

CATEGORY	DETAIL	SCORE	DESCRIPTION	CONDITION / CRITERIA
SERVICES		X(3)		
Vertical Transportation	Elevators/ Escalators		Passenger and service elevators and lifts.	Physical condition, maintenance, motors, hydraulics or mechanics, controls, cab and door condition.
Plumbing	Plumbing Fixtures		Water closets, urinals, lavatories, sinks, drinking fountains.	Physical condition, maintenance, water supply quantities, water supply quality, piping condition, drain and waste function sanitization hazards and/or cross-connection, fixture types and conditions, roof drainage, floor drainage, energy consumption, and suitability.
	Domestic Water Distribution		Pipes and fittings, valves, hydrants and hose bibs, hot water heaters, domestic water supply equipment, insulation.	
	Sanitary Waste		Waste pipe and fittings, vent pipe and fittings, floor drains, sanitary waste equipment, insulation.	
	Rain Water Drainage		Pipe and fittings, roof drains, roof drainage equipment, insulation.	
	Special Plumbing Systems		Special piping systems, gas distribution, acid waste systems, interceptors, fountain piping systems and devices.	
HVAC	Energy Supply		Oil and gas distribution, steam, hot and chilled water distribution.	Physical condition, maintenance, noise level, heating capacity, energy consumption, air circulation and ventilation, air balance, air quality, temperature, cooling capacity, humidity control, reliability, fume hood, exhaust fans, dust collection, filtration suitability, operations and maintenance manual, and procedures.
	Heat Generating Systems		Boilers, piping and fittings adjacent to boilers, primary pumps, auxiliary equipment, equipment and piping insulation.	
	Cooling Generating Systems		Chillers, cooling towers, condensing units, piping and fittings, primary pumps, direct expansion systems, piping and equipment insulation.	
	Distribution Systems		Supply and return air systems, ventilation and exhaust systems, steam, hot water and chilled water distribution, terminal devices, heat recovery equipment, auxiliary equipment such as secondary pumps, and heat exchangers, piping, duct and equipment insulation.	
	Terminal and Package Units		Electric baseboard, unit heaters, unit ventilators, radiant heaters, rooftop units, ductwork and accessories, including flue stacks, factory integrated controls.	

CATEGORY	DETAIL	SCORE	DESCRIPTION	CONDITION / CRITERIA
HVAC (cont.)	Controls and Instrumentation		Controls for heating generating systems, cooling generating systems, heating/cooling air handling units, exhaust and ventilation systems, terminal devices, energy monitoring and control, building automation systems.	
	Special HVAC Systems and Equipment		Kitchen hoods.	
Fire Protection	Fire Protection Sprinkler Systems		Water supply equipment, piping valves and fittings, sprinkler heads and release devices.	Extinguishing systems, wet and dry pipe systems, and structural.
	Stand-Pipe and Hose Systems		Water supply equipment, piping valves and fittings, cabinets and hoses.	
	Fire Protection Specialties		Fire extinguishers, fire extinguisher cabinets.	
	Special Fire Protection Systems		Carbon dioxide systems, chemical systems, exhaust hood systems.	
Electrical	Electrical Service and Distribution		Primary transformers, secondary transformers, main switchboard, interior distribution transformers, branch circuit panels, enclosed circuit breakers, motor control centres, conduit and wiring to circuit panels.	Safety conditions, light levels, fixtures, emergency power, exit lighting, suitability, telecommunications, energy consumption.
	Lighting and Branch Wiring		Branch wiring and devices for lighting fixtures, lighting fixtures, branch wiring for devices and equipment connections, devices, exterior lighting.	
	Communication and Security Systems		Fire alarm systems, telephone systems, local area networks, public address systems, intercommunication systems and paging, clock and program systems, security systems.	
	Special Electrical Systems		Emergency generators, ups, emergency lighting systems, lightning and grounding protection systems, raceway systems, scoreboards, video displays.	
	AV Systems		Scoreboards, video displays, TVs, sound reinforcement.	

CATEGORY	DETAIL	SCORE	DESCRIPTION	CONDITION
PARKING STRUCTURE				
General			Cleanliness.	
			Sanitization.	
			Security.	
			Safety.	
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.	
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.	

