



**February 8, 2021**  
**2:30 P.M.**

[Microsoft Teams Meeting](#)

To call in:

+1 360-663-5914

Conference ID: 902 534 053#

*Due to the COVID-19 pandemic, the PFD will be holding this Regular Meeting of the Board of Directors as an online meeting in a manner consistent with guidance from the Attorney General's office. Members of the public desiring to leave public comment should submit them to [curtisj@ballpark.org](mailto:curtisj@ballpark.org) at least 24 hours prior to the meeting start time. People attending the online meeting may provide text comment during the meeting; no verbal comments can be accommodated.*

## BOARD MEETING NOTICE AND AGENDA

- A. Call to Order / Welcome** (Chair, Stacy Graven)
- B. Public Comment** (any written public comment received prior to the meeting will be summarized and read aloud)
- C. Approval of the Minutes**
  - 1. December 14, 2020, Regular Board Meeting Minutes
- D. Board Briefings and Potential Actions:**
  - 1. 2021 Election of PFD Board of Director Officers (Stacy Graven) – *Materials Included*
  - 2. Neighborhood Improvement Fund Proposal (Joshua Curtis) – *Materials Included*

3. 2020 Year End (YE) Budget (Tim Burgess/Joshua Curtis) – *Materials Included*
4. Creation of PFD Operating Reserve Fund (Tim Burgess/Joshua Curtis) – *Materials Included*
  - a. Proposed Resolution 21-001
5. 2020 Cap Ex Contribution (Tim Burgess/Joshua Curtis) – *Materials Included*
  - a. Proposed Resolution 21-002
6. Review of Vouchers (Tim Burgess) – *Materials Included*
  - a. Proposed Resolution 21-003
7. EMC Public Polling Contract (Joshua Curtis) – *Materials Included*
  - a. Proposed Resolution 21-004
8. Baseball Club Updates
  - a. Long-Term Capital Needs Assessment Proposal (Trevor Gooby, B&D Venues) – *Materials Included*
  - b. Earthquake Insurance Modification (Fred Rivera) – *Materials Included*
  - c. General Updates (Trevor Gooby) – *Presentation Only*
  - d. 2021 Cap-Ex Contribution (Fred Rivera/Trevor Gooby) – *Presentation Only*

**E. Reports**

1. Chair’s Report (Stacy Graven)
2. Executive Director’s Report (Joshua Curtis)

- F. Executive Session:** The Board will meet in Executive Session to “review contract performance of publicly bid contracts” RCW 42.30.110 (1)(d) and/or to discuss with legal counsel real estate lease matters and/or

“potential litigation to which the agency . . . is, or is likely to become, a party, where public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency” RCW 42.30.110 (1)(i). Formal Board action is anticipated following the Executive Session.

**G. Adjournment**

# # # # #

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES  
DISTRICT

Monday, December 14, 2020, 2:30 P.M.

Microsoft Teams Online Meeting

Dial: 1-360-663-5914  
Conf. Code: 328 401 979#

**REGULAR BOARD MEETING MINUTES**

Due to the COVID-19 pandemic, the PFD held this Regular Meeting of the Board of Directors as an online meeting in a manner consistent with guidance from the Attorney General's office. Members of the public desiring to leave public comment were directed to submit them to [curtisj@ballpark.org](mailto:curtisj@ballpark.org) at least 24 hours prior to the meeting start time. People attending the online meeting were provided the option to provide text comment during the meeting.

**CALL TO ORDER**

Board Chair Stacy Graven called the meeting to order at 2:32 p.m. pursuant to notice. Other board members joining the Microsoft Teams meeting: Paul Mar, Tim Burgess, Carol Nelson, Omar Riojas, Charles Royer and Chris Marr. Staff and consultants present: Joshua Curtis (Executive Director), Sharon Bruckart (Office Manager), Tom Backer (Legal Counsel), Pat Dunn (Legislative), and Lizanne Lyons (Land Use Policy). Also joining were Kevin Callan (retired PFD Executive Director), Fred Rivera (EVP and General Counsel at the Seattle Mariners), Trevor Gooby (SVP, Ballpark Operations at the Seattle Mariners), and Thomas Duffy, PE (Thornton Tomasetti). Carmela Ennis (King County Council staff) joined by phone.

**PUBLIC COMMENT**

No written public comment was received.

**APPROVAL OF MINUTES**

Before hearing a motion to approve the November 9, 2020 Board Meeting Minutes, Chair Graven identified a typographical error to be corrected. Member Mar then moved to approve the November 9, 2020 Board Meeting Minutes as corrected. Member Nelson seconded. Motion carried 7-0.

**BOARD BRIEFINGS**

**Approval of Board Resolution Recognizing Service of Kevin Callan (Stacy Graven)**

Chair Graven introduced Resolution 20-013 which recognizes the service of Kevin Callan, former PFD Executive Director. Chair Graven read the proposed Resolution into the record. Chair Graven then asked Kevin if he would like to make any comments. Kevin discussed his beginnings with the Club and how at first it seemed to be an overwhelming project with the PFD, but it turned out to be a very exciting experience. Kevin was proud of his record of a 23-year streak of clean audits for the PFD. Chair Graven then asked if other Board members would like to comment. Joshua Curtis first thanked Kevin for his assistance as well as wishing him well. Joshua also stated he has some big shoes to fill. Member Royer commented that he wrote a personal letter to Kevin and wanted to thank him for his personal help and guidance. Member Royer also commented that he was impressed with the relationship Kevin had built and



maintained over the years with the Club. Member Nelson commented that Kevin was here for her first tenure on the Board and when she rejoined the Board he is now leaving. Member Nelson enjoyed her working relationship with Kevin and wished him well. Member Mar also added that it was a pleasure working with Kevin and he will be missed. Chair Graven asked for a motion to approve the Board Resolution Recognizing the Service of Kevin Callan. Member Mar made the motion to approve the Resolution, seconded by Member Nelson. Motion carried 7-0.

#### Ballpark Roof Report (Thomas Duffy) PPT Presented

Thomas Duffy summarized his findings from the roof inspections of 2020, PPT attached. Member Mar asked if any of the issues they have found needed immediate attention. Trevor Gooby stated that the Mariners maintenance were currently working on some of the non-structural issues that were outlined in the report, one of which is a cleaning and painting project of the steel. Member Royer then asked if not using the roof this year due to the shortened season, would that have an effect on the life of the roof. Mr. Duffy stated that it should not have an effect.

#### Mayor's Industrial & Maritime Advisory Committee Update (Joshua Curtis)

Joshua Curtis gave an update on the Committee's work. After Joshua's update, Fred Rivera stated that the Mayor deciding not to run for reelection in 2021 could have an impact on the ultimate outcome. Member Royer noted that the Mayor's staff would still work to try and get things done. Joshua thanked Member Burgess, Member Mar and Member Riojas for their contribution to the committee.

