

Report to the
Washington State Major League Baseball Stadium
Public Facilities District

**Contractual Performance of the Seattle Mariners
Related to the Maintenance “Applicable Standard”
2015**



Prepared by

BCI + network

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Introduction

The Washington State Major League Baseball Stadium Public Facilities District (PFD) has engaged John Christison, of Buckley-Christison, to undertake a fourth generation of the “Applicable Standard” study that was first conducted in 2006.

Mr. Christison has assembled a support team for this engagement, which includes Mike Wooley of Venue Solutions Group and Jon Haviland of Marx/Okubo. This study is undertaken by the PFD on an every third year rotation, as a due diligence process to evaluate, whether the Seattle Mariners (Mariners) are meeting their contractual obligation to the PFD to maintain Safeco Field, in what is described, in the Ballpark Operations and Lease Agreement, between the PFD and the Seattle Mariners, as “in a manner consistent with the Applicable Standard”.

The “Applicable Standard” is defined in the Ball Park Operations and Lease Agreement as follows:

“Applicable Standard” means in a first class manner (measured with reference to the performance of operators of other Major League Baseball stadiums first opened for play between 1990 and 1999), taking into account the age of the Ballpark and any special needs or limitations resulting from the Ballpark’s design and construction”.

This report is intended to provide the PFD with a continuing look at the performance of the Mariners in comparison to a three sample set ballparks from those major league parks built in the 1990 and 1999 timeframe.

The report will provide an overview of the process that was developed in the 2005 by Buckley-Christison International (BCI) to assess the Mariners’ performance. This report will also present and review the findings that resulted from this current 2015 study.

The consulting team would like to express our thanks to the three baseball organizations that so willingly provided us access to their ballparks and assisted us in gathering information vital to the content of this report. We would also like to thank the Seattle Mariners for their assistance and access.

The Process

Given that the “Applicable Standard” is based on the performance of a “comparison set” of Major League Baseball Stadiums built between 1990 and 1999. (“the Applicable Standard Set”) BCI determined that the most effective way to assess the quality of the maintenance program provided by the Mariners, would be to conduct assessments of each of the ballparks within the “set”, The criteria for these assessments were developed by BCI and Marx/ Okubo using a matrix of major league baseball park functional areas, represented in all of the “Applicable Standard” ballparks. Those functional areas include:

- Site
- Shell
- Public Space/ Circulation
- Public Restrooms
- Seating Bowl
- Food Service Areas
- Retail Areas
- Suites
- Club/Function Spaces
- Press Areas
- Field Area
- Maintenance and Operational Areas
- Services

These functional areas were further broken down in to sub-areas. As an example under the category of Services; the category is further divided into:

- Vertical transportation
- Plumbing
- HVAC
- Fire Protection
- Electrical

Other categories are also sub-divided, as an example, the functional area Shell is further broken down into sub-categories:

- Foundations
- Superstructure
- Exterior closures
- Roofing

Each of these sub-categories is further broken down into detail areas. The sub-category Roofing as an example is broken down into:

- Roof Covering
- Roof Openings
- Projections

**A copy of the complete matrix of "Functional Areas" is attached as an Exhibit to this report*

The criteria for assessment were presented to the Mariners and the PFD for their approval prior to the start of the 2006 assessment process.

After evaluating each of the Ballparks that fit within the 1990 to 1999 construction timeline, as set out in the Ballpark Operating and Lease Agreement, BCI recommended to the PFD that the following Ballparks be used as the "Applicable Standard" set for this study:

- Oriole's Park at Camden Yards, Baltimore, Maryland- Baltimore Orioles-opened for play 1992
- Globe Life Park, formerly Amerquest Park, Arlington, Texas- Texas Rangers- opened for play 1994
- Progressive Field, formerly Jacobs Field, Cleveland, Ohio- Cleveland Indians-opened for play 1994
- Coors Field, Denver Colorado- Colorado Rockies-opened for play 1995
- Turner Field, Atlanta, Georgia- Atlanta Braves-opened for play 1997
- Chase Field, formerly Bank One Park, Phoenix, Arizona- Arizona Diamondbacks-opened for play 1998
- Safeco Field, Seattle, Washington- Seattle Mariners- opened for play 1999

Two other ballparks fell within the definition of the "Applicable Standard Set", having been built between 1990 and 1999, but BCI recommended to the PFD that these two ballparks; (Tropicana Field, Tampa Bay, Florida- Tampa Bay Devil Rays- 1990 and the U.S. Cellular Field, Chicago, Illinois- White Sox- 1991) not be used for the purposes of the evaluation, because the two parks had undergone, subsequent major renovations which would tend to skew the results of the assessment reports.(The PFD has on two occasions asked BCI to use two ballparks that were not part of the original competitive set, those were U.S. Cellular Field, Chicago and Petco Park in San Diego).

BCI believed that assessment of the seven Major League Ballparks listed above, constructed within the time period of 1992-1999 were adequate to determine the caliber of maintenance

being provided by the Seattle Mariners at Safeco Field. The proposed "Applicable Standard Set" was presented to the PFD Operations Committee and the Seattle Mariners and both the PFD and the Mariners approved the makeup of the set prior to BCI undertaking the original maintenance assessments in 2006.

In 2006 all of the applicable standard set ballparks were visited and assessed by the consulting team. Since 2006 the consulting team has continued the process on an every three year cycle, using three of the comparison set ballparks, plus Safeco, to fulfill the PFD's due diligence process related to monitoring the Mariners adherence to the Operating and Lease agreement.

BCI has continued to use the benchmarking process that they developed in 2005 for the current 2015 assessment, with one exception. At the request of the PFD, the consulting team included U.S. Cellular Field in Chicago as a benchmark facility for this 2015 maintenance assessment process. This decision was made based on a specific interest of the PFD, related to the operation of U.S. Cellular following numerous improvements to the park.

The makeup of this year's assessment team was pre-approved by both the PFD and the Mariners, prior to the onset of ballpark assessments. John Christison, of BCI, who has served as the lead consultant on all of the previous ballpark assessment assignments, Mike Wooley of Venue Solutions Group and Jon Haviland of Marx/Okubo continued to participate as a members of the assessment team.

In addition to participation of the members of the inspection team, BCI requested that a representative(s) of the Seattle Mariners accompany the inspection team on all inspections. Both the PFD and the Mariners concurred with that recommendation.

While the Mariners representative(s) conducted the same assessments as the members of the consultant assessment team, the scores of the Seattle Mariners representatives are not included in the overall scoring. The Mariners retain their inspection ratings in the event that there is a disagreement as to the ratings of the assessment team. Joe Myra, the Vice-President of Ballpark Operations for the Mariners and Ryan van Maarth, Director of Maintenance and Engineering, accompanied the assessment team on each of the assessments with the exception of Globe Life Park where only Ryan van Maarth was able to attend. It should also be noted that in the case of U.S. Cellular Field that only Mike Wooley and John Haviland of the consulting team were in attendance for the assessment. John Christison was unable to make the Chicago inspection due to flight cancellation related to inclement weather. In the case of U.S. Cellular Field, the rating of the two other consultants will be averaged to reach a final scoring. In all other rating all three consultants ratings were averaged into a final score.

Using the assessment forms created for this process, (copies of which are attached to this report as Exhibits) each assessor rated the various functional areas of the ballparks and the

scores from those assessments were provided to BCI for aggregation. The assessment scoring process was identical for all ballparks. The scoring system, which had a maximum score of 100 points, employs a weighted system that gives additional value to certain critical and specific areas. The actual Scoring Sheet is attached as an exhibit.