CATEGORY	DETAIL	SCORE	DESCRIPTION	CONDITION
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.	
Vertical Transportation	Elevators/ Escalators		Passenger and service elevators and lifts.	Physical condition, maintenance, motors, hydraulics or mechanics, controls, cab and door condition.
Plumbing	Rain Water Drainage		Pipe and fittings, roof drains, roof drainage equipment, insulation.	Physical condition, roof drainage, floor drainage, maintenance, suitability.
	Special Plumbing Systems		Special piping systems, gas distribution, acid waste systems, interceptors, fountain piping systems and devices.	
HVAC	Energy Supply		Oil and gas distribution, steam, hot and chilled water distribution.	Physical condition, maintenance, noise level, heating capacity, energy consumption, air circulation and ventilation, air balance, air quality, temperature, cooling capacity, humidity control, reliability, fume hood, exhaust fans, dust collection, filtration suitability, maintenance manual.
	Distribution Systems		Ventilation and exhaust systems.	
	Controls and Instrumentation		Controls for exhaust and ventilation systems, building automation systems.	
	Special HVAC Systems and Equipment		CO monitoring.	
Fire Protection	Fire Protection Sprinkler Systems		Water supply equipment, piping valves and fittings, sprinkler heads and release devices.	Fire rating exists, extinguishing systems, structural, fire alarm system, lighting system.
	Stand-Pipe and Hose Systems		Water supply equipment, piping valves and fittings, cabinets and hoses.	
	Fire Protection Specialties		Fire extinguishers, fire extinguisher cabinets.	
	Special Fire Protection Systems		Carbon dioxide systems, chemical systems, exhaust hood systems.	
Electrical	Electrical Service and Distribution		Primary transformers, secondary transformers, main switchboard, interior distribution transformers, branch circuit panels, enclosed circuit breakers, motor control centers, conduit and wiring to circuit panels.	Service capacity panel, capacity feeder, capacity switchgear, capacity convenience, outlets, safety conditions, light levels, fixtures, emergency power, exit lighting, suitability, telecommunications, energy consumption.
	Lighting and Branch Wiring		Branch wiring and devices for lighting fixtures, lighting fixtures, branch wiring for devices and equipment connections, devices, exterior lighting.	

CATEGORY	DETAIL	SCORE	DESCRIPTION	CONDITION
Electrical (cont.)	Communication and Security Systems		Fire alarm systems, telephone systems, local area networks, public address systems, intercommunication systems and paging, clock and program systems, security systems.	
	Special Electrical Systems		Emergency generators, ups, emergency lighting systems, lightning and grounding protection systems, raceway systems, scoreboards, video displays.	

Weighting:

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 Service	(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 areas	(1)	5	5
Services	(3)	5	15
			100

Scoring Sheets and Photos

STADIUM REVIEW SCORING SHEET

Facility: Safeco

Date: July 25, 2015

Reviewer: John Christison

Category	Comments	Score	Weight	Total Score
Site	Very good condition, reoccurring concrete defects are being addressed, site is clean and well maintained	4.5	1	4.5
Shell	Very good condition, ongoing maintenance is obvious, painting program is keeping apperance up successfully	4.5	2	9
Public Space	Very clean, well maintained, most defects or problem areas have been addressed or are planned for fixes.	4.5	2	9
Public Restrooms	Generally clean, and fixtures in good shape, cleaning, partitions are showing age.	4	2	8
Seating Bowl	Good condition, seats well maintained, it appears good maintenance has extended life of seating- Diamond seats recently replaced	4	2	8
Food Service	Much improved in cleanliness with the exception of kitchen areas, equipment is in good repair, areas surrounding portables clean, some floor areas will need attention soon.	4	2	8
Retail	Very good condition, new paint, lighting good retail fixtures in good shape	4.5	1	4.5
Suites	Suites are beginning to look tired. Some floors and counter tops are ready for replacement.	3	1	3
Club/Function	Good condition, improvements noted and flexibility noted. Areas were clean and well maintained.	4	1	4
Press Area	Good condition, new scoreboard control is impressive.	4	1	4
Field Area	Exceptional	5	1	5
Maintenance Areas	Very good condition, clean, well organized and well maintained.	4.5	1	4.5
Services	Very good condition, vertical transportation improvements noted, improvements to TV truck area noted. Ongoing maintenance of roof systems is impressive.	4.5	3	13.5
Total Score				85

Score Description

- 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

STADIUM INSPECTION SCORING SHEET

Facility: Safeco
Date: June 25, 2015
Inspector: John Christison

Category: Site

Comments: The site was clean and well maintained. Site furniture was in good repair and landscaping was attractive. Exterior signage and lighting was in very good repair. Concrete was showing continued professional response to heaving issues and cracking. Very little staining or buildup on surfaces.

Score: 4.5 Weight (1) = Total Category Score 4.5

Category: Shell

Comments: The shell of the facility is in very good shape. Continued painting program is obvious and wall surfaces, windows louvers and other trim and hardware in very good shape. Foundation is in excellent shape, floor surfaces are in good shape and continued repair is obvious. Roofing looks to be in good shape.

Score: 4.5 X Weight (2) = Total Category Score 9

Category: Public Space

Comments: Public spaces were clean and in good repair. Doors and windows as well as glass barriers in very good shape. Stairs walls and floors all in good shape and adequately repaired or maintained. Wayfinding is excellent and other signage in good repair. All areas well painted or coated. Ceiling areas were in excellent shape.

