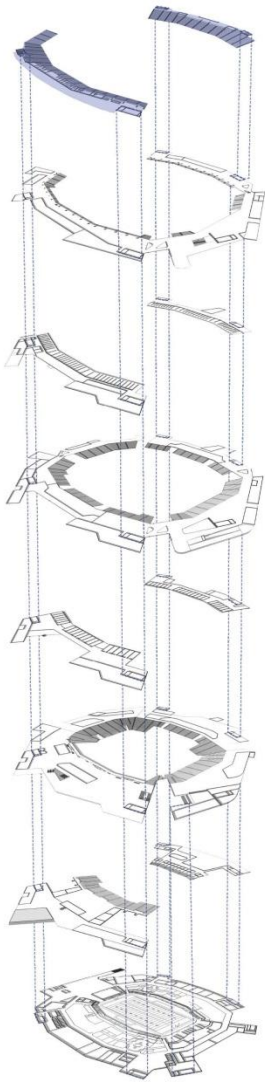
CLUB LEVEL



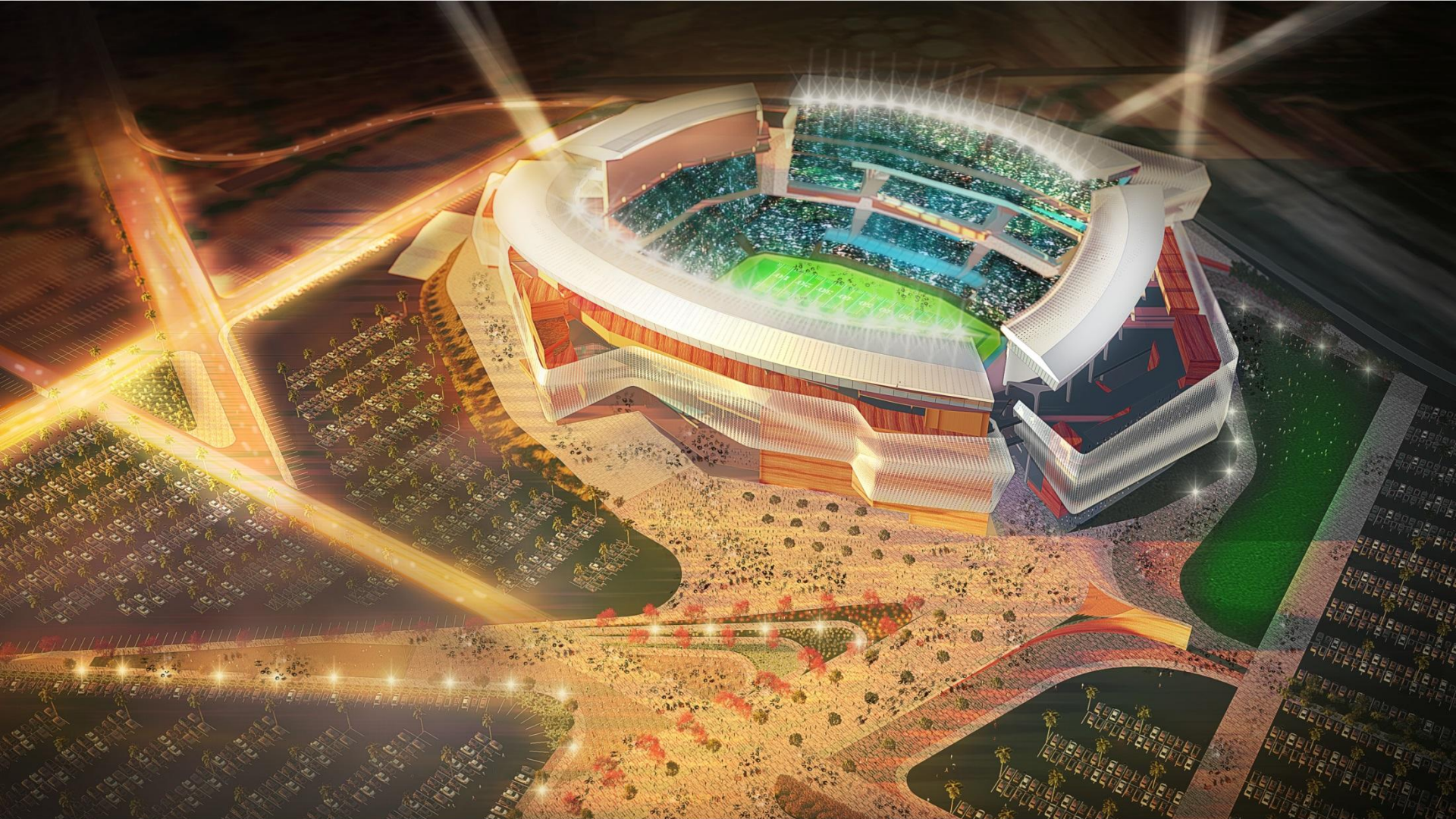
UPPER SUITE LEVEL



UPPER CONCOURSE LEVEL



PRESS LEVEL



AERIAL VIEW

Project Costs Timeline & Disbursement Schedule

Project Cost Summary

Site / Demo / Plaza / Utilities	\$	65,272,572
Stadium Hard Costs	\$	699,168,428
General Requirements / Indirect Costs	\$	111,015,000
Construction Subtotal	\$	875,456,000
Project Soft Costs	\$	93,225,600
Project Contingency	\$	131,318,400
Total Project Costs	\$	1,100,000,000

Construction Cost Estimate

	Quantity	Unit	Price	Cost
Site Clearing	6,850,000	sf	\$0.25	1,713,000
Demolish Existing Stadium	1	ls	\$15,000,000	15,000,000
Utility Relocation and New Services	1	allow	\$5,000,000	5,000,000
Excavation and Foundation	1,750,000	sf	\$27	47,622,000
Structural Frame	1,750,000	sf	\$95	166,221,000
Roofing and Waterproofing	1,750,000	sf	\$5	9,199,000
Exterior Wall & Misc Metal	628,650	sfca	\$80	50,292,000
Interior Finishes	1,750,000	sf	\$80	140,186,000
FF&E	1,750,000	sf	\$7	12,250,000
Scoreboard	1,750,000	sf	\$12	20,963,000