Here is the scoring and weighting system:

FACTOR	WEIGHT	MAX SCORE	TOTAL
Site	1	5	5
Shell	2	5	10
Public Space	2	5	10
Public Restrooms	2	5	10
Seating Bowl	2	5	10
Food Services	2	5	10
Retail	1	5	5
Suites	1	5	5
Club/ Function	1	5	5
Press Area	1	5	5
Field Area	1	5	5
Maintenance	1	5	5
Services	3	5	15
Total			100

The weighting value for the score sheet is primarily based on replacement cost. As an example, it would be more expensive to replace the electrical systems of a ballpark than it would be to replace retail shops; therefore, Services are given a higher weighting than Retail.

All completed scores for the Safeco Field are presented in this 2015 study document, along with Safeco's overall rating within the three other comparison set ballparks used for the 2015 study. The scores of the ballparks other than Safeco, however, are provided to the PDF without name identifiers. The scores of the other ballparks are kept confidential by BCI in order to assure cooperation from and confidentiality for the other ballparks in the set.

It is unlikely that the ballpark, which scored the lowest on these assessment reports, would want this information made public. BCI assured each of the comparison set ballparks that their information would be kept confidential. If the ballparks were interested in their own scores, BCI will provide those interested ballparks with a confidential report showing their score and their position within the "Applicable Standard" set. For the purposes of the report to the PFD, the other stadiums are only identified as ballparks "A", "B" and "C". BCI retains all data from these assessments and, in the event of a disagreement between the PFD and the Mariners; BCI would provide all of the data to both parties with the names of the comparison set ballparks redacted.

The Assessment

For the 2015 study, BCI recommended to the PFD and the Mariners, that an assessment of three ballparks, in addition to Safeco, would be sufficient to determine if the Mariners were continuing to perform to the level of expectation set out in the “Applicable Standard”

The actual assessment process for 2015 began with a quick pre-assessment meeting prior to the first inspection in Cleveland. To begin the 2015 process, the consulting team undertook an inspection of Progressive Field in Cleveland, Ohio on June 16, 2015 . Accompanying the assessment team on this inspections were Joe Myra and Ryan van Maarth of the Mariners as well as PFD Board members, Charles Royer, Dale Sperling, Joan Enticknap and Paul Mar.

On June 16, 2015 the assessment team, minus John Christison completed the inspection of U.S. Cellular Field in Chicago, Illinois, along with the same group of accompanying PFD Board members, and the two Mariner’s representatives.

On June 16, 2015, the assessment team inspected Globe Life Park in Arlington, Texas. For this inspection, the team was accompanied by Ryan van Maarth of the Mariners. The PFD members who had been accompanying the consulting team experienced major airline scheduling difficulties and they chose to return to Seattle from Chicago.

On June 25, 2015 the team finished its assessment work with an inspection of Safeco Field. For this inspection the assessment team was accompanied by, PFD board members, Charles Royer, Dale Sperling, Paul Mar and Virginia Anderson. Joe Myhra and Ryan van Maarth of the Mariners also accompanied the inspection.

The assessment team received excellent cooperation from each of the ball clubs and the ballpark owner’s. There was no reluctance on the part of any of the ballparks provide access to any requested areas, or to answer any of the assessment team’s questions. The consulting team is very grateful for this cooperation and assistance. BCI and the rest of the assessment team would especially like to thank Jim Folk, Vice President of Ballpark Operations from the Cleveland Indians, Don F. Esposito, Senior Director of Purchasing, Construction and Maintenance for the Chicago White Sox and Sean Decker Vice President of Ballpark Operations for the Texas Rangers. These gentlemen provided open access to the assessment team and answered numerous questions. BCI and the assessment team appreciate their invaluable assistance. BCI is also grateful to the Mariner’s organization for their assistance and cooperation in conducting the inspection and providing substantial information about their maintenance and operational processes and programs.

Each ballpark was assessed in much the same way. Assessments started with an exterior visual survey of the ballpark. The team then met with the ballpark's Executive over-seeing ballpark maintenance, for a question session and short background briefing on the facility. In each case the assessment team asked about how the facility was maintained; who had responsibility for this maintenance; how maintenance was funded; and, how the owner determined their level of satisfaction with the maintenance of the ballpark.

In each case the assessment team inquired as to the procedures used to determine maintenance needs and capital repairs and improvements. In each ballpark the assessment team asked for a copy of the maintenance activity organizational chart and whether the operator utilized outside contractual services related to the cleaning and maintenance of the ballpark.

Following these briefings the team began its actual assessment inspection. The team looked at each level of the ballpark including the field lighting, upper concourses, seating bowl areas, along with selected inspections of public restrooms and food service areas, stairs, ramps escalators and elevators and elevator equipment rooms as well as mechanical and electrical spaces.

The evaluation team then inspected club and special function areas, kitchens and restaurant operations. The assessment team looked at the suite levels and looked at selected suites and party suites. The press and broadcast areas were inspected along with press feeding areas and scoreboard control areas. The assessment team looked at game day control areas and other special operational areas such as security control rooms. The team inspected the main concourse areas as well as the lower seating bowl. Restrooms and food services areas were also inspected on the main concourse levels. The assessment team surveyed the playing field, warning track and dugouts. The team inspected the service level of each ballpark. This included inspection of main electrical rooms, mechanical rooms, central plants, boiler and air handling spaces. Mechanical shops and storage areas as well as grounds crew areas and loading docks. The assessment team looked at television van spaces and connections, merchandise storage, food service storage, security areas and emergency generators.

The team visited the retail shops for each ballpark and looked at public plaza spaces, picnic areas, food service areas and ticket sales and collection areas.

The assessment team used the facility matrix document (attached as Exhibit) for reference during these assessments and in several cases took photos for documentation of the assessment process and specific areas of interest. During the assessments the consulting team focused on the condition and cleanliness of each of the areas referenced in the facility matrix document.

Ratings (scores) were based on the following observations as it applied to each area:

- 1) Needs immediate improvement- condition effecting overall system or use.
- 2) Needs improvement- below anticipated standard, components showing failure.
- 3) Good condition- within expected life cycle, limited wear and tear, no repairs or upgrades required at this time.
- 4) Very good condition-Above expected condition given age, very limited wear and tear, no repairs or upgrades required at this time.
- 5) Superior Condition- Components recently replaced or renewed, like new condition

Following the assessment each team member independently scored the facility using the scoring sheet attached as an Exhibit to this report. Score sheets were then provided to BCI for aggregation and analysis.



Findings

The assessment process for the 2015 study has now been completed. The members of the assessment team have provided all scoring sheets and related information to BCI who has aggregated the scoring and prepared this report.

The scoring of the maintenance condition of the ballparks is based on a one hundred-point scale. The ratings for the ballpark assessments from individual team members ranged from a high of 77 to a low rating of 44. The averaged ratings of the three assessors ranged from a high of 75.3 for one ballpark to a low of 54.3 for another ballpark. The Mean average for all of the stadiums was 65.2 points.

To determine whether or not the Seattle Mariners are meeting their contractual obligation to the Public Facilities District, the consulting team has used to process that compares the maintenance performance of Seattle Mariners with that of at least three other ballparks which fall within the “Applicable Standard” set of Major league ballparks that were built between 1990 and 1999. The contractual obligation of the Mariners to maintain Safeco Field, as set out in the Ballpark Operations and Lease Agreement between the PFD and the Mariners, *“In a manner consistent with the Applicable Standard”*.