Score: 4.5X Weight (2) = Total Category Score 9

Category: Public Restrooms

Comments: Public restrooms were in good repair and fixtures were in good shape considering age. Floor areas were clean and partitions were in good shape excepting floor collars, which need replacement. All restrooms we inspected were clean and sanitary. Walls, floors and ceilings were in good repair. Many of the restrooms are beginning to show age and some consideration of renovation might be considered.

Score: 4 X Weight (2) = Total Category Score 8

Category: Seating Bowl

Comments: Seating Bowl was in very good condition. Seats have held up well and continuous maintenance is working. Diamond seats have been replaced. Risers are in very good shape, clean and limited rust. Expansion joints are in good shape. Hand rails well painted and not showing rust or chipping beyond expectation. Safety netting looked good.

Score: 4X Weight (2) = Total Category Score 8

Category: Food Service

Comments: Cleaning for food service is much improved with the exception of the kitchen areas. This needs some attention. Equipment appears to be in excellent shape. Stands are clean. Commissary areas are clean and well organized. Most areas are well painted and with no damage.

Score: 4 X Weight (2) = Total Category Score 8

Category: Retail

Comments: Retail in very good shape. Lighting has been improved. Fixtures are in good shape and the walls floor and ceiling look good.

Score: 4.5 X Weight (1) = Total Category Score 4.5

Category: Suites

Comments: The suites are beginning to look tired. Some floors and counter tops need replacement and the overall look is dated. Some equipment such as refrigeration and ice- makers look tired and need replacement. Exterior of suites in good shape.

Score: 3 X Weight (1) = Total Category Score 3

Category: Club/ Function

Comments: Club areas are in very good condition. They were clean well maintained and attractive. There have been several improvements and enhancements. Equipment looked well maintained.

Score: 4 X Weight (1) = Total Category Score 4

Category: Press Area

Comments: Press Area, Broadcast and scoreboard control were clean and well maintained. The surfaces are basic but condition is good. Score board control improvements are excellent.

Score: 4 X Weight (1) = Total Category Score 4

Category: Field Area

Comments: Field is in very good condition. Playing surface, warning track and pads all looked good. Dugouts were in very good condition.

Score: 5 X Weight (1) = Total Category Score 5

Category: Maintenance Areas

Comments: Maintenance areas were clean well organized and in good repair. Pride shows in these areas. Central plant was clean and well organized. Water treatment improvements are excellent.

Score: 4.5 X Weight (1) = Total Category Score 4.5

Category: Services

Comments: All service areas were clean and well maintained. Systems all seem to be in excellent working order and routinely maintained is taking place as needed. Kudos for electrical testing program. Elevators and escalators were in good condition, escalators are being updated and repaired. Maintenance looks good. Equipment areas were clean and well organized. Plumbing and HVAC systems appear to be in good condition and well maintained. Control systems appear to be in good condition and working as intended. All fire protection systems are in good shape and well maintained. Kitchen Hoods are routinely inspected as per certificates. Electrical systems are in good condition. Special systems are all in excellent shape and well maintained. The cleanliness of the services areas was exceptional.

Score: 4.5X Weight (3) = Total Category Score 13.5

Total Score 85

Rating Observers Signature:
Date: June 25, 2015



STADIUM REVIEW SCORING SHEET

Facility: SAFECO FIELD

Date: June 25, 2015

Reviewer: Mike Wooley

Category	Comments	Score	Weight	Total Score
Site		4	1	4
Shell		4	2	8
Public Space		4	2	8
Public Restrooms		4	2	8
Seating Bowl		3	2	6
Food Service		3	2	6
Retail		3	1	3
Suites		3	1	3
Club/Function		4	1	4
Press Area		4	1	4
Field Area		4	1	4
Maintenance Areas		4	1	4
Services		5	3	15
Total Score				77

Score Description

- 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

STADIUM INSPECTION SCORING SHEET

Facility: SAFECO FIELD

Date: June 25, 2015

Inspector: Mike Wooley

Category: Site

Comments: The exterior perimeter was observed to be clean and the landscaping in good condition. We observed many instances where facility operations staff has replaced sections of concrete slabs that have subsided. The entry gates have been well maintained with only minor instances of oxidation on surfaces and hinges.

Score: 4 Weight (1) = Total Category Score 4

Category: Shell

Comments: Ballpark operations paint large sections of the exposed structural steel annually at a significant cost. Management manages the painting process and has instituted strong quality assurance procedures to ensure the work is being performed at a high level. Areas with significant oxidation are scraped, primed and painted with the necessary thickness to ensure performance for the next 10 years. Exterior doors and doorframes all appear to be in good condition.