Playing Field	1,750,000	sf	\$2	3,299,000
Equipment	1,750,000	sf	\$4	6,941,000
Food Service Equipment	1,750,000	sf	\$12	21,601,000
Seating	65,000	sf	\$130	8,450,000
Vertical Transportation	1,750,000	sf	\$7	11,665,000
Plumbing	1,750,000	sf	\$16	27,645,000
Fire Protection	1,750,000	sf	\$3	5,975,000
HVAC	1,750,000	sf	\$19	32,628,000
Electrical	1,750,000	sf	\$41	71,288,000
Audio Visual	1,750,000	sf	\$14	24,815,000
Plaza and Site	1	ls	\$40,000,000	40,000,000
General Requirements	\$722,753,000	\$\$	3%	21,683,000
	Direct Work			744,436,000
Indirect Costs	\$744,436,000	\$\$	12%	89,332,000
Contingency	\$833,768,000	\$\$	5%	41,688,000
Construction Hard Costs			\$500	875,456,000

Project Timeline & Disbursement Schedule

	MONTHLY	CUMULATIVE
Mar-16	\$5,613,600	\$ 5,613,600
Apr-16	\$5,613,600	\$ 11,227,200
May-16	\$5,613,600	\$ 16,840,800
Jun-16	\$5,613,600	\$ 22,454,400
Jul-16	\$5,613,600	\$ 28,068,000
Aug-16	\$5,613,600	\$ 33,681,600
Sep-16	\$5,613,600	\$ 39,295,200
Oct-16	\$5,613,600	\$ 44,908,800
Nov-16	\$7,095,100	\$ 52,003,900
Dec-16	\$7,095,100	\$ 59,099,000