#### Approval of PFD Staff Benefit Package (Stacy Graven)

Chair Graven introduced Resolution 20-014 to approve the PFD Staff Benefit Package. Joshua Curtis summarized the process he went through to select a retirement plan as well as healthcare coverage to present to the Hiring Committee for approval. He noted that the resolution and memo both incorrectly stated that the retirement plan would be a 403(b) plan. Instead, it will be a 457(b) plan. Member Nelson asked Legal Counsel Tom Backer if she should recuse herself from the vote because of her membership on the Board of the proposed dental insurance provider. Legal Counsel Backer stated she should. Member Riojas also then stated that the record should reflect that the Resolution will be amended to reflect the change of the Retirement Plan from a 403(b) plan to a 457(b) plan. Chair Graven asked for a motion to approve the Resolution for the PFD Benefit Plan. Member Burgess moved to approve the Resolution, seconded by Member Mar. Motion carried 6-0 with Member Nelson recusing herself.

#### Approval of Board 2021 Meeting Calendar (Stacy Graven)

Chair Graven introduced Resolution 20-015 to approve the Board 2021 Meeting Calendar. Chair Graven stated that the 2021 Meeting Calendar was distributed last month to Board Members for them to check for any conflicts. No conflicts were reported. Member Mar moved to approve the Resolution, seconded by Member Burgess. Motion carried 7-0.

#### Approval of PFD Logo Refresh (Joshua Curtis)

Joshua Curtis introduced Resolution 20-016 to approve the PFD Logo Refresh. Joshua Curtis asked if there were any questions or comments on the new logo. Member Marr asked if the domain name [www.washingtonstateballpark.org](http://www.washingtonstateballpark.org) was available for future use. Member Burgess did a quick search and found the domain name was available. After no further questions or comments Chair Graven asked for a motion to approve the Resolution of the PFD Logo Refresh. Member Nelson moved approval, seconded by Member Mar. Motion carried 7-0.

#### Review of Vouchers (Tim Burgess)

Member Burgess introduced Resolution 20-017 to approve the October and November Vouchers. Member Burgess stated that he had reviewed the vouchers and was recommending the resolution be adopted. Chair Graven asked for a motion to approve the Resolution 20-017. Member Mar moved approval, seconded by Member Nelson. Motion carried 7-0.

### **REPORTS**

#### Chair's Report

Chair Graven had nothing to report but asked Sharon Bruckart to send out hold the dates for 2021's Board meetings so Board members can get them on their calendars.

#### Executive Director's Report – Materials Included

Joshua Curtis summarized the Executive Director's report included in the Board packet.

Joshua informed the Board that the 2019 Audit was complete with no findings, extending the PFD's streak of clean audits to 23 years. Joshua thanked Sharon Bruckart for her efforts tracking down all the requests from the Auditor.

Joshua gave an update on the status of the Website redesign project. Member Burgess stated that he was impressed with the work done so far by Parallel Public Works.

Joshua summarized the next steps with Neighborhood Improvement Fund and what development of that would like in the future. Joshua stated that the Mariners will be a partner in the process and that the lease identified an advisory committee that will be formed with two PFD members and two Mariners members to discuss potential projects and expenditures.

### **EXECUTIVE SESSION**

There was no Executive Session.

### **ADJOURNMENT**

There being no further business before the Board, Chair Graven declared the meeting adjourned at 3:50 p.m.



Sharon Bruckart  
Recording Clerk



Stacy Graven, Chair  
Board of Directors, Public Facilities District



## **PFD Officers and Task Forces**

### **2021**

#### **Officers**

- Chair: Stacy Graven
- Vice-Chair – Carol Nelson
- Treasurer – Tim Burgess

#### **Task Forces**

##### Finance and Administration

- Tim Burgess
- Chris Marr

##### Stadium District

- Charley Royer
- Tim Burgess
- Paul Mar

##### Website Redesign

- Stacy Graven
- Carol Nelson
- Chris Marr

##### Cap Ex

- Paul Mar

##### Neighborhood Improvement Fund

- Omar Riojas
- Paul Mar



## **Neighborhood Improvement Fund**

### **Proposed Structure**

#### **Neighborhood Improvement Fund Summary**

The Neighborhood Improvement Fund (NIF) was established in 2019 through the new lease with The Baseball Club of Seattle, LLLP (the Seattle Mariners). The Lease provides that the PFD “shall establish a fund to support work consistent with the PFD’s statutory authority and mission statement.” The PFD’s statutory authority includes the power to promote, advertise, improve, develop, operate and maintain the facilities of the district. The facilities of the district include the ballpark, associated parking facilities, and ancillary services and facilities. The PFD’s mission statement is:

To maintain and enhance our iconic baseball park in order to promote the success of Major League Baseball in the State of Washington, enhance fan enjoyment, and contribute to an economically successful, safe, desirable, innovative and walkable stadium neighborhood.

The Lease provides that the PFD and the Seattle Mariners will form a four-member advisory committee, with each party appointing two representatives. The purpose of the advisory committee is to discuss potential projects and expenditures to be funded. The advisory committee is also tasked with seeking input and feedback from other stakeholders, including neighboring communities, as appropriate.

The PFD has discretion in defining projects to be funded from the NIF, subject to limitations on its authority and the requirement that there be a connection between its exercise of discretion and the stadium purposes for which the PFD was established. While the PFD retains sole discretion for approving projects to be funded from the NIF, the Seattle Mariners’ consent is required for any project that could interfere with the Mariners’ rights under the Lease.

#### **Funding**

The current (January 2021) balance of the NIF is about \$4.4M. Under the Lease, the PFD has discretion to contribute to the fund in years where operating revenue exceeds operating costs, after any contributions to an operating reserve and a \$250K contribution to the Capital Expenditure fund.

## **Next Steps**

### Goal Identification

In addition to the eligibility criteria described above, the NIF Task Force recommends that the Board develop a set of broad goals that are consistent with the organization's mission and provide additional guidance for identification and/or approval of projects. The following is a set of goals to be considered by the Board:

- Improve the public safety and general pedestrian experience of the fan, employee, and general public to, from, and around the ballpark by improving lighting and wayfinding, installing public art, and enhancing the general aesthetic or functionality of sidewalk and/or crosswalk conditions.
- Work with the Mariners, the City, and others to enhance the immediate Ballpark neighborhood through urban design, supporting neighborhood planning, and helping catalyze an improved mix of building types.
- Increase the sustainability of the ballpark and neighborhood by supporting study of capital improvement projects and deep-green initiatives, such as fuel switching and provision of sustainable fuel sources to other buildings in the neighborhood.
- Improve the fan experience and increase neighborhood pedestrian activity through the support of daily and seasonal recreational/music programming in public and private spaces in the neighborhood.
- Provide support to neighborhood or other groups that identify or develop projects consistent with these goals.