Score: 4 X Weight (2) = Total Category Score 8

Category: Public Space

Comments: The public spaces including concourses and restrooms were observed to be clean and well maintained. Interior finishes such as CMU, gyp board walls and wall coverings exhibited few signs of wear and tear indicating a well-executed repair and maintenance program. The directional and wayfinding signage appears to have been updated since the 2012 inspection.

Score: 4 X Weight (2) = Total Category Score 8

Category: Public Restrooms

Comments: The restrooms were observed to be in good condition and the fixtures functioning properly. Some of the stainless steel bases to the partitions are beginning to show signs of damage. When its time to replace the partitions consideration should be given to a wall mounted system which would eliminate the potential for base damage.

Score: 4 X Weight (2) = Total Category Score 8

Category: Seating Bowl

Comments: The seating bowl was observed to be clean and well maintained. The concrete treads and risers are in good condition as we observed some scaring from pressure washers but no damage. The anchor bolts for the seating standards continue to show significant signs of oxidation as do the number plates on the backs of seats but are replaced on an as needed basis. The aisle railing is in good condition and is painted on a yearly basis. Expansion and caulk joints are repaired frequently as we observed minimal damage to caulk.

Score: 3 X Weight (2) = Total Category Score 6

Category: Food Service

Comments: The concession stands were observed to be well maintained and very clean considering our inspection was a day after a night game. The commissary on the service level was clean and well organized. The main kitchen on the club level did not have the level of cleanliness as was observed in the concession stands.

Score: 3 X Weight (2) = Total Category Score 6

Category: Retail

Comments: The main retail store was observed to be clean and well maintained. The space is well lit and displays appropriately spaced for fan circulation. The televisions in the space are small and positioned high which makes it difficult to see game graphics. Larger flat screens should be considered to better activate the space and enhance the guest experience.

Score: 3 X Weight (1) = Total Category Score 3

Category: Suites

Comments: The suites observed to be clean and in good condition and have much of their original finishes including millwork, wall coverings and furniture. The icemakers, due to their age, have begun to fail and on one occasion resulted in water damage to the wood floor. Ice basins are the more modern approach for ice in suites. New flooring and technology upgraded with flat screens in the last few years.

Score: 3 X Weight (1) = Total Category Score 3

Category: Club/ Function

Comments: The club area is in good condition and wearing well considering most of the finishes are original. The Dugout Club on the service level has been well maintained and clean. The meeting room across from the administrative entrance has been well maintained as the carpet has been recently replaced.

Score: 4 X Weight (1) = Total Category Score 4

Category: Press Area

Comments: The press area was observed to be clean and most of the finishes original but otherwise in very good condition. The operable windows are functioning well. The space in its current configuration is too large for the current needs of the writing press and could be repurposed as a club.

Score: 4 X Weight (1) = Total Category Score 4

Category: Field Area

Comments: The field area that included the dugouts, wall padding and backstop netting was observed to be in good condition. The rubber flooring in each dugout was replaced prior to the start of the season and the wood on the benches is new. The wall pads were repaired and repainted prior to the start of the season. The grounds keeping areas are well organized.

Score: 4 X Weight (1) = Total Category Score 4

Category: Maintenance Areas

Comments: The service level corridor was observed to be clean and wall re-painted prior to the start of the season and wall graphics add vibrancy to the corridor. The mechanical and electrical rooms were observed to be clean and the maintenance work areas include the shop, storage and office areas were clean and organized. The loading dock recycling area was clean and well organized as well.

Score: 4 X Weight (1) = Total Category Score 4

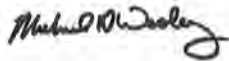
Category: Services

Comments: Ballpark major systems are well maintained and in good working order. Due to the age of the ballpark much of the mechanical systems will likely require major repair and replacement in the next 10-15 years. Ballpark operations have implemented a retro-commissioning program to ensure that systems were operating efficiently and utilize a CMMS to ensure that preventive maintenance is performed and documented. The ballpark was the first MLB facility to install LED field lighting, which has resulted in a 60% energy reduction in sports lighting energy usage. The ballpark continues to be an industry leader in sustainable operations.

Score: 5 X Weight (3) = Total Category Score 15

Total Score 77.0

Rating Observers Signature:



Date: 6/28/15

STADIUM REVIEW SCORING SHEET

Facility: *SEATTLE*

Date: *JUNE 25, 2015*

Reviewer: *JAN HAVILAND*

Category	Comments	Score	Weight	Total Score
Site	<i>MINOR SETTLEMENT, RUSTING</i>	<i>3</i>	<i>1</i>	<i>3</i>
Shell	<i>STEEL RUSTING</i>	<i>3</i>	<i>2</i>	<i>6</i>
Public Space		<i>3</i>	<i>2</i>	<i>6</i>
Public Restrooms		<i>3</i>	<i>2</i>	<i>6</i>
Seating Bowl	<i>NEW SEAT ANCHORS, JOINT COVERS IN GOOD CONDITION</i>	<i>4</i>	<i>2</i>	<i>8</i>
Food Service	<i>FLOOR PROBLEMS, CEILING GRID RUST</i>	<i>2</i>	<i>2</i>	<i>4</i>
Retail		<i>3</i>	<i>1</i>	<i>3</i>
Suites		<i>3</i>	<i>1</i>	<i>3</i>
Club/Function	<i>SOME UPGRADES, RENOVATION</i>	<i>4</i>	<i>1</i>	<i>4</i>
Press Area		<i>3</i>	<i>1</i>	<i>3</i>
Field Area		<i>4</i>	<i>1</i>	<i>4</i>
Maintenance Areas	<i>LIMITED SPACE, EXCESS STORAGE</i>	<i>3</i>	<i>1</i>	<i>3</i>
Services	<i>AGGRESSIVE ENERGY PROGRAM</i>	<i>4</i>	<i>3</i>	<i>12</i>
Total Score				<i>64</i>

Score Description

- 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

STADIUM INSPECTION SCORING SHEET

Facility: Seattle

Date: June 25, 2015

Inspector: Jon Haviland

Category: Site

Comments: Minor settlement; some rusting at steel gates

Score: X **Weight (1) = Total Category Score**

Category: Shell

Comments: some rusted steel noted; some areas in need of painting

Score: X **Weight (2) = Total Category Score**

Category: Public Space

Comments:

Score: X Weight (2) = Total Category Score

Category: Public Restrooms

Comments:

Score: X Weight (2) = Total Category Score

Category: Seating Bowl

Comments: On-going replacement of seat anchors; expansion joints in good condition

Score: X Weight (2) = Total Category Score

Category: Food Service

Comments: Some flooring issues noted; rust noted on ceiling grid

Score: X Weight (2) = Total Category Score

Category: Retail

Comments:

Score: X Weight (1) = Total Category Score

Category: Suites

Comments:

Score: X Weight (1) = Total Category Score

Category: Club/ Function

Comments: Some areas have been renovated or re-purposed

Score: X Weight (1) = Total Category Score

Category: Press Area

Comments:

Score: X Weight (1) = Total Category Score

Category: Field Area

Comments:

Score: X Weight (1) = Total Category Score

Category: Maintenance Areas

Comments: Limited space; generally organized but some clutter noted

Score: X Weight (1) = Total Category Score

Category: Services

Comments: aggressive energy efficiency and environmental programs

Score: X Weight (3) = Total Category Score

TOTAL SCORE

Rating Observers Signature:

for R. Hawiland

Date: July 19, 2015 _____

STADIUM REVIEW SCORING SHEET

Facility: Ballpark"A"

Date: June 16, 2015

Reviewer: Mike Wooley

Category	Comments	Score	Weight	Total Score
Site		4	1	4
Shell		4	2	8
Public Space		4	2	8
Public Restrooms		4	2	8
Seating Bowl		3	2	6
Food Service		4	2	8
Retail		3	1	3
Suites		4	1	4
Club/Function		3	1	3
Press Area		3	1	3
Field Area		3	1	3
Maintenance Areas		5	1	5
Services		4	3	12
Total Score				75

Score Description

- 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

STADIUM INSPECTION SCORING SHEET

Facility: Ballpark "A"

Date: June 16, 2015

Inspector: Mike Wooley

Category: Site

Comments: The exterior perimeter of the ballpark was observed to be clean and well maintained. The landscaping was is in very good condition and we observed little to no debris in planters and beds. The condition of sidewalks, doors and entryways was good and we observed instances where large swaths of sidewalk have been recently replaced. The parking lots topping appear to be at the end of their usable life.

Score: 4 Weight (1) = Total Category Score 4

Category: Shell

Comments: The service level and elevated concourse slabs were all observed to be in good condition and clean. The top seal was still visible and the caulk joints well maintained as we observed very little evidence of cracking of the caulk. Expansion joints on the concourse are in good condition. Doors, frames and hardware appeared to be in good condition and well maintained.

Score: 4 X Weight (2) = Total Category Score 8

Category: Public Space

Comments: The public spaces were observed to be clean and in good condition. We witnessed some minor damage to several of the portable concession and condiment carts. The restrooms, walls and finishes were observed to be fairly well maintained with only minor instances of damage. Wayfinding and concession stand graphics were observed to be in good condition with minor instances of faded restroom signage in the outfield concourse.

Score: 4 X Weight (2) = Total Category Score 8

Category: Public Restrooms

Comments: The public restrooms were observed to be clean and well maintained. The sink sensor fixtures appeared to function properly and the porcelain sinks, urinals and toilets in good condition.

Score: 4 X Weight (2) = Total Category Score 8

Category: Seating Bowl

Comments: The seating bowl was observed to be in fair condition and relatively clean. The fixed seats are in good condition with relatively little fading of the plastic and were installed after the 2001 season. The seating stanchion anchor bolts are galvanized and showed no signs of oxidation. Expansion joints in the seating bowl appeared to be in good condition.