For the purposes of this 2015 study, the “Applicable Standard test process” the consultants have assumed that the Mariners will have satisfied the “Applicable Standard” obligation of the “Operations and Leases Agreement” if, the average rating of the Safeco assessment is higher than the mean average of the three comparative set, ballparks. As you will see from the findings below the Mariners do in fact satisfy this test.

In 2012 the consultants applied a more difficult standard than in previous years to determine whether the Mariner’s were meeting the “Applicable Standard”. In prior years the test for meeting the standard was that the Mariners exceeding the lowest scoring team in the comparison set. The PFD agreed that the higher standard was more effective in determining the success of the Mariners in maintaining the ballpark.

It is important to point out that the purpose of the ballpark assessments is not to evaluate the design or quality of the ballparks but rather to determine how well the ballparks are being maintained, no matter what the assessment team’s opinion might be regarding the quality or design of the park. Therefore, in this process, a poorly designed ballpark, which is well maintained, could score higher than a beautifully designed ballpark that was poorly maintained.

The assessment team also considered a number of other factors while conducting their assessments:

- The age of the park; there is a nine-year gap in the age of the oldest to the newest park in the comparison set.
- The location of the ballpark with respect to weather conditions, moisture, and sun.
- The quality of some of the products and systems. As an example the decision to install less expensive seating components might generate a need for more intensive or more frequent replacement or higher levels of maintenance or repair to that product.
- The condition of the field, as a result of climatic conditions or non-baseball use.

The consulting team did not make any comment or reach any conclusions based on architectural design, additions to the parks or upgraded patron amenities. While these are all important to the success of the ballpark the focus of this study was the ballpark's programs for maintenance, maintenance systems, maintenance budgets and processes dedicated to the preservation of the ballparks and its assets.

The assessment team also needed to be sensitive to the custodial condition of the facility, based on the time the assessment occurred. As an example, a ballpark that has just completed a long home stand on the day the assessment occurred could not be expected to be in as good a custodial condition as a ballpark that was just gearing up for a home stand after a several day hiatus. All inspections were made at a time when the park was not open to ticket holders. All inspections were conducted on days that were not ideal in terms of weather conditions. During each inspection with the exception of Safeco the ballparks were experiencing rain conditions to various degrees. On the day of the Safeco inspection there were mild temperatures and sunny skies with no rain. All inspections took place between 9:00am and 2:00pm.

In the local time zone.

“Applicable Standard Set” facilities:

BALLPARK	AVERAGE SCORE	HIGH SCORE	LOW SCORE	RATING
Safeco Field	75.3	85	64	1
Ballpark “A”	66.5	75	58	2
Ballpark “B”	64.5	68.5	58	3
Ballpark “C”	54.3	60.5	44	4

“ Scoring is not necessarily presented in the order that ballparks were inspected”

Based on the numeric generated by the inspection process, BCI finds that:

1. Safeco Field is the highest rated ballpark within the, 2015 four-ballpark, "Applicable Standard Set" in terms of maintenance quality.
2. Safeco Field is a very well maintained ballpark based on the measure of the "Applicable Standard" process.
3. Based on any logical interpretation of meaning of the "Applicable Standard" the maintenance being provided by the Seattle Mariners meets or exceeds that standard.
4. The inspection team found very few areas of concern during the Safeco Field inspection. Any areas of concern are highlighted in the "recommendations" section of this report.
5. Current staffing levels by the Mariners appear to be adequate for proper maintenance of the facility.
6. Current budgets appear to be sufficient to adequately meet the ballpark's current maintenance needs, however, some concern was expressed by the consulting team as to the lack of escalation in the O&M budget given the age of the park.
7. The assessment team was pleased with the work that has been addressed by the Mariners this year and supports the plans for next year.
8. The assessment team wishes to recognize the excellent work that has been accomplished by the Mariners with respect to energy conservation and sustainability over the past several years.
9. The Mariners continue to provide good stewardship with respect to the Operation and maintenance of Safeco Field.

The tabulation of the results of scoring from the assessments shows that from a numeric prospective the Mariners are in fact meeting and/or exceeding the "Applicable Standard" which is required by the Terms of the Ballpark Operations and Lease Agreement.

Recommendations

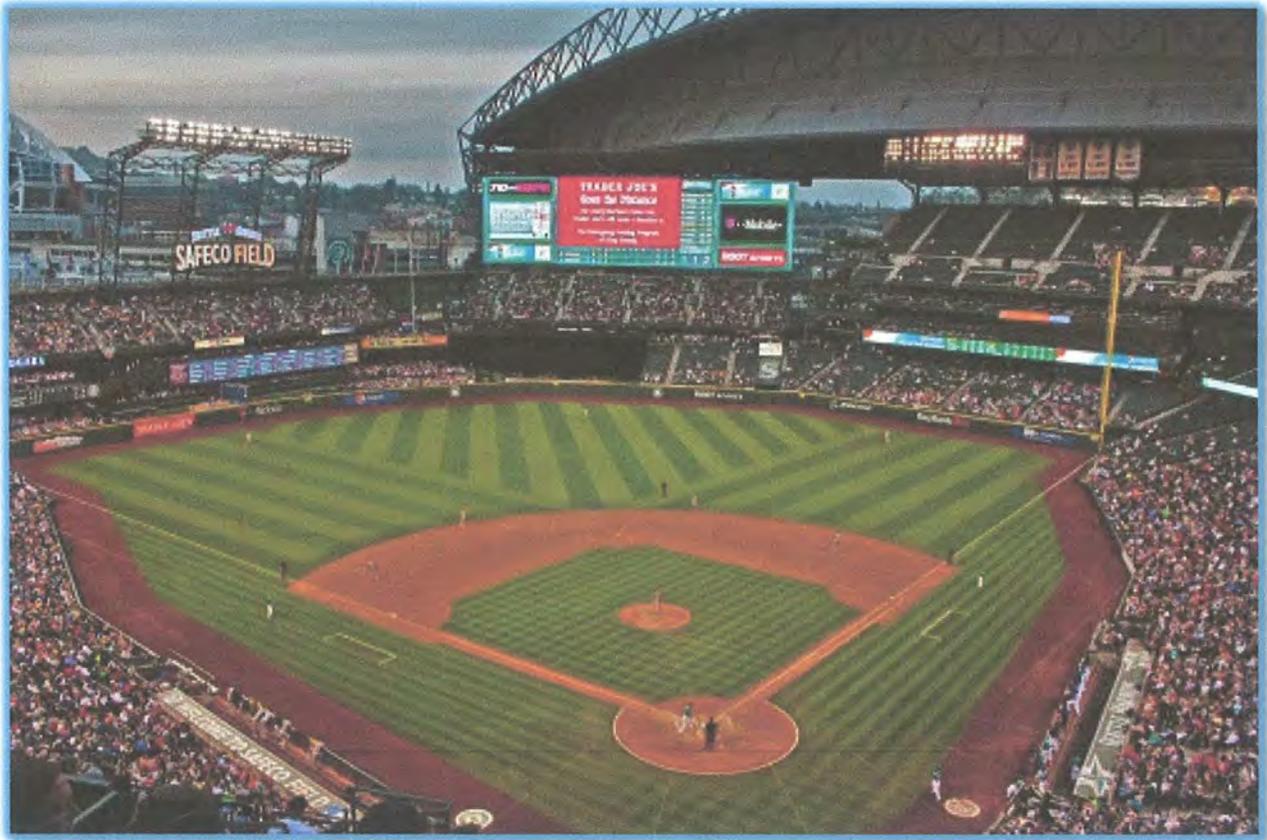
1. The maintenance practices of the Mariners should be continued at the current or an increased level to assure ongoing protection and preservation of this very important public asset.
2. Budget expenditures for maintenance should be closely monitored in the future to assure proper ongoing maintenance.
3. Routine inspections of the facility should continue to occur annually to determine needs and to provide the PFD with required due diligence.
4. The PFD should consider continuing a similar process to that which has just been completed on a three-year cycle to assure that the Mariner's continue to perform at the current excellent level.
5. The PFD should investigate a strategy to address long-term capital needs for Safeco Field. The ongoing maintenance provided by the Mariners is excellent but, all systems and structures will need attention (replacement, renovation or enhancement) in the future. If the goal is to keep Safeco Field as a premier Major League Ballpark, it will need more investment in the future than can be provided by a quality maintenance program alone.
6. The PFD and the Mariners should assess the existing ten-year capital improvement plan and the plan should be updated to reflect current conditions and improvements in Major League facilities to assure that Safeco Field retains its long term vitality as a home for Major League Baseball.