### Equity and Inclusion

When possible, any project supported by the NIF should reflect, include, and empower black, Indigenous, people of color (BIPOC) communities in the neighborhood, city, and region. For instance, when considering public art installation, the party responsible for the project should proactively seek artists from BIPOC communities.

### Early Win Projects

Once the goals have been established, the NIF Task Force recommends that the PFD seek out “early win” projects that will provide both the Board and staff with hands-on experience and feedback. Further revisions to the goals and their implementation can be identified through this process.

The following projects have been proposed to, or come from within, the PFD:

- Improve the public safety of pedestrians traveling between the ballpark and Sound Transit SODO light rail station through the installation of additional lighting and public art.
- Support the inclusion of residential and mixed-use development in the neighborhood through outreach, communication and polling consultants.
- Support the Seattle Mariners activation of the “corner lot” through the funding of capital improvements such as fencing, public furniture, and lighting.

## PFD Operations Budget - 2020 End of Year

Budget as of December 31, 2020	Budget	Actual	Variance (Under)/Over Budget
<b>Operating Cash Balance (Beginning)</b>	2,652,044	2,652,044	-
<b><u>Income</u></b>			
Mariners Rent	1,533,000	1,542,958	9,958
Restaurant Tax	4,768	5,408	640
Interest Income	54,790	45,926	(8,864)
<b>Total Income</b>	<b>1,592,558</b>	<b>1,594,292</b>	<b>1,734</b>
<b><u>Expense</u></b>			
<b>Salaries/Benefits</b>			
Salaries	159,832	141,804	(18,028)
Benefits	24,366	23,500	(866)
Payroll Taxes	11,184	11,184	-
<b>Subtotal</b>	<b>195,382</b>	<b>176,488</b>	<b>(18,894)</b>
<b>Professional Services</b>			
IT Support / Websites/ Domains	19,049	10,419	(8,630)
Accounting/Auditing	26,075	24,445	(1,630)
Consultants	325,081	288,398	(36,683)
Reimbursements	(30,220)	(11,820)	18,400
Payroll Services	249	564	315
Bank Fees	1,405	297	(1,108)
Legal Fees	161,033	137,946	(23,087)
<b>Subtotal</b>	<b>502,672</b>	<b>450,249</b>	<b>(52,423)</b>
<b>General &amp; Administrative</b>			
Equipment	5,478	4,798	(680)
Supplies	1,901	434	(1,467)
Dues & Subscriptions	1,460	1,260	(200)
Meeting & Board Exp	9,700	4,600	(5,100)
Insurance	32,850	22,462	(10,388)
Telephone & Wireless	2,739	2,027	(712)
Cleaning & Maintenance	5,494	3,997	(1,497)
Travel	-	-	-
General & Administrative - Other	976	4,619	3,643
<b>Subtotal</b>	<b>60,598</b>	<b>44,197</b>	<b>(16,401)</b>
<b>Total Expense</b>	<b>758,652</b>	<b>670,933</b>	<b>(87,719)</b>
<b><u>Net Operating Income</u></b>	<b>833,906</b>	<b>923,359</b>	<b>89,453</b>
<b>Operating Cash Balance (Ending)</b>	<b>3,485,950</b>	<b>3,575,403</b>	<b>89,453</b>

## PFD Capital Projects Budget - 2020 End of Year

Budget as of December 31, 2020

Jan-Dec

<b>Cap Ex Cash Balance (Beginning)</b>	<b>12,835,170</b>
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### Sources of Funds

Mariner Required Contribution	3,322,138
Parking Tax	199,504
Admissions Tax	519,174
Mariner Revenue Sharing	119,014
Mariner Additional Contribution	-
PFD Contribution from Rent	
Interest	164,313
<b>Total</b>	<b>4,324,143</b>

### Uses of Funds

2020 Cap Ex Projects	14,062,885
<b>Total</b>	<b>14,062,885</b>

<b>Cap Ex Cash Balance (Ending)</b>	<b>3,096,428</b>
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## PFD Neighborhood Improvement Budget - 2020 End of Year

Budget as of Dec 31, 2020

Jan-Dec

<b>NIF Cash Balance (Beginning)</b>	<b>4,403,066</b>
PFD Discretionary Contribution	
Interest	23,382
<b>NIF Cash Balance (Ending)</b>	<b>4,426,448</b>

NOTE: This budget will be expanded to include projects as identified



February 8, 2021

Proposed No.: 21-001

RESOLUTION NO. 494

A RESOLUTION approving the establishment of an Operating Reserve Fund and the transfer of \$2,000,000 from the Operating Fund to the Operating Reserve Fund.

WHEREAS, pursuant to the provisions of Chapter 36.100 RCW, as amended, the Washington State Major League Baseball Stadium Public Facilities District (“District”) has been created and possesses all the powers of a public facilities district; and

WHEREAS, pursuant to RCW 36.100.100, King County serves as the Treasurer of the District and possesses all of the powers, responsibilities, and duties regarding financial matters, including the power to establish accounts; and

WHEREAS, Section 7.3.2 of the Amended and Restated Ballpark Operations and Lease Agreement (“Lease”) directs the District to deposit \$2,000,000 into the Operating Reserve Fund (provided that the balance does not exceed \$3 million, adjusted annually for CPI); and

WHEREAS, the District desires to establish an Operating Reserve Fund for the benefit of the District with King County; and

WHEREAS, the District additionally desires to transfer \$2,000,000 into the Operating Reserve Fund; and

WHEREAS the balance of the District Operating Fund was \$3,263,327 as of January 29, 2021.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES DISTRICT AS FOLLOWS:

1. The establishment of a District Operating Reserve Fund is hereby approved; and
2. The transfer of \$2,000,000 from the District Operating Fund to the District Operating Reserve fund is approved.

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PASSED by a vote of 7 to 0 this 8<sup>th</sup> day of February 2021.

BOARD OF DIRECTORS  
WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM  
PUBLIC FACILITIES DISTRICT



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Stacy Graven, Chair

ATTEST:



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Clerk

February 8, 2021

Proposed No.: 21-002

RESOLUTION NO. 495

A RESOLUTION ratifying the transfer of funds from the District's Operating Fund to its Capital Expenditure Fund and approving the transfer of funds from the District's Operating Fund to its Operating Reserve Fund.