	MONTHLY	CUMULATIVE
Mar-16	\$5,613,600	\$ 5,613,600
Apr-16	\$5,613,600	\$ 11,227,200
May-16	\$5,613,600	\$ 16,840,800
Jun-16	\$5,613,600	\$ 22,454,400
Jul-16	\$5,613,600	\$ 28,068,000
Aug-16	\$5,613,600	\$ 33,681,600
Sep-16	\$5,613,600	\$ 39,295,200
Oct-16	\$5,613,600	\$ 44,908,800
Nov-16	\$7,095,100	\$ 52,003,900
Dec-16	\$7,095,100	\$ 59,099,000
Jan-17	\$16,090,900	\$ 75,189,900
Feb-17	\$16,090,900	\$ 91,280,800
Mar-17	\$20,338,530	\$ 111,619,330
Apr-17	\$20,338,530	\$ 131,957,859
May-17	\$32,211,458	\$ 164,169,317
Jun-17	\$32,211,458	\$ 196,380,776
Jul-17	\$32,211,458	\$ 228,592,234
Aug-17	\$32,211,458	\$ 260,803,692
Sep-17	\$32,211,458	\$ 293,015,150
Oct-17	\$32,211,458	\$ 325,226,608
Nov-17	\$27,781,203	\$ 353,007,811
Dec-17	\$40,188,613	\$ 393,196,424
Jan-18	\$41,721,780	\$ 434,918,204
Feb-18	\$41,721,780	\$ 476,639,984
Mar-18	\$41,721,780	\$ 518,361,764
Apr-18	\$42,566,780	\$ 560,928,544
May-18	\$45,606,780	\$ 606,535,323
Jun-18	\$45,606,780	\$ 652,142,103
Jul-18	\$32,200,685	\$ 684,342,788
Aug-18	\$32,200,685	\$ 716,543,473
Sep-18	\$36,200,685	\$ 752,744,157
Oct-18	\$32,039,110	\$ 784,783,267
Nov-18	\$32,039,110	\$ 816,822,376
Dec-18	\$36,984,310	\$ 853,806,686
Jan-19	\$41,176,910	\$ 894,983,596
Feb-19	\$41,156,660	\$ 936,140,255
Mar-19	\$41,156,660	\$ 977,296,915
Apr-19	\$44,614,993	\$ 1,021,911,908
May-19	\$36,922,848	\$ 1,058,834,756
Jun-19	\$41,165,244	\$ 1,100,000,000

Total Project Cost \$1,100,000,000

Project Timeline & Disbursement Schedule

	Quantity	Unit	Price	Cost	Months	2016										2017							
						1	2	3	4	5	6	7	8	9	10	1	2	3	4	5	6		
						M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J		
Site Clearing	6,850,000	sf	\$0.25	1,713,000	2									857	857								
Demolish Existing Stadium	1	ls	\$15,000,000	15,000,000	4																		
Utility Relocation and New Services	1	allow	\$5,000,000	5,000,000	8									625	625	625	625						
Excavation and Foundation	1,750,000	sf	\$27	47,522,000	10											4,762	4,762	4,762	4,762	4,762	4,762		
Structural Frame	1,750,000	sf	\$95	166,221,000	14																	11,873	11,873
Roofing and Waterproofing	1,750,000	sf	\$5	9,199,000	6																		
Exterior Wall & Misc Metal	628,850	sfca	\$80	50,292,000	10																		
Interior Finishes	1,750,000	sf	\$80	140,185,000	19																		
FF&E	1,750,000	sf	\$7	12,250,000	3																		
Scoreboard	1,750,000	sf	\$12	20,963,000	5																		
Playing Field	1,750,000	sf	\$2	3,299,000	4																		
Equipment	1,750,000	sf	\$4	6,941,000	8																		
Food Service Equipment	1,750,000	sf	\$12	21,601,000	5																		
Seating	85,000	sf	\$130	8,450,000	10																		
Vertical Transportation	1,750,000	sf	\$7	11,665,000	12																		
Plumbing	1,750,000	sf	\$16	27,645,000	27															1,024	1,024	1,024	1,024
Fire Protection	1,750,000	sf	\$3	5,975,000	18																		
HVAC	1,750,000	sf	\$19	32,628,000	27															1,208	1,208	1,208	1,208
Electrical	1,750,000	sf	\$41	71,288,000	27															2,640	2,640	2,640	2,640
Audio Visual	1,750,000	sf	\$14	24,815,000	12																		
Plaza and Site	1	ls	\$40,000,000	40,000,000	10																		
General Requirements	\$722,753,000	\$\$	3%	21,683,000	30											723	723	723	723	723	723		
Indirect Costs	\$744,436,000	\$\$	12%	89,332,000	30											2,978	2,978	2,978	2,978	2,978	2,978		
Contingency	\$833,768,000	\$\$	5%	41,588,000	30											1,390	1,390	1,390	1,390	1,390	1,390		
Construction Subtotal			\$500	875,455,000																			
Soft Costs	224,544,000	25.85%																					
Design and Consultants		4.50%	18%	39,395,520	40																		
Administration/PR/Legal/Marketing		2.50%		21,885,400	40																		
Testing, Inspections, Permitting, Fees		2.50%		21,885,400	40																		
Miscellaneous/Add Services		1.15%		10,057,280	40																		
Contingency		15.00%		131,318,400	40																		
Total Soft Costs				224,544,000		5,614	5,614	5,614	5,614	5,614	5,614	5,614	5,614	5,614	5,614	5,614	5,614	5,614	5,614	5,614	5,614	5,614	5,614
Total Project Cost				1,100,000,000		5,614	5,614	5,614	5,614	5,614	5,614	5,614	5,614	7,095	7,095	16,091	16,091	20,339	20,339	32,211	32,211		