General Observations:

1. Some specific attention should be given to the condition and cleanliness of the kitchen areas of the ballpark. The consulting team noted problems with flooring, ceiling areas and cleanliness in both the upper and lower catering kitchens.
2. Centerplate should be recognized for the substantial improvement in the condition and cleanliness of the concession outlets throughout the ballpark.
3. The maintenance and operations staff should be commended for the improvement in the organization and cleanliness of the Physical Plant area.

Facility Profiles

Safeco Field – Seattle, Washington



Opened: July 15, 1999

Cost: \$517 million

Style: Safeco Field is a retro design retractable roof ballpark with brick exterior finishes and exposed green structural steel. The Safeco Field retractable roof is a three-section roof that travels on a track system powered by 96 ten-horse electric motors. When retracted the roof section stack on top of one another. This roof does not create a climate-controlled environment when closed but rather provides protection from inclement weather.

Surface: Natural Grass

Parking: 2,300 spaces in a combination of structured and surface parking

Capacity: 46,621 on four levels, upper bowl, suite level, club level, and lower bowl

Architect: NBBJ

Construction: Hunt/ Kiewit, joint venture

Dimensions: In 2013 the Mariner's completed an outfield relocation this relocation has now established the following field dimensions: Left field foul line: 331 ft.; left center: 378 ft.; deepest point: 405 ft.; center field: 401 ft.; right center: 381 ft.; right field foul line; 326 ft.

Owner: Washington State Major League Baseball Stadium Public Facilities District

Finances: Public and Private financing; \$372 million from a combination of taxes and sources which include: Retail Sales and Use Taxes, Restaurant Taxes, Car Rental Taxes, Lottery proceeds and special License plates, plus a \$145 million dollar investment from Mariners plus responsibility for cost overruns

Food Service: Food service provided by Centerplate, and they provided all F&B equipment and provide ongoing maintenance of this equipment. This contract covers all food services in the ballpark. Centerplate pays a percentage of sales to the Mariners.

Maintenance: The Mariners provide Maintenance as a condition of the lease agreement. Maintenance is provided directly by the team and through sub-contractors. The Mariners have a crew of 21 full-time maintenance personnel, including management and support. Additional on-call and contract personnel are also used to provide maintenance. ARAMARK is under contract to the Mariners to provide cleaning for both the Executive offices and the Ballpark. The Mariners will spend \$3,532,595 on Capital for 2015. \$2,326,130 on maintenance in 2015, plus an additional \$2,274,100 on contract cleaning and other services.

Description: Seattle's Safeco Field the home of the Seattle Mariners, was built to resemble the great ballparks of the past, with its brick façade and green painted steel. The ballpark is open-air and has a natural grass playing surface and a crushed volcanic rock-warning track. The ballpark features a retractable roof that covers the ballpark, but does not enclose it. Unlike some retractable roofs that when closed create an enclosed environment the Safeco Field roof keeps fans protected from the wind and rain, but the ballpark is still open to the outside.

The capacity of the park is 46,621 seats, which are located in a lower bowl of 24,399 seats; a club level of 4,454 seats; a suite level of 936 seats and an upper bowl of 16,022 seats. The park

can also accommodate 1,010 seats for the disabled along with 505 companion seats. Seats in the ballpark are plastic molded seats with the exception of some bench seating in the center field bleachers. Club seating is padded and suites have padded seating. The park has excellent sightlines and excellent patron accommodations such as numerous bathrooms and concession stands. The park offers many amenities including a team store, picnic area, and kids play area, on-site restaurant and a baseball museum. A two-level spacious press box and broadcast facilities are located behind home plate. Ground breaking for the ballpark occurred on March 8, 1997 and the ballpark opened for play on July 15, 1999.

The Washington State Major League Baseball Stadium Public Facilities District (PFD) is the public body responsible for actual construction of the ballpark. The PFD worked with the Mariners on design and construction and the PFD has oversight of the ballpark now that it is built. In December of 1996 the Seattle Mariners Baseball Club signed a 20-year lease for Safeco Field, which runs through 2019. As a condition of the Mariners lease the ball club is solely and exclusively responsible for the operations and maintenance of the ballpark.



Safeco Field Seating Chart



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- | | | | |
|--|---|--|--|
| ■ Diamond Club | ■ Hit It Here Cafe | ■ Terrace Club Level | ■ Center Field Bleachers |
| ■ Suites | ■ Lower Outfield | ■ Upper Level | ■ Left Field Bleachers |
| ■ Lower Box | ■ Field Level | | |

Progressive Field, Cleveland, Ohio



Opened: April 4, 1984

Cost: \$175 million

Style: Progressive Field, formerly known as Jacobs Field, is an open air ballpark with an upper level concourse, club concourse, main concourse and a field level service area. The façade is brick with exposed structural steel frame, painted white and very tall vertical steel light standards intended to reflect memories of the smoke stacks of Cleveland's industrial area. The park has a steel canopy roof over the home plate and right and left baseline. The entrance to the park is through four major entrances. Vertical circulation is by ramp, stairs and escalator.

Surface: The playing surface is natural grass.

Parking: Parking is directly adjacent to the ballpark which is shared with the Quicken Loans Arena. There are approximately 30,000 parking spaces within easy walking distance.

Capacity: Originally the ballpark offered 43,345 seats on five levels: lower deck, lower suites, club level, upper suites and upper deck. That number has now been reduced to 38,000. There were originally 130 suites which have now been reduced to 90.

Architect: HOK Sports+ Venue, now Populous

Description: Jacobs's field is a purpose built baseball stadium located in downtown Cleveland. The park has a traditional style similar to several ballparks built during the 1990's. The park was built as part of an urban renewal program that includes the Quicken Loans Arena, parking garages and landscaped plazas. Progressive Field was built to blend in with the downtown Cleveland cityscape. The ballpark occupies 12 acres of the 28 acre Gateway Sports and Entertainment Complex. The ballpark measures approximately 120 feet from the main concourse to the top of the sunscreen. 19 vertical light towers stand 200 feet above the street level. The park includes an office building, a picnic area, the Miller Light patio area, a team store, glass walled restaurant, club areas and suites as well as numerous concessions and a Kid's Land.

The Park was originally Jacobs Field. The naming were sold to Richard E. Jacobs the owner of the Indians at the time. The naming rights deal is through 2014 and is worth \$695,000 per year. The naming rights were sold to Progressive Corporation in 2008.