WHEREAS, pursuant to the provisions of Chapter 36.100 RCW, as amended, the Washington State Major League Baseball Stadium Public Facilities District ("District") has been created and possesses all the powers of a public facilities district; and

WHEREAS, Section 5.1.3 of the Amended and Restated Ballpark Operations and Lease Agreement ("Lease") addresses the allocation of base rent paid to the District by the Seattle Mariners; and

WHEREAS, the Lease provides that the District will first allocate funds to pay the District's operating expenses, including any Waterfront LID assessments, and then (to the extent that funds are available) contribute annually to the District's CapEx Fund in the amount of \$250,000, adjusted based on changes in the Consumer Price Index ("CPI"); and

WHEREAS, the Lease provides further that the District, in its sole discretion, may disburse funds from the Operating Account to i) the District's Operating Reserve Fund (provided that the balance does not exceed \$3M, adjusted annually for CPI); ii) the District's CapEx Fund; iii) the Ballpark Neighborhood Improvement Fund; or iv) any other fund authorized by statute; and

WHEREAS, after the payment of the District's 2020 operating expenses, the District added \$923,359 to its Operating Account in 2020; and

WHEREAS, the CPI change for the Seattle-Tacoma-Bellevue All Urban Consumers in 2020 was 1.4%, as described in the attached CPI December 2020 report from the United States Bureau of Labor Statistics, resulting in a total CapEx Fund amount of \$254,000; and

WHEREAS, Section 7.3.5 of the Lease requires that this contribution to the CapEx Fund be made no later than thirty (30) days after the end of each Lease Year, and the contribution was timely made; and

WHEREAS, the District additionally desires to increase the initial \$2,000,000 Operating Reserve Fund, established pursuant to Section 7.3.2 of the Lease, to reflect the

CPI changes in 2019 (2.2%; \$44,000) and 2020 (1.4%; \$28,616), for a total increase of \$72,616; and

WHEREAS, the Board wishes to ratify the allocation of \$254,000 to the Capital Expenditures fund and approve the allocation of \$72,616 to the Operating Reserve Fund; and

WHEREAS, further allocations to the Operating Reserve Fund, the Ballpark Neighborhood Improvement Fund or other authorized fund can be made at any time.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES DISTRICT AS FOLLOWS:

1. The transfer of \$254,000 from the District Operating Fund to the District Capital Expenditure Fund is hereby ratified; and
2. The transfer of \$72,616 from the District Operating Fund to the District Operating Reserve fund is approved.

PASSED by a vote of 7 to 0 this 8<sup>th</sup> day of February 2021.

BOARD OF DIRECTORS  
WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM  
PUBLIC FACILITIES DISTRICT



Stacy Graven, Chair

ATTEST:



Clerk

# CONSUMER PRICE INDEXES PACIFIC CITIES AND U. S. CITY AVERAGE

## December 2020

(All items indexes. 1982-84=100 unless otherwise noted. Not seasonally adjusted.)

MONTHLY DATA	All Urban Consumers (CPI-U)						Urban Wage Earners and Clerical Workers (CPI-W)					
	Indexes			Percent Change			Indexes			Percent Change		
				Year ending		1 Month ending				Year ending		1 Month ending
	Dec 2019	Nov 2020	Dec 2020	Nov 2020	Dec 2020	Dec 2020	Dec 2019	Nov 2020	Dec 2020	Nov 2020	Dec 2020	Dec 2020
U. S. City Average.....	256.974	260.229	260.474	1.2	1.4	0.1	250.452	253.826	254.081	1.3	1.4	0.1
West.....	272.584	276.875	276.593	1.4	1.5	-0.1	263.892	268.547	268.282	1.5	1.7	-0.1
West – Size Class A <sup>1</sup> .....	281.143	285.451	285.258	1.2	1.5	-0.1	270.945	275.710	275.500	1.3	1.7	-0.1
West – Size Class B/C <sup>2</sup> .....	158.496	161.069	160.840	1.6	1.5	-0.1	157.908	160.702	160.507	1.7	1.6	-0.1
Mountain <sup>3</sup> .....	106.399	107.726	107.489	1.3	1.0	-0.2	106.438	108.102	107.850	1.5	1.3	-0.2
Pacific <sup>3</sup> .....	105.744	107.535	107.471	1.4	1.6	-0.1	105.765	107.699	107.640	1.5	1.8	-0.1
Los Angeles-Long Beach-Anaheim, CA.....	275.553	280.102	279.560	1.0	1.5	-0.2	266.274	270.695	270.167	1.0	1.5	-0.2
BI-MONTHLY DATA (Published for odd months)	Indexes			Percent Change			Indexes			Percent Change		
				Year ending		2 Months ending				Year ending		2 Months ending
	Nov 2019	Sep 2020	Nov 2020	Sep 2020	Nov 2020	Nov 2020	Nov 2019	Sep 2020	Nov 2020	Sep 2020	Nov 2020	Nov 2020
Riverside-San Bernardino-Ontario, CA <sup>3</sup> .....	106.573	108.201	108.626	1.7	1.9	0.4	106.824	108.684	109.021	2.1	2.1	0.3
San Diego-Carlsbad, CA.....	301.520	304.443	306.334	1.1	1.6	0.6	284.856	287.515	290.228	1.2	1.9	0.9
Urban Hawaii.....	282.248	287.529	286.872	1.9	1.6	-0.2	279.140	284.455	284.293	2.0	1.8	-0.1
BI-MONTHLY DATA (Published for even months)	Indexes			Percent Change			Indexes			Percent Change		
				Year ending		2 Months ending				Year ending		2 Months ending
	Dec 2019	Oct 2020	Dec 2020	Oct 2020	Dec 2020	Dec 2020	Dec 2019	Oct 2020	Dec 2020	Oct 2020	Dec 2020	Dec 2020
Phoenix-Mesa-Scottsdale, AZ <sup>4</sup> .....	144.910	146.830	145.660	0.7	0.5	-0.8	143.285	145.893	144.665	1.0	1.0	-0.8
San Francisco-Oakland-Hayward, CA.....	297.007	301.736	302.948	1.1	2.0	0.4	289.456	294.442	295.687	0.9	2.2	0.4
Seattle-Tacoma-Bellevue, WA.....	279.421	284.505	283.409	2.1	1.4	-0.4	274.954	280.152	279.308	2.1	1.6	-0.3
Urban Alaska.....	226.527	228.343	227.259	0.3	0.3	-0.5	224.251	228.317	226.615	1.4	1.1	-0.7

1 Population over 2,500,000    2 Population 2,500,000 and under, Dec 1996 = 100    3 Dec 2017=100    4 Dec 2001=100

**NOTE:** In January 2018, BLS introduced a new geographic area sample for the Consumer Price Index (CPI): [www.bls.gov/regions/west/factsheet/2018cpirevisionwest.pdf](http://www.bls.gov/regions/west/factsheet/2018cpirevisionwest.pdf)

1967=100 base year indexes and tables with semiannual and annual average data are available at: [www.bls.gov/regions/west/factsheet/consumer-price-index-data-tables.htm](http://www.bls.gov/regions/west/factsheet/consumer-price-index-data-tables.htm)

Release date January 13, 2021. The next release date is scheduled for February 10, 2021. For questions, please contact us at BLSinfoSF@bls.gov or (415) 625-2270.