Status of the EIR

Proposed Stadium Project

- *Construction of New Stadium*
 - *Up to 68,000 seats (72,000 for special events like Super Bowl)*
 - *LEED Gold*
 - *Improved circulation, new linkages to Trolley (light rail)*

- *Demolition of Existing Stadium*
 - *70,560 seats*
 - *Opened in 1967*

- *No Ancillary Development*

**figures are approximate*

Environmental Review: California Environmental Quality Act (CEQA)

- Purpose of CEQA: Provide information to decision-makers and public & protect environment
- Balances environmental goals with social goals
 - Significant impacts do not stop projects
 - Decision-makers can decide benefits outweigh impacts
- Various ways to achieve CEQA compliance

Benefits of an Environmental Impact Report (EIR)

- *Informs public, City Council, County Board of Supervisors how project effects environment*
 - *Discretionary actions by City and County*
 - *Look at feasibility of alternatives to project*

- *Minimizes litigation risk*
 - *EIR is most legally defensible document under CEQA*

- *“Responsible agencies” must certify that its decision-makers considered environmental impacts and complied with CEQA*

- *Provides formal opportunity for public input*
 - *Helps with consensus-building and maintaining trust with communities*

Progress to Date

- June 1 – Existing Conditions Analysis Initiated
– Preliminary review re which CEQA document to prepare
- June 22 – Notice of Preparation of EIR
- July 15 – Scoping Meeting Held
- July 16 – City Council approved \$2.1 million to fund EIR and conceptual design
– Bipartisan supermajority vote
- August 10 – Draft EIR completed and available for public review; Permitting applications submitted and deemed complete

Time Spent on EIR Preparation

- *4.5 months from Preliminary Review on June 1 to certification of Final EIR by Oct. 15 for election on Jan.12*
 - *Review and refinement continues until publication of Final EIR*

- *Same overall hours spent on analysis*
 - *Over 100 experts in-house at AECOM working extended hours*
 - *Mostly senior practitioners in their professional disciplines*

- *Far exceeds EIR standards of “good faith effort” and “adequacy”*

Unique Factors Saving Time

Replacement of existing facility on same property

Reduces significant impacts, time-consuming mitigation measures and design changes

Easy access to existing data establishing baseline

Efficient decision-making

City is both applicant and reviewer, interests aligned

Strong mayor system: Mayor acts as CEO with direct authority over operations

One team at AECOM works seamlessly with City staff

What if EIR gets Challenged?