Score: 3 X Weight (2) = Total Category Score 6

Category: Food Service

Comments: The concession stands were observed to be very clean and well maintained with little evidence of wear and tear. All stands have digital menu boards and the latest generation of point of sale technology (POS). Stand branding was vibrant with back-lit signage and other specialty branded stands utilizing appliques. The main kitchen and commissary was observed to be clean and exceptionally well organized.

Score: 4 X Weight (2) = Total Category Score 8

Category: Retail

Comments: The main team store was recently added and is not located in the ballpark but across the street next to a parking garage. The store sells product for the five major professional sports franchise in the city. The store has two levels with a wide variety of product for each team and is easily accessed on non-game day with nearby surface parking. Retail locations in the ballpark are small and augmented with portables.

Score: 4 X Weight (1) = Total Category Score 4

Category: Suites

Comments: The suites were observed to be in good condition with the team refurbishing them every 8-9 years but lack the more modern amenities such as induction warmers. The sliding glass windows have all been replaced as a part of the refurbishment process.

Score: 3 X Weight (1) = Total Category Score 3

Category: Club/ Function

Comments: The club areas are in good condition and have been remodeled recently. The spaces and the common areas of the club levels are heavy on the story telling of the club's history. The carpet and the wall coverings in the common areas have been well maintained and clean. The club recently refurbished the Miller Lite and Xfinity club spaces above the outfield concourse.

Score: 4 X Weight (1) = Total Category Score 4

Category: Press Area

Comments: The press area, which includes press box, and press dining area are in good condition and clean. Much of the carpet has been replaced in both areas in the last few years and has been well maintained. The flat screen monitors appear not be of a recent vintage.

Score: 3 X Weight (1) = Total Category Score 3

Category: Field Area

Comments: The field including the dugouts, wall and rail padding and protective netting were observed to be in good to fair condition. The padding on the player benches closest to the dugout protective fence were observe to be worn as well as well as the wall pads near the on-deck circle. The rubberized dugout flooring showed signs of recent repair due to contrast in color of new and older rubber tiles.

Score: 3 X Weight (1) = Total Category Score 3

Category: Maintenance Areas

Comments: Operations work areas were observed to be in very good condition and clean. Equipment and parts were well organized and the work areas with tools organized and in secure storage. The mechanical and electrical rooms were clean and free of clutter.

Score: 5 X Weight (1) = Total Category Score 5

Category: Services

Comments: The opinion of our inspection team was that the ballpark was in very good condition for its age (24 years). Ballpark staff appears to take great pride in the presentation of the ballpark and understands the importance of having systems and processes for maintaining and cleaning the ballpark. According to ballpark management they invest significant resources in presenting the ballpark in a first calls manner.

Score: 4 X Weight (3) = Total Category Score 12

Total Score 75.0

Rating Observers Signature: 

Date: 6/20/15

STADIUM REVIEW SCORING SHEET

Facility: Ballpark "A"

Date: JUNE 16, 2015

Reviewer: Jon HAVILAND

Category	Comments	Score	Weight	Total Score
Site	PAVING POOR, SOME RUSTING AT GATES	2	1	2
Shell	LIMITED RUSTING, PAINT MOSTLY GOOD	3	2	C
Public Space	STANDING WATER, SOME RUSTING	2 1	2	2 C
Public Restrooms		3	2	C
Seating Bowl		3	2	C
Food Service		3	2	C
Retail	NEW STORE ALONG STREETS	5	1	5
Suites		3	1	3
Club/Function	SEVERAL RENOVATED	4	1	4
Press Area		3	1	3
Field Area		3	1	3
Maintenance Areas	SOME CLUSTER, SMALL STAFF	2	1	2
Services	EARLY EQUIPMENT REPLACEMENTS,	2	3	6
Total Score				58

Score Description

- 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

STADIUM INSPECTION SCORING SHEET

Ballpark "A"

Facility:

Date: June 16, 2015

Inspector: Jon Haviland

Category: Site

Comments: Paving in poor condition; rusting at steel gates

Score: X **Weight (1)** = **Total Category Score**

Category: Shell

Comments: Limited rusting; paint mostly in good condition

Score: X **Weight (2)** = **Total Category Score**

Category: Public Space

Comments: Some rusting; expansion joints uneven; standing water

Score: X Weight (2) = Total Category Score

Category: Public Restrooms

Comments:

Score: X Weight (2) = Total Category Score

Category: Seating Bowl

Comments:

Score: X Weight (2) = Total Category Score

Category: Food Service

Comments:

Score: X Weight (2) = Total Category Score

Category: Retail

Comments: New store area

Score: X Weight (1) = Total Category Score

Category: Suites

Comments:

Score: X Weight (1) = Total Category Score

Category: Club/ Function

Comments: Several areas renovated or redeveloped

Score: X Weight (1) = Total Category Score

Category: Press Area

Comments:

Score: X Weight (1) = Total Category Score

Category: Field Area

Comments:

Score: X Weight (1) = Total Category Score

Category: Maintenance Areas

Comments: Small staff; some clutter and improper storage

Score: X Weight (1) = Total Category Score

Category: Services

Comments: Early equipment replacements indicates lack of proper on-going maintenance

Score: X Weight (3) = Total Category Score

TOTAL SCORE



Rating Observers Signature:

Date: July 19, 2015 _____

STADIUM REVIEW SCORING SHEET

Facility: Ballpark "B"

Date: June 17, 2015

Reviewer: Mike Wooley

Category	Comments	Score	Weight	Total Score
Site		3	1	3
Shell		2.5	2	5
Public Space		3	2	6
Public Restrooms		3	2	6
Seating Bowl		3	2	6
Food Service		4	2	8
Retail		3	1	3
Suites		4	1	4
Club/Function		4	1	4
Press Area		3	1	3
Field Area		4	1	4
Maintenance Areas		4.5	1	4.5
Services		4	3	12
Total Score				68.5

Score Description

- 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

STADIUM INSPECTION SCORING SHEET

Facility: Ballpark "B"

Date: June 17, 2015

Inspector: Mike Wooley

Category: Site

Comments: The perimeter of the ballpark was observed to be in fair to poor condition primarily due to the continued subsidence of the sidewalks resulting in large gaps in caulk joints at the base of the wall panels. The landscaping was observed to be well maintained with ballpark management responsible for maintaining 168 acres of parking lots, kid's baseball field, trees and vast expanse of grass. The entry gates exhibited signs of oxidation in many areas and should be cleaned and repainted in the near term to prevent further degradation of the metal.

Score: 3 Weight (1) = Total Category Score 3

Category: Shell

Comments: The elevated concourse slabs and ramps were observed to be in good condition although the steel pans and structural steel around the park showed signs of oxidation in many areas. Ballpark management understands that repainting the steel will need to occur in the near term. Cost to paint all the exposed steel in the park is estimated at \$8M. The base of the doorframes for concourse concession stands and restrooms are severely oxidized and likely will require replacement if this continues unabated.

Score: 2.5 X Weight (2) = Total Category Score 5

Category: Public Space

Comments: The public spaces were generally observed to be clean and in fair condition. We witnessed some minor damage to walls that were observable from the ramps. The escalators were clean with very little dirt in the treads. The restrooms, walls and finishes were observed to be fairly well maintained with only minor instances of damage. Wayfinding graphics were observed to be in good condition and still is visually fresh and contemporary.

Score: 3 X Weight (2) = Total Category Score 6

Category: Public Restrooms

Comments: Public restrooms were observed to be clean and well maintained and all fixtures appeared to function properly.

Score: 3 X Weight (2) = Total Category Score 6

Category: Seating Bowl

Comments: The seating bowl was observed to be in fair condition and relatively clean. Management cleans the bowl with a hose and eschews the use of pressure washers to minimize the damage to the bowl treads and risers. The fixed seats are in fair to good condition but the seating stanchions exhibited signs of chipped and fading paint. The operator replaced 10,000 fixed seats on what was going to be a four-year phased seating replacement but has indefinitely postponed the replacement of the remaining 30,000+ seats. Caulk and expansion joints were observed to be in good condition.

Score: 3 X Weight (2) = Total Category Score 6

Category: Food Service

Comments: the concession stands were observed to be clean and well maintained with the exception of the several of the door frames where exposure to water has resulted in severe oxidation of the metal. The team recently embarked on major renovation of the center field plaza, which added four branded concession stands which are in good condition. Outside sections 26-27 a food court area has been added with branded concessions and those are in good condition as well.

Score: 4 X Weight (2) = Total Category Score 8

Category: Retail

Comments: The main retail store was observed to be clean and well maintained. The space is well lit and the finishes contemporary. The televisions in the space are small and positioned high which makes it difficult to see game graphics. Larger flat screens should be considered to better activate the space and enhance the guest experience.

Score: 3 X Weight (1) = Total Category Score 3

Category: Suites

Comments: the suites were observed to be well maintained and consist of recently remodeled and older versions. The team has a plan to renovate a portion of suites each off-season. The remodeled suites have new countertops, furniture, flooring and televisions. The vestibules into the suites (2 suites) have wall graphics celebrating the rich history of the club. The common areas appear to have been recently updated with new carpet but the lower suite level has a tile floor that is dated and is damaged in several areas.

Score: 4 X Weight (1) = Total Category Score 4

Category: Club/ Function

Comments: The club spaces, which include the Jack Daniels restaurant, are in good condition and recent additions include the center field bar that is utilized as a meeting room on non-game days.