In 2008 the Indians extended their lease agreement with Gateway Economic Corp. for the stadium from 2013 to 2023. The agreement gives the team four five year renewal options after 2023.



Dimensions: Left field: 325 ft.; left center: 370 ft.; center field: 405 ft.; right center: 375 ft.; right field: 325 ft.

Owner: Cuyahoga County, Ohio

Finances: Public financing is \$84 million, or 48 percent, from a 15 year tax on, cigarettes and alcohol in Cuyahoga County. Private financing is 52% or \$91 million from the Indians ownership.

Food Service: Food service is provided by Delaware North Corporation (DNC) under a multi- year agreement with the Indians. This agreement provides for DNC to pay the Indians a percentage of sales from concessions and catering. This contract covers all food service in the park including the suites, club areas, restaurants, and all concession operations. The concessionaire is responsible for all food service equipment maintenance.

Maintenance: Maintenance is provided for the interior of the ballpark by the Indians. The exterior of the facility is maintained by the Gateway Economic Development Corporation. The Indians employ their own maintenance staff and also contract out cleaning and setup services.



Seating Chart Progressive Field



© Ticket Utils, Inc.

- | | | | | |
|--|--|--|--|---|
| Lower Box | View Boxes | Infield Lower Box | Mezzanine Seating | Lower Reserved |
| Upper Box | Field Box | Bleachers | Club Seats | Upper Reserved |

US Cellular Field, Chicago, IL.



Opened: April 18, 1991

Cost: \$167 million

Style: U.S. Cellular Field, formerly Comiskey Park, is an open air ballpark with a three tier grandstand from foul pole to foul pole with seats extending into the outfield. The ballpark was not built in the retro style but was improved and enhanced at the end of the 2000 season. Seats were added along the foul lines, the upper deck saw seats removed and the Bull Pens were relocated to a two tier terrace.

Surface: The playing surface is natural grass.

Parking: The Ballpark has 8 parking lots.

Capacity: 40,615

Architect: HOK Sports now Populous

Construction: Gust K. Newberg Construction

Dimensions:

Left Field: 330 ft.; Left Center 375 ft.; Center field: 400 ft. ; Right Center: 375 ft. ; Right field: 347 ft.

Owner: Illinois Sports Authority

Finances: \$167 million in public financing, primarily from a 2% hotel tax in Chicago. Additional renovations and upgrades to the Ballpark were paid for by public funds and private investment.

Food Service: Food service for U.S. Cellular Field is provided by Delaware North Corporation (DNC) under a multi-year contract. This contract covers all food services in the park including concessions, the restaurants, suite catering and club level facilities. DNC pays the club a percentage of income

Maintenance: Maintenance for the ballpark is provided by the White Sox Organization. Funds for Capital investment come from the Illinois Sports Authority from funds generated by a 1% hotel tax. All upgrades must be approved by the Authority. State is invoiced by the team for materials and labor for all repairs not included as basic wear and tear. All equipment replacement is invoiced to the Authority. The team submits a five-year capital plan to the Authority on an annual basis. The team pays about \$3.5 million per year in ballpark maintenance.

Description: The ballpark was built just prior to the wave of retro ballparks built between 1992 and 1999. As originally built the park was criticized by many fans because of the height of the upper deck. In response to those complaints the ballpark has undergone numerous renovations since 2001 in order to meet current trends. Some of the new features include a multi-tiered concourse beyond center field, adjusting the fences to make the outfield less symmetrical and the removal of 6,600 seats from the upper deck. This work was done in several phases between 2001 and 2012. The ballpark has 103 suites on two levels and 1,822 club seats as well as numerous fan amenities.



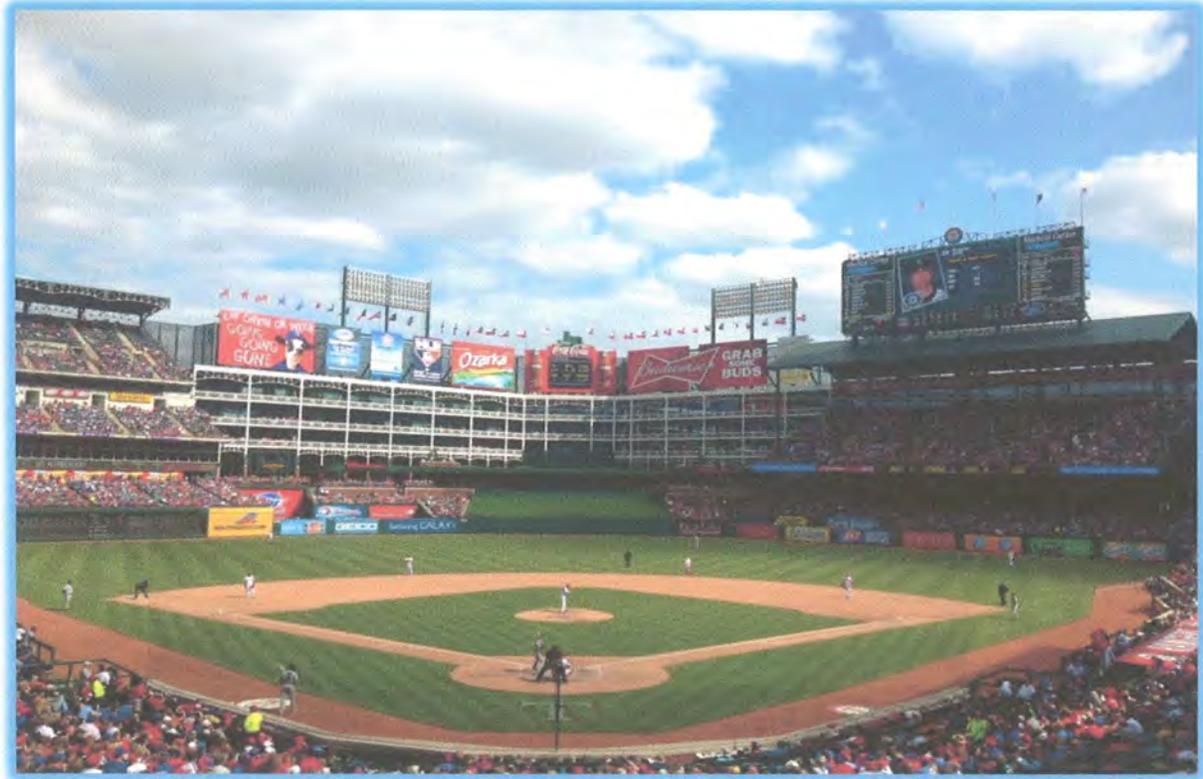


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| Lower Box | Premium Lower Box | Lower Reserved | Club Level |
| Upper Box | Premium Upper Box | Upper Reserved | Bleachers |

U.S. Cellular Field Seating Chart

GLOBE LIFE PARK, ARLINGTON, TEXAS



Opened: April 1, 1994

Cost: \$191 million

Style: The ballpark is an open air park with an upper level concourse, club concourse, main concourse and a below ground service level. The facility has a brick and granite façade. The park has an exposed structural steel frame painted green. The lower deck is cast in place concrete and the upper deck is pre-cast concrete. The park has a steel roof canopy that runs the entire length of the upper deck. Entrance to the park is through four corner entrances. Four ramps and eight escalators serve all public levels.

Surface: Natural grass

Parking: Parking is provided through a series of nine surface lots.

Capacity: 48,114 on five levels; lower deck, lower suites, club level, upper suites and upper deck. There are 126 suites

Architect: David M. Schwarz Architectural Services, HKS Inc.