February 8, 2021

Proposed No.: 21-003

RESOLUTION NO. 496

A RESOLUTION to approve payment vouchers.

WHEREAS, pursuant to the provisions of Chapter 36.100 RCW, as amended, the Washington State Major League Baseball Stadium Public Facilities District (“District”) has been created and possesses all the powers of a public facilities district; and

WHEREAS, Resolution No. 478 [Proposed No. 20-002] appointed the District Executive Director, Joshua Curtis, as Auditing Officer; and

WHEREAS, Resolution No. 449 [Proposed No. 15-006] designated the Board Chair or the Chair’s designee to review and approve payment vouchers, subject to final review and approval by the Board; and

WHEREAS, Board member Tim Burgess has been designated by the Board Chair to review and approve payment vouchers; and

WHEREAS, the Auditing Officer and Board member Burgess have reviewed and approved ballpark vouchers #20201201091355 & #20201215094649; etc., as summarized as follows:

December 2, 2020

<u>Classification</u>	<u>Amount</u>
1. IT Support/Website/Domains	\$1799.78
2. Accounting/Auditing	\$7294.95
3. Consulting Services	\$33,554.50
4. Equipment	\$458.44
5. Dues/Subscriptions	\$1076.93
6. Telephone/Wireless	\$140.22
7. Cleaning & Maintenance	\$567.60
8. General & Administrative	<u>\$22.00</u>
TOTAL FOR THE PERIOD	\$44,914.42

December 18, 2020

<u>Classification</u>	<u>Amount</u>
1. IT Support/Website/Domains	\$476.30
2. Accounting/Auditing	\$2,827.50
3. Consulting Services	\$23,806.25
4. Legal Fees	\$3,458.00
5. Equipment	\$40.24
6. Insurance	<u>\$1,581.00</u>
TOTAL FOR PERIOD	\$32,189.29

41  
42  
43  
44  
45 NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF  
46 THE WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC  
47 FACILITIES DISTRICT AS FOLLOWS:  
48

49 Voucher #20201201091355 & #20201215094649; etc., as reviewed by the Auditing  
50 Officer and Board designee (monthly summaries attached) are hereby approved.  
51

52  
53 PASSED by a vote of 7 to 0 this 8<sup>th</sup> day of February 2021.

54 BOARD OF DIRECTORS  
55 WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM  
56 PUBLIC FACILITIES DISTRICT  
57



58 Stacy Graven, Chair  
59

60 ATTEST:

61   
62 Clerk

1 February 8, 2020

Proposed No.: 21-004

2 RESOLUTION NO. 497

3 A RESOLUTION of the Board of Directors of the Washington State Major  
4 League Baseball Stadium Public Facilities District authorizing the Executive  
5 Director to enter into a contract with EMC to co-fund with the Public Stadium  
6 Authority a public poll related to land use in the Stadium Transition Area  
7 Overlay District.

8 WHEREAS, pursuant to Chapter 36.100 RCW, as amended, the Washington State  
9 Major League Baseball Stadium Public Facilities District (the “District”), has been created  
10 and possesses all the powers of a public facilities district; and

11 WHEREAS, pursuant to RCW 36.100.010(5), RCW 36.100.180 and other  
12 provisions of state law, the District has broad powers to enter into contracts for materials,  
13 work and services necessary for the operations of a ballpark; and

14 WHEREAS, District Resolutions authorize the Executive Director to contract for  
15 professional services, subject to ratification by the District Board; and

16 WHEREAS, all contracts in excess of \$50,000, regardless of how procured,  
17 require Board approval or ratification; and

18 WHEREAS, the District has supported the Stadium District Plan, which  
19 contemplates an amendment to the City of Seattle Comprehensive Plan to establish a  
20 Stadium District in the area now defined as the Stadium Transition Area Overlay District  
21 (“STAOD”); and

22 WHEREAS, the District and the Public Stadium Authority have participated in the  
23 City of Seattle Mayor’s Industrial and Maritime Advisory Group (“Advisory Group”); and

24 WHEREAS, the Mayor will recommend to the Seattle City Council a series of  
25 land use recommendations for areas with industrial zoning, including the STAOD; and

26 WHEREAS, a public poll will evaluate the public’s opinion of possible land use  
27 recommendations in the STAOD and will inform and support the effort to establish a  
28 Stadium District; and

29 WHEREAS, the polling firm EMC has agreed to conduct a public poll for the  
30 amount of \$40,000; and



31 WHEREAS, the Public Stadium Authority has agreed to fund 50% of the public  
32 polling costs; and

33 WHEREAS, the Board finds that it is in the best interest of the District and  
34 consistent with the District's procurement procedures and policies to authorize the  
35 Executive Director to enter into an agreement with EMC to conduct a public poll, with  
36 50% cost reimbursement coming from the Public Stadium Authority.

37  
38 NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS  
39 OF THE WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC  
40 FACILITIES DISTRICT AS FOLLOWS:

41 Section 1. The Executive Director is hereby authorized to enter into a contract  
42 with EMC to conduct a public poll in an amount not to exceed \$40,000.

43 Section 2. The Executive Director is hereby authorized to take those actions  
44 necessary with the Public Stadium Authority for the equal sharing of the costs.

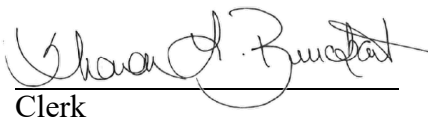
45  
46 PASSED by a vote of 7 to 0 this 8<sup>th</sup> day of February.

47  
48 BOARD OF DIRECTORS  
49 WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC  
50 FACILITIES DISTRICT



Stacy Graven, Chair

51  
52 ATTEST:

53   
Clerk



January 20, 2021

**To:** Joshua Curtis, Executive Director, WA State  
Major League Baseball Stadium Public Facilities District

**From:** Fred Rivera, EVP *FR*  
Seattle Mariners

**Subject:** Proposal to Update Long-Term Capital Needs Assessment for T-Mobile Park

---

#### Background

In 2015, the Seattle Mariners ("Club" or "Mariners") and the Washington State Major League Baseball Stadium Public Facilities District ("PFD") jointly commissioned B&D Venues to complete a Long-Term Capital Needs (LTCN) assessment of Safeco Field, now known as T-Mobile Park ("Ballpark"). The purpose of the LTCN included identifying the extent, cost, and timing of potential necessary capital improvements that could reasonably be anticipated between 2017-2036 to maintain the Ballpark in a "first class manner." The Club and PFD agreed to equally share the costs of preparing the report.

In summary, B&D based the LTCNA on (1) an extensive facility assessment of the Ballpark and (2) where appropriate, consideration of anticipated useful life of over 400 capital components within the Ballpark. B&D assumed that the Ballpark would be in full use, with over 3,000,000 guests visiting the Ballpark each year, during the entire 20-year period that it analyzed. B&D also made a number of assumption regarding technological advancements and required capital infrastructure to implement potentially new technology. Based on these analyses and assumptions, the LTCNA included a schedule of anticipated necessary capital replacements and estimated costs for 2017-2036. This necessary capital replacement schedule, the Necessary Matrix, is at Exhibit C of the LTCNA.