- *EIR is most defensible way to comply with CEQA*
-EIR's "substantial evidence" standard of review highly deferential to agencies
- *Recent legislation provides expedited review (270 days from certification of record) for qualifying projects*
- *Court of Appeal decision by Sep. 1, 2016, leaving time for potential EIR remedy prior to construction start*
- *The results of the Term Sheet vote cannot be invalidated by a lawsuit*

Steps to Ensure Timing Stays on Track

- *Approach to EIR analysis is conservative*
 - *Greatly reduces risk of “recirculation” of Draft EIR*
- *Large team of experts prepared in advance to respond to comments received on Draft EIR*
- *Close coordination and partnership between Mayoral departments, City Attorney’s Office, and County of San Diego*
- *Action approved by City Council included large contingency for planning and design*

Key Dates *

- **September 11, 2015**: Supplemental docketing deadline for City Council hearing on Sep. 14 to direct City Attorney to prepare ballot ordinance
- **September 29, 2015**: Publish Final EIR
- **October 13, 2015**: City Council hearing to call election on January 12
- **October 14, 2015**: County Board of Supervisors hearing on Final EIR and term sheet
- **November 12, 2015**: Last day to file CEQA litigation on City's EIR
- **October 16, 2015**: City delivers election material to Registrar of Voters

**dates are approximate*

Key Dates *

- January 12, 2016: Special election
- January 26, 2016: Alternative special election date
- April 25, 2016: Trial court process final
- September 1, 2016: Court of Appeal decision final
- January 2017: Construction begins on new stadium
- August 2019: Construction complete on new stadium

**dates are approximate*

Principles of the Term Sheet for Discussion

Principles of the Term Sheet for Discussion

*Key Terms of the Proposed
Term Sheet among the City
and County of San Diego and
the San Diego Chargers*

- 1. The City of San Diego and the County of San Diego will form a Joint Powers Authority (JPA) and the City will ground lease the Mission Valley site to the JPA. The JPA will then enter into a lease agreement for the site with a bankruptcy remote, special purpose entity which will be an affiliate of the San Diego Chargers (Stadco) which will design and construct the facility subject to certain oversight responsibilities of the JPA and in turn sublease the facility to the Team for all of its home games.**
- 2. The funding of the approximately \$1.1 billion project will be provided by the capital commitments from the City of San Diego, the County of San Diego and Stadco. Stadco's capital commitments will be derived from the NFL's G-4 program, personal seat licenses (PSLs) and the Stadco financing.**

Principles of the Term Sheet for Discussion

*Key Terms of the Proposed
Term Sheet among the City
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the San Diego Chargers*

3. Stadco will be responsible for all project cost overruns.
4. The San Diego Chargers (Stadco) will have operational control of the stadium and receive revenues from the operations of the stadium.
5. Stadco will be responsible for all of the O & M expenses of the stadium
6. Stadco will be responsible for all capital improvements.
7. Stadco will pay a nominal rent to the JPA to fund its expenses

Principles of the Term Sheet for Discussion

*Key Terms of the Proposed
Term Sheet among the City
and County of San Diego and
the San Diego Chargers*

8. The JPA in the lease agreement will provide approximately 15,000 parking spaces that will be available for all activities and events at the site, except during construction and demolition of the existing facility.
9. The City and the County will have the right to hold “Civic Events” at the facility, including San Diego State University and college football bowl games.
10. The term of the ground lease from the City to the JPA, the stadium lease from the JPA to Stadco and the team sublease from Stadco to the Team shall be co-terminous 30 year terms with two 5-year extension options and there would be a corresponding Non-Relocation agreement in place for the same duration.
11. Upon completion of construction, the stadium will be owned by the JPA.