Score: 4 X Weight (1) = Total Category Score 4

Category: Press Area

Comments: The press area was observed to be clean and most of the finishes original but otherwise in very good condition. The space is currently more than what is needed to accommodate current needs of the written press corps.

Score: 3 X Weight (1) = Total Category Score 3

Category: Field Area

Comments: The field area that included the dugouts, wall padding, helmet racks and backstop netting was observed to be in good condition. The Rangers clubhouse, training, weight room and player lounge areas were upgraded this past off-season. The visiting team clubhouse recently replaced the metal lockers for open wood lockers.

Score: 4 X Weight (1) = Total Category Score 4

Category: Maintenance Areas

Comments: The back of house operational spaces including storage, hallways, and grounds keeping areas were observed to be organized and fairly clean. The mechanical and electrical spaces are not being utilized to store equipment. Ballpark management has to optimize storage space due to its responsibility for maintaining 168 acres of parking, fields and landscaping.

Score: 4.5 X Weight (1) = Total Category Score 4.5

Category: Services

Comments: Management performs most of the maintenance on the ballpark in-house and outsources a few complex systems such as elevators and escalators. The ballpark utilizes a CMMS to document and track its facility preventive maintenance. Post game cleaning does not include the use of pressure washers to minimize the damage to the seating bowl concrete.

Score: 4 X Weight (3) = Total Category Score 12

Total Score 68.5

Rating Observers Signature: 

Date: 6/22/15

STADIUM REVIEW SCORING SHEET

Ballpark "B"

Facility:

Date: *JUNE 17, 2015*Reviewer: *JAN HAVILAND*

Category	Comments	Score	Weight	Total Score
Site	<i>SETTLEMENT, POOR PAVING</i>	<i>2</i>	<i>1</i>	<i>2</i>
Shell	<i>PAINTING NEEDED</i>	<i>2</i>	<i>2</i>	<i>4</i>
Public Space		<i>3</i>	<i>2</i>	<i>6</i>
Public Restrooms		<i>3</i>	<i>2</i>	<i>6</i>
Seating Bowl		<i>3</i>	<i>2</i>	<i>6</i>
Food Service		<i>3</i>	<i>2</i>	<i>6</i>
Retail		<i>3</i>	<i>1</i>	<i>3</i>
Suites		<i>3</i>	<i>1</i>	<i>3</i>
Club/Function areas	<i>RECENT RENOVATIONS</i>	<i>4</i>	<i>1</i>	<i>4</i>
Press areas		<i>3</i>	<i>1</i>	<i>3</i>
Field Area		<i>3</i>	<i>1</i>	<i>3</i>
Maintenance areas	<i>MINIMAL CLUTTER</i>	<i>3</i>	<i>1</i>	<i>3</i>
Services		<i>3</i>	<i>3</i>	<i>9</i>
TOTAL SCORE				<i>58</i>

Score Description:

- 1 - Poor: Needs immediate improvement; conditions affecting overall system or use
- 2 - Fair: Needs improvement; below anticipated standard; components showing failure
- 3 - Good: Within expected life cycle; limited wear and tear; no repairs or upgrades needed at this time
- 4 - Very Good: Above expected condition given age; very limited wear and tear; no repairs or upgrades needed at this time
- 5 - Superior: Components recently replaced or renewed; like new condition

STADIUM INSPECTION SCORING SHEET

Facility: Ballpark "B"

Date: June 17, 2015

Inspector: Jon Haviland

Category: Site

Comments: Hardscape settling around stadium; paving needs attention

Score: X **Weight (1)** = **Total Category Score**

Category: Shell

Comments: Painting needed

Score: X **Weight (2)** = **Total Category Score**

Category: Public Space

Comments:

Score: X Weight (2) = Total Category Score

Category: Public Restrooms

Comments:

Score: X Weight (2) = Total Category Score

Category: Seating Bowl

Comments:

Score: X Weight (2) = Total Category Score

Category: Food Service

Comments:

Score: X Weight (2) = Total Category Score

Category: Retail

Comments:

Score: X Weight (1) = Total Category Score

Category: Suites

Comments:

Score: X Weight (1) = Total Category Score

Category: Club/ Function

Comments: Recent renovations for many areas

Score: X Weight (1) = Total Category Score

Category: Press Area

Comments:

Score: X Weight (1) = Total Category Score

Category: Field Area

Comments:

Score: X Weight (1) = Total Category Score

Category: Maintenance Areas

Comments: Minimal clutter, generally clean and organized

Score: X Weight (1) = Total Category Score

Category: Services

Comments: Equipment appears to be receiving adequate maintenance; no equipment replacements planned

Score: X Weight (3) = Total Category Score

TOTAL SCORE

Rating Observers Signature:



Date: July 19, 2015 _____