In 2018, the Club and PFD agreed to a 25-year lease for the Ballpark. Under the Lease, the Mariners are responsible for all capital improvements required to maintain the Ballpark in a "first class manner." The PFD and Club agreed to use the LTCNA, including the Necessary Matrix, as the baseline assumptions for annual necessary capital improvements during the lease term. The Lease provides that the LTCNA will be updated at least every 10 years.



### Changed Circumstances

In March 2020, the COVID-19 pandemic resulted in a declaration of a National Emergency. In Washington, the governor banned all public event gatherings, which largely remains in place as of today. As a result, in 2020 all public events at the Ballpark were cancelled. The Ballpark was used to host 28 MLB games as part of a reduced MLB Championship Season, and associated pre-season practices. No guests were allowed in the Ballpark. Additionally, except for certain essential employees, the Club's front offices within the Ballpark have been closed since March 2020.

As of today, the Washington public gathering prohibition remains in place and it is anticipated that guests will not be allowed into the Ballpark until later this year, and initially at a reduced capacity.

Because of the pandemic and resulting prohibition on events, most of the Ballpark has been "mothballed" for nearly a year, which is expected to extend into some part of 2021.

### Proposal

With the unanticipated mothballing of the Ballpark and passage of time since completion of the LTCNA, the Necessary Matrix has become less useful, and in some instances irrelevant. During the 2020 and 2021 capital approval process required under the Lease, both the Club and PFD spent considerable time and resources reconciling the LTCNA's Necessary Matrix with the actual condition of the Ballpark. In other words, the anticipated capital replacement schedule did not accurately identify what needed to be replaced to meet the "first class" standard.

To address the change in circumstances, passage of time, and resulting declining value of the LTCNA, the Club proposes commissioning B&D to update the LTCNA's Necessary Matrix for the five- year period, 2022-2026. This proposal is not to create a new assessment or report; rather, it will allow B&D to update and refresh the Necessary Matrix to align with the current condition of the Ballpark, including based on the changed circumstances created by the pandemic. The updated Necessary Matrix can be used as a baseline for the PFD and Club to assess capital requirements during the next five years.

We would ask B&D to complete the report by May 1, 2021 so it can be used for the 2022 capital planning and approval process.

The Club proposes that it and the PFD share the costs for completion of the updated Necessary Matrix.

At the conclusion of the updated five-year period, as required under the Lease a new capital assessment report should be completed by B&D or another entity.

We ask that you and the PFD Board consider this request.

cc: Trevor Gooby

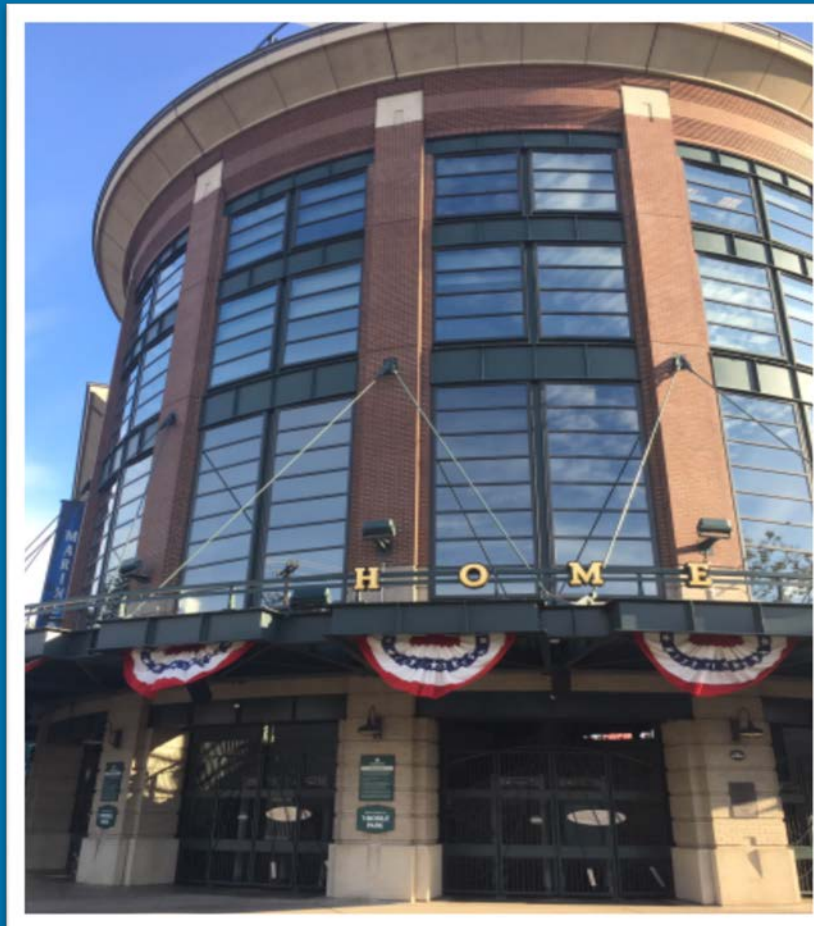
# Major League Baseball Properties, Inc. Seattle Mariners

**Date Visited:** September 23<sup>rd</sup>, 2019

**Location Name:** T - Mobile Park – Seattle Mariners

**Address:** 1250 1<sup>st</sup> Ave. S.  
Seattle, Wa. 98134  
United States

## Commercial Property Earthquake Survey Report



LOCATION SURVEYED: Major League Baseball  
T-Mobile Park – Seattle Mariners  
**1250 1<sup>st</sup> Ave. S.**  
**Seattle, Wa. 98134**  
**United States**

FILE NUMBER: 110542-03

DATE OF SURVEY: October 2<sup>nd</sup>, 2019

PREVIOUS SURVEY: N/A

BROKER:

UNDERWRITER: Joseph Pobega

RISK ENGINEER: Jose C. Chavez Jr.