Stadium Financing Concept

Stadium Financing Concept

Funding Source	Description	Amount	Percent
Public Sources			
City	<ul style="list-style-type: none"> From the issuance of Lease Revenue Bonds 	\$200,000,000	
County	<ul style="list-style-type: none"> Cash Contribution 	150,000,000	
Total Public Sources		350,000,000	32%
Private Sources			
Chargers Stadco	<ul style="list-style-type: none"> Leveraging of net Stadium revenues 	362,500,000	
Personal Seat Licenses	<ul style="list-style-type: none"> Net amount based upon CSL projections of \$228 million of gross PSL proceeds 	187,500,000	
NFL	<ul style="list-style-type: none"> G-4 Loan Program 	200,000,000	
Total Private Sources		750,000,000	68%
Total Net Funding Sources		\$1,100,000,000	100%

Current Polling information

Current Polling Information

TO: The National Football League

FROM: John Nienstedt, Competitive Edge Research & Communication

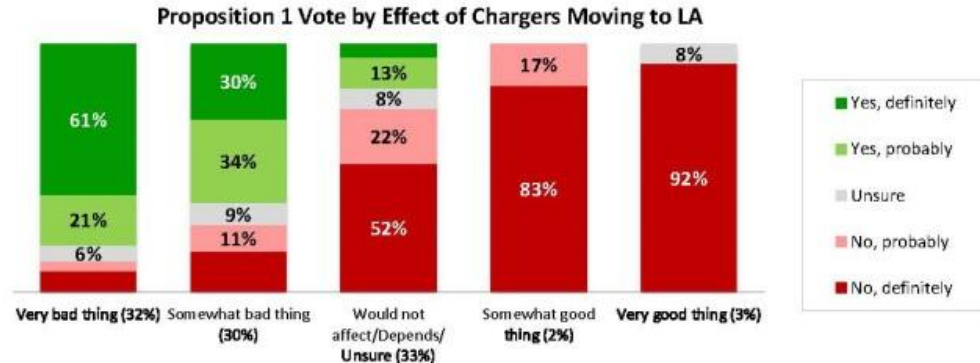
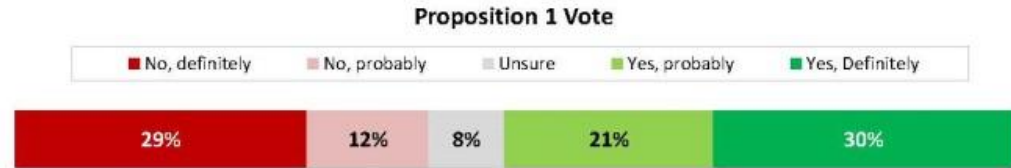
RE: Stadium Measure Poll Results

DATE: Saturday, July 25, 2015

These highlighted findings are based on results from the poll of 402 randomly selected likely voters in the city of San Diego which we conducted as an issue advocacy poll for The Lincoln Club of San Diego County June 25-26. The poll models a 50% turnout. Interviews were conducted by trained professionals in San Diego, CA. The max margin of sampling error is +/- 4.9% at the 95% confidence level.

About half the likely electorate would vote to approve a stadium measure ("Proposition 1") which reads: "It approves building a roughly 1 billion dollar modern football stadium, which the City and County would own, on the Qualcomm Stadium site. About two-thirds of the cost would be paid by the National Football League, the Chargers and corporate sponsors. About one-third of the cost would be paid by city and county government." Only 41% are opposed, although as many voters express strong support as express strong opposition.

Sixty-two percent believe losing the San Diego Chargers to Los Angeles would be a bad thing for the city and only 5% see losing the team as a good thing. This sentiment drives much of the support for the measure.



Current Polling Information

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Separately, we told respondents that Prop 1 would not raise taxes and asked whether this information made them more inclined or less inclined to vote for approval. An overwhelming 62% offered that they are more inclined to vote 'yes' based on the absence of a tax increase. Clarifying that the stadium would be built without a tax increase would significantly help the ballot measure's prospects. Placing the measure on the November 2016 ballot would also significantly boost its chances. Moderate and low propensity voters are more likely to support the measure.

"Proposition 1 would not raise any taxes. Knowing this, are you more inclined or less inclined to vote to approve it?"



We tested Mayor Kevin Faulconer's image and again found widespread favorability. Given his strong support of a new stadium, Faulconer's popularity is another key positive for the measure.

Mayor Kevin Faulconer Impression



SAN DIEGO CHARGERS

STADIUM DESIGN CONCEPT

NFL Relocation Committee – August 10, 2015

POPULOUS®

Title Placeholder

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