Construction: Manhattan Construction Company Tulsa, Oklahoma

Dimensions: Left Field: 332 ft.; Left Center: 390 ft.; Center Field: 400 ft.; Right Center deepest: 407 ft. ; Right Center: 377ft. ; Right Field: 325 ft.; Backstop: 60 ft.; Foul Territory, is small

Owner: Arlington Sports Facilities Development Authority

Finances: Financing was derived from 135 million dollars in bonds issued by the Arlington Sports Facilities Development Authority with the remaining equity raised through the sale or lease of luxury boxes and seat options. Loans were guaranteed by the Rangers, the concessions contract with Delaware North Corporation(DNC) and city street funds. Annual debt service is covered by a \$ 3.5 million dollar rent payment from the Rangers and one-half cent City of Arlington sales tax which will expire once the debt is paid off.

Food Service: Food service is provided by Delaware North Corporation (DNC) under a ten year contract that provides for DNC to pay the Rangers a percentage of income. The contract covers all food service in the ballpark including the concessions, Premium Club, restaurants and private suites as well as the on-site restaurant. The park has 75 fixed concession stands on three levels. The concessionaire is responsible for all food service equipment.

Maintenance: Maintenance is provided for the park by the Rangers organization as a contractual obligation of their lease. Contract labor is used by the Rangers for cleaning and setup work. An organization chart of the Rangers maintenance staff is attached as an Exhibit.

Description: Globe Life Park is the centerpiece of a 270 acre entertainment complex for the City of Arlington Texas. Globe Life Park is a state of the art facility designed for customer convenience. The entire ballpark foot print is 1,400,000 square feet and the ballpark measures 114 feet from the street to the top of the upper canopy. The ballpark is traditional in its styling, and has a distinctive Texas architecture throughout the park. The park includes an office building with terraces looking onto the field, 17,000 square foot baseball museum, a 225 seat auditorium, a 7,000 square foot children's center, a youth baseball park with seating for 650, a 12 acre lake and large, attractive exterior plaza spaces. The ballpark is surrounded by brick plaza areas, park areas and nine surface parking lots.

The field is located 22 feet below street level in order to avoid summer winds. There is also a wind screen atop the office building to reduce wind effect in the ballpark. The ballpark took 23 months to construct.

All of the seats are angled toward home plate. Seating is green plastic molded in seat dimensions from 18" to 22".

GLOBE LIFE PARK SEATING CHART



© Ticket Utils, Inc.

- | | | | |
|-------|-----------|-----------------|-----------------------|
| Boxes | 200 Level | Lower Reserved | All You Can Eat Porch |
| Lower | 300 Level | Premium Infield | Bleachers |

Exhibits

Facility Matrix

Facility: [

Observers:

Date:

- 1) Needs immediate improvement- condition effecting overall system or use.
- 2) Needs improvement- below anticipated standard, components showing failure.
- 3) Good condition- within expected life cycle, limited wear and tear, no repairs or upgrades required at this time.
- 4) Very good condition-Above expected condition given age, very limited wear and tear, no repairs or upgrades required at this time.
- 5) Superior Condition- Components recently replaced or renewed, like new condition

CATEGORY	DETAIL	SCORE	DESCRIPTION	CONDITION
x(1)				
SITE				
Features	Parking		Paving, signage, circulation.	Physical condition, adequacy of circulation, clarity of signage.
	Landscape		Plantings, irrigation.	Physical condition, functionality.
	Hardscape		Sidewalks, plazas, fountains, street furniture.	Physical condition, levelness, drainage, attachment.
	Equipment		Turnstiles, entry devices.	Quality.
X(2)				
SHELL				
Foundations	Standard Foundations		Wall and column foundations, footings and bases, perimeter insulation, perimeter drainage, waterproofing.	Physical condition, crawl space, basement, evidence of settlement.
	Slabs on Grade		Structural, drainage, surfaces.	
Superstructure	Floor Construction		Floor structural frame, interior structural walls, floor slabs and decks, balcony construction.	Structural condition.
	Roof Construction		Roof structural frame, structural interior walls supporting roof, roof decks, slabs and sheathing, canopies.	
Exterior Closure	Walls		Exterior wall construction with facing materials, exterior applied finishes, framing, drywall, parapets, insulation and vapor barrier, exterior load-bearing wall construction, exterior louvers and screens, exterior sun control devices, balcony walls and railings, exterior soffits.	Condition, waterproofing operation, caulking appearance; insulation appearance, security, heat loss/gain, infiltration.
	Windows		Screens, storm windows, exterior louvers, frame, trim, sills, caulking, flashing.	
	Doors		Frame, trim, hardware, caulking.	
Roofing	Roof Coverings		Roofing membranes, insulation within and on roofing, gutters, downspouts and splash pads, scuppers, eaves and eave soffits, flashings, expansion joints, vapor barriers.	Condition, heat gain/loss, infiltration, seepage, leaks.
	Roof Opening		Skylights, roof hatches, glazing, flashing, smoke vents, operable components.	
	Projections		Sun control devices, balcony walls/railings, parapets, canopies, spires, flagpoles.	

CATEGORY	DETAIL	SCORE	DESCRIPTION	CONDITION
FUNCTIONAL AREAS				
Public Space / Circulation	Walkways, Concourses, Hallways	X(2)		
General			Cleanliness.	
			Sanitization.	
			Security.	
			Safety.	
Interior Construction	Fixed and Moveable Partitions		Framing, finish material, including drywall, balustrades and railings, all miscellaneous metals, rough carpentry, sealing, caulking, shielding and protection.	Strength and stability, appearance, physical condition, acoustical quality, operation, security.
	Interior Doors		Door leaf door frames, hardware, access doors, glazing, keying, door opening elements, painting and staining.	
	Specialties		Chalk and tack boards, lockers, storage shelving, miscellaneous metal work, built-in counters and vanities, closets, kitchen cabinets.	
Stairs & Ramps	Construction		Structure.	Structural condition.
	Stair Finishes		Finishes to treads, risers, ramps, landings and soffits, handrails and balustrades.	
Interior Finishes	Wall		Applied wall finishes, exposed concrete wall finishes, special wall finishes, acoustic tiles.	Appearance, painting and staining, suitability, adhesion.
	Floor		Applied floor finishes and markings, special flooring, non-structural toppings, hardeners, sealers, and other surface treatment, curbs and machine bases, mats.	
	Ceiling		Applied ceiling finishes, suspended ceilings and finishes, exposed concrete finishes, bulkheads and cornices.	
Other	Graphics		Signage, clarity.	
	Art		Public art, exhibits.	

CATEGORY	DETAIL	SCORE	DESCRIPTION	CONDITION
FUNCTIONAL AREAS				
Public Restrooms		X(2)		
General			Cleanliness.	
			Sanitization.	
			Security.	
			Safety.	
Interior Construction	Fixed and Moveable Partitions		Framing, finish material, including drywall, balustrades and railings, all miscellaneous metals, rough carpentry, sealing, caulking, shielding and protection.	Strength and stability, appearance, physical condition, acoustical quality, operation, security.
	Interior Doors		Door leaf door frames, hardware, access doors, glazing, keying, door opening elements, painting and staining.	
	Specialties		Chalk and tack boards, lockers, storage shelving, miscellaneous metal work, built-in counters and vanities, closets, kitchen cabinets.	
Interior Finishes	Wall		Applied wall finishes, exposed concrete wall finishes, special wall finishes, acoustic tiles.	Appearance, painting and staining, suitability, adhesion.
	Floor		Applied floor finishes and markings, special flooring, non-structural toppings, hardeners, sealers, and other surface treatment, curbs and machine bases, mats.	
	Ceiling		Applied ceiling finishes, suspended ceilings and finishes, exposed concrete finishes, bulkheads and cornices.	
Other	Accessories		Dispensers, dryers, mirrors.	
	Partitions		Toilets, urinals, wainscoting.	