ACCOMPANIED BY: NAME TITLE

<b>Ryan Van Maarth</b>	<b>Senior Director, Construction &amp; Planning</b>
<b>Trevor Gooby</b>	<b>Senior Vice President, Ballpark Operations</b>

DISTRIBUTION: NAME TITLE

Joseph Pobega	Underwriter
Ahmed Amin	Account Engineer
Samuel Haas	Zonal Manager

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SITE LOSS EXPECTANCIES

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RISK IMPROVEMENT DEFINITIONS

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## INTRODUCTION

An earthquake risk evaluation was performed for T-Mobile Park on behalf of Major League Baseball and the Seattle Mariners location in Seattle Washington. The scope of work consisted of:

1. Surveying the site to visually observe (where accessible) the primary lateral-force-resisting systems of buildings and anchorage and bracing systems for the nonstructural components, and anchorage and bracing systems of machinery and equipment and stock and supplies.
2. Reviewing structural drawings for buildings and site-specific soils reports (if available) as well as published earthquake hazard information such as regional geologic, fault, liquefaction, landslide, and tsunami maps.
3. Assessing the general ruggedness and condition of the site components to withstand the anticipated earthquake shaking intensity (i.e., identify structural attributes and deficiencies).
4. Reviewing performance of similar sites during past earthquakes.
5. Estimating site loss expectancies for a 475-year event.
6. Developing risk reduction and/or mitigation measures for identified deficiencies.

All loss expectancies developed as a result of our earthquake risk evaluation are for the sole use of AIG Underwriters. Engineering loss expectancies are based on the professional judgment of our engineers. There is detailed guidance and methodologies that are referenced and used in the calculation of our earthquake losses. Using our loss expectancies without an understanding of the underlying guidance and methodologies is not recommended. AIG assumes no responsibility for use or reliance upon the loss expectancies presented in this report.

## SUMMARY

An earthquake risk evaluation was performed for the Seattle Mariners and Major League Baseball located in Seattle, Wa. one of the highest earthquake regions within the United States. The purpose of this evaluation was to provide an estimate of the earthquake loss expectancies (LEs) for all insured assets at the site.

A probabilistic seismic hazard model was used for a 475-year return period. Ground shaking at the site for this return period is estimated to be Modified Mercalli Intensity (MMI) of VIII, which is severe shaking. Other secondary hazards such as fault rupture, landslide and tsunami were also investigated and considered to be low risks. This facility is located within a liquefaction zone. A summary of ground shaking intensity and secondary hazard risks are presented in Table 1.

**Table 1 Ground Shaking Intensity and Secondary Hazard Risks**

Ground Shaking		Secondary Hazards			
MMI Shaking Intensity	Soil Classification	Fault Rupture	Liquefaction	Landslide	Tsunami
VIII	S <sub>A</sub> , S <sub>B</sub> , S <sub>C</sub> , S <sub>D</sub> , S <sub>E</sub> or S <sub>F</sub>	Low	High	Low	Low

This is a multi-structure location with seismic risk ranging from low to high. The analysis of the site separates the facility into four different structures found within the stadium and categorizes them as Reinforced Concrete Ductile Moment Frame, Reinforced Concrete Sheer Wall and Steel Braced Framing. The lower service level that encompasses the entire perimeter of the building, the field level, and the connected parking structure are classified as a reinforced concrete structure while the upper decks and the retractable roof structure are classified as Steel Braced Framing. Additional Steel braced frame structures were found onsite and include the overhead steel supported truss walkway that space across S. Atlantic St., the steel supported score board structure, and the overhead retractable roof supports and trim.

This location is situated in a high hazard liquefaction zone identified in a geotechnical report titled "New Pacific Northwest Baseball Park Geotechnical Report Vol. 1" This secondary hazard was addressed at the time of the construction. The stadium is utilizes a multi part reinforced concrete foundation system that utilizes steel driven piles driven into the ground past the liquefaction depths found at the 40 and 60 ft. depths. Soil treatments were performed during the soil improvement operation and include vibro-replacement using 18" and 24" diameter steel column extended past the soils subject to liquefaction. Piles have been provided for all structures located onsite.

The stadium is supported by Cast-In-Place concrete grade beams, which are supported by steel driven piles. The grade beams have been designed to span between pile groups. The Service level grade slabs span between grade beams and are fully tied into the grade supporting structure. The structures are designed to the Uniform Building Code 1994 Edition. The code is considered up to date, provides good earthquake performance, and is considered a low risk.

Architectural finishes and exterior facades are located along the entire perimeter of the stadium and are considered a moderate risk because they were reasonably braced and tied into the main steel or concrete supported structures using construction grade epoxy, anchors and bolting systems. Machinery and equipment are considered a moderate risk because most HVAC and server room cooling equipment is provided with inconsistent or undetermined anchorage and could easily shift or overturn during a major earthquake damaging components. In addition, electrical and server equipment was found with inadequate overhead bracing and in floor anchoring. Stock and supplies, mainly located in the main warehouse and throughout the main concourse levels, are considered a high risk because of their loosely palletized arrangements or are stored within inadequately anchored storage racks and storage carts. A summary of buildings and structures, machinery and equipment and stock and supplies losses and risk ratings are presented in Table 2.



**Table 2 Buildings and Structures, Machinery & Equipment and Stock & Supplies  
Losses and Risk Ratings**

Building Name	Building % Loss	Risk Level	M&E % Loss <sup>1</sup>	Risk Level	S&S % Loss <sup>2</sup>	Risk Level
T-Mobile Park – Lower Field Levels	4%	Low	11%	Moderately Low	34%	Moderate
T-Mobile Park – Upper Decks	10%	Low	7%	Low	31%	Moderately Low
T-Mobile Park – Retractable Roof Structure	10%	Low	1%	Low	0%	N/A
Parking Garage	4%	Low	1%	Low	0%	N/A

1. All assets are located within a single building with equipment located both within the building and within exterior yard areas. For analysis purposes, the park structure was split into two separate seismic zones based on construction types.

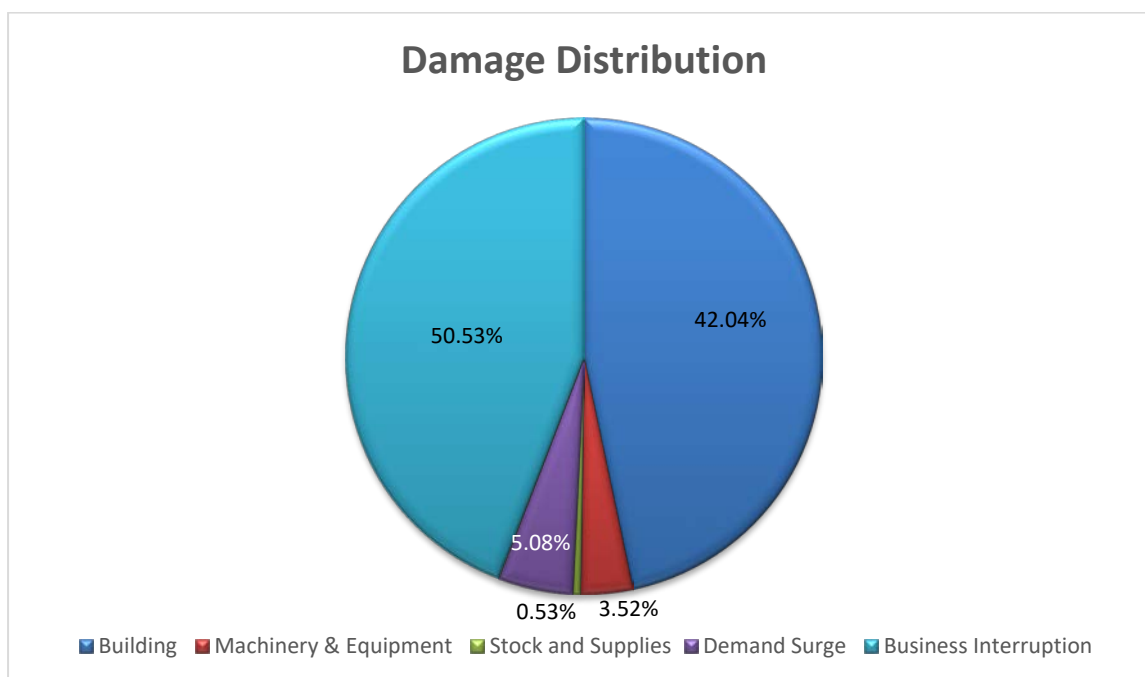
The total loss expectancy (LE) for the site was estimated to be \$66,813,230 million. The largest contributor to the loss is building and structure damages, which represents \$38.72M and is approximately 50.53% of the total loss. The next largest contributor is business interruption which is \$28.09M and represents approximately 42.04% of the total loss. A summary of the property loss expectancies and the damage distribution of the loss expectancies are presented in Table 3 and Chart 1, respectively. A complete breakdown of losses is presented in Table 11.