CATEGORY	DETAIL	SCORE	DESCRIPTION	CONDITION
Seating Bowl		X(2)		
General			Cleanliness.	
			Sanitization.	
			Security.	
			Safety.	
Interior Construction	Fixed and Moveable Partitions		Framing, finish material, including drywall, balustrades and railings, all miscellaneous metals, rough carpentry, sealing, caulking, shielding and protection.	Strength and stability, appearance, physical condition, acoustical quality, operation, security.
	Interior Doors		Door leaf door frames, hardware, access doors, glazing, keying, door opening elements, painting and staining.	
	Specialties		Chalk and tack boards, lockers, storage shelving, miscellaneous metal work, built-in counters and vanities, closets, kitchen cabinets.	
Stairs & Ramps	Construction		Structure.	Structural condition.
	Finishes		Finishes to treads, risers, ramps, landings and soffits, handrails and balustrades.	
Interior Finishes	Wall		Applied wall finishes, exposed concrete wall finishes, special wall finishes, acoustic tiles.	Appearance, painting and staining, suitability, adhesion.
	Floor		Applied floor finishes and markings, special flooring, non-structural toppings, hardeners, sealers, and other surface treatment, curbs and machine bases, mats.	
	Ceiling		Applied ceiling finishes, suspended ceilings and finishes, exposed concrete finishes, bulkheads and cornices.	
Other	Seating		Chairs, bleachers, fixed and moveable.	
	Lighting		Aisle, exiting.	

CATEGORY	DETAIL	SCORE	DESCRIPTION	CONDITION
Food Service Areas	Seated	X(2)		
General			Cleanliness.	
			Sanitization.	
			Security.	
			Safety.	
Interior Construction	Fixed and Moveable Partitions		Framing, finish material, including drywall, balustrades and railings, all miscellaneous metals, rough carpentry, sealing, caulking, shielding and protection.	Strength and stability, appearance, physical condition, acoustical quality, operation, security.
	Interior Doors		Door leaf door frames, hardware, access doors, glazing, keying, door opening elements, painting and staining.	
	Specialties		Chalk and tack boards, lockers, storage shelving, miscellaneous metal work, built-in counters and vanities, closets, kitchen cabinets.	
Stairs & Ramps	Construction		Structure.	Structural condition.
	Finishes		Finishes to treads, risers, ramps, landings and soffits, handrails and balustrades.	
Interior Finishes	Wall		Applied wall finishes, exposed concrete wall finishes, special wall finishes, acoustic tiles.	Appearance, painting and staining, suitability, adhesion.
	Floor		Applied floor finishes and markings, special flooring, non-structural toppings, hardeners, sealers, and other surface treatment, curbs and machine bases, mats.	
	Ceiling		Applied ceiling finishes, suspended ceilings and finishes, exposed concrete finishes, bulkheads and cornices.	
Other	Equipment		Service stations, cashier, fixed and moveable seating, bar.	

CATEGORY	DETAIL	SCORE	DESCRIPTION	CONDITION
Food Service Areas	Bar			
General			Cleanliness.	
			Sanitization.	
			Security.	
			Safety.	
Interior Construction	Fixed and Moveable Partitions		Framing, finish material, including drywall, balustrades and railings, all miscellaneous metals, rough carpentry, sealing, caulking, shielding and protection.	Strength and stability, appearance, physical condition, acoustical quality, operation, security.
	Interior Doors		Door leaf door frames, hardware, access doors, glazing, keying, door opening elements, painting and staining.	
	Specialties		Chalk and tack boards, lockers, storage shelving, miscellaneous metal work, built-in counters and vanities, closets, kitchen cabinets.	
Stairs & Ramps	Construction		Structure.	Structural condition.
	Finishes		Finishes to treads, risers, ramps, landings and soffits, handrails and balustrades.	
Interior Finishes	Wall		Applied wall finishes, exposed concrete wall finishes, special wall finishes, acoustic tiles.	Appearance, painting and staining, suitability, adhesion.
	Floor		Applied floor finishes and markings, special flooring, non-structural toppings, hardeners, sealers, and other surface treatment, curbs and machine bases, mats.	
	Ceiling		Applied ceiling finishes, suspended ceilings and finishes, exposed concrete finishes, bulkheads and cornices.	
Other	Equipment		Service stations, cashier, fixed and moveable seating, bar.	

CATEGORY	DETAIL	SCORE	DESCRIPTION	CONDITION
Food Service Areas	Concessions			
General			Cleanliness.	
			Sanitization.	
			Security.	
			Safety.	
Interior Construction	Fixed and Moveable Partitions		Framing, finish material, including drywall, balustrades and railings, all miscellaneous metals, rough carpentry, sealing, caulking, shielding and protection.	Strength and stability, appearance, physical condition, acoustical quality, operation, security.
	Interior Doors		Door leaf door frames, hardware, access doors, glazing, keying, door opening elements, painting and staining.	
	Specialties		Chalk and tack boards, lockers, storage shelving, miscellaneous metal work, built-in counters and vanities, closets, kitchen cabinets.	
Interior Finishes	Wall		Applied wall finishes, exposed concrete wall finishes, special wall finishes, acoustic tiles.	Appearance, painting and staining, suitability, adhesion.
	Floor		Applied floor finishes and markings, special flooring, non-structural toppings, hardeners, sealers, and other surface treatment, curbs and machine bases, mats.	
	Ceiling		Applied ceiling finishes, suspended ceilings and finishes, exposed concrete finishes, bulkheads and cornices.	
Other	Equipment		Fire suppression systems, exhaust systems.	

CATEGORY	DETAIL	SCORE	DESCRIPTION	CONDITION
Food Service Areas	Back of the House			
General			Cleanliness.	
			Sanitization.	
			Security.	
			Safety.	
Interior Construction	Fixed and Moveable Partitions		Framing, finish material, including drywall, balustrades and railings, all miscellaneous metals, rough carpentry, sealing, caulking, shielding and protection.	Strength and stability, appearance, physical condition, acoustical quality, operation, security.
	Interior Doors		Door leaf door frames, hardware, access doors, glazing, keying, door opening elements, painting and staining.	
	Specialties		Chalk and tack boards, lockers, storage shelving, miscellaneous metal work, built-in counters and vanities, closets, kitchen cabinets.	
Stairs & Ramps	Construction		Structure.	Structural condition.
	Finishes		Finishes to treads, risers, ramps, landings and soffits, handrails and balustrades.	
Interior Finishes	Wall		Applied wall finishes, exposed concrete wall finishes, special wall finishes, acoustic tiles.	Appearance, painting and staining, suitability, adhesion.
	Floor		Applied floor finishes and markings, special flooring, non-structural toppings, hardeners, sealers, and other surface treatment, curbs and machine bases, mats.	
	Ceiling		Applied ceiling finishes, suspended ceilings and finishes, exposed concrete finishes, bulkheads and cornices.	
Other	Equipment		Fire suppression systems, exhaust systems.	
	Restrooms		General finishes.	

CATEGORY	DETAIL	SCORE	DESCRIPTION	CONDITION
Retail Areas		X(1)		
General			Cleanliness.	
			Sanitization.	
			Security.	
			Safety.	
Interior Construction	Fixed and Moveable Partitions		Framing, finish material, including drywall, balustrades and railings, all miscellaneous metals, rough carpentry, sealing, caulking, shielding and protection.	Strength and stability, appearance, physical condition, acoustical quality, operation, security.
	Interior Doors		Door leaf door frames, hardware, access doors, glazing, keying, door opening elements, painting and staining.	
	Specialties		Chalk and tack boards, lockers, storage shelving, miscellaneous metal work, built-in counters and vanities, closets, kitchen cabinets.	
Stairs & Ramps	Construction		Structure.	Structural condition.
	Finishes		Finishes to treads, risers, ramps, landings and soffits, handrails and balustrades.	
Interior Finishes	Wall		Applied wall finishes, exposed concrete wall finishes, special wall finishes, acoustic tiles.	Appearance, painting and staining, suitability, adhesion.
	Floor		Applied floor finishes and markings, special flooring, non-structural toppings, hardeners, sealers, and other surface treatment, curbs and machine bases, mats.	
	Ceiling		Applied ceiling finishes, suspended ceilings and finishes, exposed concrete finishes, bulkheads and cornices.	
Other	Furnishings		Cash wraps, displays, racks, end caps.	

CATEGORY	DETAIL	SCORE	DESCRIPTION	CONDITION
Suites		X(1)		
General			Cleanliness.	
			Sanitization.	
			Security.	
			Safety.	
Interior Construction	Fixed and Moveable Partitions		Framing, finish material, including drywall, balustrades and railings, all miscellaneous metals, rough carpentry, sealing, caulking, shielding and protection.	Strength and stability, appearance, physical condition, acoustical quality, operation, security.
	Interior Doors		Door leaf door frames, hardware, access doors, glazing, keying, door opening elements, painting and staining.	
	Specialties		Chalk and tack boards, lockers, storage shelving, miscellaneous metal work, built-in counters and vanities, closets, kitchen cabinets.	
Stairs & Ramps	Construction		Structure.	Structural condition.
	Finishes		Finishes to treads, risers, ramps, landings and soffits, handrails and balustrades.	
Interior Finishes	Wall		Applied wall finishes, exposed concrete wall finishes, special wall finishes, acoustic tiles.	Appearance, painting and staining, suitability, adhesion.
	Floor		Applied floor finishes and markings, special flooring, non-structural toppings, hardeners, sealers, and other surface treatment, curbs and machine bases, mats.	
	Ceiling		Applied ceiling finishes, suspended ceilings and finishes, exposed concrete finishes, bulkheads and cornices.	
Other	Seating platforms.		Finishes.	
	Seating systems.		Fixed and moveable.	
	Restrooms.		General finishes.	

CATEGORY	DETAIL	SCORE	DESCRIPTION	CONDITION
Club / Function Areas		X(1)		
General			Cleanliness.	
			Sanitization.	
			Security.	
			Safety.	
Interior Construction	Fixed and Moveable Partitions		Framing, finish material, including drywall, balustrades and railings, all miscellaneous metals, rough carpentry, sealing, caulking, shielding and protection.	Strength and stability, appearance, physical condition, acoustical quality, operation, security.
	Interior Doors		Door leaf door frames, hardware, access doors, glazing, keying, door opening elements, painting and staining.	
	Specialties		Chalk and tack boards, lockers, storage shelving, miscellaneous metal work, built-in counters and vanities, closets, kitchen cabinets.	
Stairs & Ramps	Construction		Structure.	Structural condition.
	Finishes		Finishes to treads, risers, ramps, landings and soffits, handrails and balustrades.	
Interior Finishes	Wall		Applied wall finishes, exposed concrete wall finishes, special wall finishes, acoustic tiles.	Appearance, painting and staining, suitability, adhesion.
	Floor		Applied floor finishes and markings, special flooring, non-structural toppings, hardeners, sealers, and other surface treatment, curbs and machine bases, mats.	
	Ceiling		Applied ceiling finishes, suspended ceilings and finishes, exposed concrete finishes, bulkheads and cornices.	
Other	Furnishings		Stage, podiums, AV systems.	
	Restrooms		General finishes.	

CATEGORY	DETAIL	SCORE	DESCRIPTION	CONDITION
Press Areas		X(1)		
General			Cleanliness.	
			Sanitization.	
			Security.	
			Safety.	
Interior Construction	Fixed and Moveable Partitions		Framing, finish material, including drywall, balustrades and railings, all miscellaneous metals, rough carpentry, sealing, caulking, shielding and protection.	Strength and stability, appearance, physical condition, acoustical quality, operation, security.
	Interior Doors		Door leaf door frames, hardware, access doors, glazing, keying, door opening elements, painting and staining.	
	Specialties		Chalk and tack boards, lockers, storage shelving, miscellaneous metal work, built-in counters and vanities, closets, kitchen cabinets.	
Stairs & Ramps	Construction		Structure.	Structural condition.
	Finishes		Finishes to treads, risers, ramps, landings and soffits, handrails and balustrades.	
Interior Finishes	Wall		Applied wall finishes, exposed concrete wall finishes, special wall finishes, acoustic tiles.	Appearance, painting and staining, suitability, adhesion.
	Floor		Applied floor finishes and markings, special flooring, non-structural toppings, hardeners, sealers, and other surface treatment, curbs and machine bases, mats.	
	Ceiling		Applied ceiling finishes, suspended ceilings and finishes, exposed concrete finishes, bulkheads and cornices.	
Other	Furnishings		Tiered platforms, fixed and moveable seating, storage.	
	Restrooms		General finishes.	

CATEGORY	DETAIL	SCORE	DESCRIPTION	CONDITION
Field Area		X(1)		
General			Cleanliness.	
			Sanitization.	
			Security.	
			Safety.	
Other	Playing surface.			
	Warning track.			
	Field wall systems.			
	Safety equipment.			
	Foul poles / game equipment.			
	Dugouts.			
	Field entrances.			

CATEGORY	DETAIL	SCORE	DESCRIPTION	CONDITION
Maintenance and Operations General	Back of the House	X(1)		
			Cleanliness.	
			Sanitization.	
			Security.	
Interior Construction	Fixed and Moveable Partitions		Framing, finish material, including drywall, balustrades and railings, all miscellaneous metals, rough carpentry, sealing, caulking, shielding and protection.	Strength and stability, appearance, physical condition, acoustical quality, operation, security.
	Interior Doors		Door leaf door frames, hardware, access doors, glazing, keying, door opening elements, painting and staining.	
	Specialties		Chalk and tack boards, lockers, storage shelving, miscellaneous metal work, built-in counters and vanities, closets, kitchen cabinets.	
Stairs & Ramps	Construction		Structure.	Structural condition.
	Finishes		Finishes to treads, risers, ramps, landings and soffits, handrails and balustrades.	
Interior Finishes	Wall		Applied wall finishes, exposed concrete wall finishes, special wall finishes, acoustic tiles.	Appearance, painting and staining, suitability, adhesion.
	Floor		Applied floor finishes and markings, special flooring, non-structural toppings, hardeners, sealers, and other surface treatment, curbs and machine bases, mats.	
	Ceiling		Applied ceiling finishes, suspended ceilings and finishes, exposed concrete finishes, bulkheads and cornices.	
Other	Loading Areas		Dock equipment.	
	Trash Areas		Enclosure and compactors.	
	Central Plant		Enclosure, finishes, equipment.	
	Production Facilities		Trailer areas, equipment.	