**Table 3 Property Loss Expectancies**

Asset Category	Overall Loss	Loss (Millions)
Property Damage (PD)	6.59%	\$38.72
Time Element (TE)	24.49%	\$28.09
Total PD + TE	9.51%	\$66.81

1. Before using these property loss expectancies, it is very important to understand any assumptions used and the basis of the losses (see Table 11 under PD and TE comments).

**Chart 1 Damage Distribution of Loss Expectancies**



Cost-effective recommendations to mitigate identified deficiencies are found in the Risk Improvement section of this report. Implementation of these cost-effective remediation measures could reduce the total loss expectancy by several million dollars. Although implementation of these cost-effective remediation measures might only reduce the total property loss expectancy slightly, they will certainly increase the reliability of the building systems which leads to reduced business interruptions following seismic events.

## SITE DESCRIPTION

The T-Mobile Park – Seattle Mariners Stadium is located in the heart of Downtown Seattle and is located adjacent to Century Link Field. The Stadium is located at the south edge of Elliot Bay and was originally tidelands that were filled in with material from the Jackson Street Regrade in the early 1900s. The early buildings that were constructed on this land were warehouses, gas station, vehicle junkyard and support facilities for the railroad yard that is located to the east of the existing Stadiums.

The building spans an estimated 1,618,950 sq. ft. of usable space that is used as general seating, concourse walkways, offices, corporate suites, service areas and retail/restaurant space. This location is considered a professional sports open-air stadium that also serves as an open-air concert venue. A fully retractable roof system is installed at this location and utilizes a two sided truss rail system to move the three sections into place. Local personnel were well prepared to accommodate this engineer throughout the visit and ample access to all areas was provided.

The lower service levels and main concourse are considered a low-rise Reinforced Concrete Moment Frame structure that runs along the entire perimeter of the stadium. Reinforced Concrete Sheer Walls are also installed on the northern and southern walls and are tied into the moment frame structure. The service level is a two-story office/warehouse/ electrical/mechanical and retail area that provides services to public patrons during events and baseballs games. Facilities management and information/network technology systems are located on the lower service levels and within the main offices located on the 5<sup>th</sup> and 6<sup>th</sup> floors. Exterior finishes consist of reinforced concrete slabs and insulated concrete steel decking, unreinforced masonry/brick facades that are tied into the main structure. Interior finishes consist of suspended acoustical ceilings and gypsum wallboard walls which divide the building into office and restaurants and enclosed suite and concourse areas. Floors are covered with carpet over concrete slabs in the main offices and suite levels with bare concrete on each of the concourse areas of the Field, Club and View level. The main office

Contents are typically desktop computers, copy machines, filing cabinets, and bookcases along with typical office furniture such as desks, credenzas, and chairs. In the main concourse areas kitchen equipment and retail servicing equipment is located along the entire perimeter of the building. Servers and telecommunications equipment within the room are not provided with adequate seismic restraints and anchorage both at the top and bottom of the racking systems however, the servers in the main offices are provided with ISO Base Seismic Isolation Platforms.

The stadium is split into separate zones and are provided with seismic separations that are provided with seismic separation dampers. These areas inspected regularly and dampening materials are replaced as needed to ensure proper performance during a seismic event.

Wet sprinkler systems are provided throughout the main service level, warehouse and operations areas, electrical areas and server rooms. All sprinkler systems are provided with adequate seismic restraint in accordance with NFPA 13 guidelines. Observations along all of the exposed concourse areas and above the drop ceiling tiles in the office area show that adequate seismic sway bracing is consistent with 4-way braces at changes in direction of cross main and feed main piping and longitudinal bracing throughout the entire sprinkler piping system.

HVAC systems are limited to hot water heating boiler systems with water loops running throughout the facility. These systems are anchored in a variety of methods. All HVAC gas fired units are not provided with adequate flexibility. The building is provided with natural gas supplies that are protected with seismic gas shut off protection.

A summary of building construction features are presented in Table 4 below:

**Table 4 Building Construction Data**

Building Name	Year Built	No. of Stories	Square Footage (sq. ft.)	Occupancy	Construction Type (Lateral-Force-Resisting System)
T-Mobile Park - Lower Concourse	1999	2	518,540	Office, Retail, Stadium	Reinforced Concrete Moment Frame (Low-Rise)
T-Mobile Park – Upper Decks	1999	3	357,365	Office, Retail, Stadium	Steel Braced Frame (Low-Rise)
T-Mobile Park – Retractable Roof Structure	1999	1	221,045	Steel Structures	Steel Braced Frame (Mid-Rise)
T-Mobile Park – Parking Structure	1999	6	522,000	Parking Garage	Reinforced Concrete Moment Frame (Low-Rise)

## SEISMIC HAZARD

Located in just south of Downtown Seattle, the Seattle Mariners utilize T-Mobile Park for Major League Baseball games and is situated in one of the active earthquake regions in the country. The area is considered a high seismic hazard. A number of large earthquakes have struck the region over the last few hundred years.

Each fault has its own geologic characteristics, including the likely Maximum Credible Earthquake (MCE) event that scientists postulate that the fault can produce anywhere along its length. The MCE for a fault is defined as the largest event that can occur on that fault. Return periods for an MCE may vary from 50 to 2,000 years, depending on the fault. A number of large earthquakes have struck the region in the last 200 years including the 1965 and 2001 Nisqually earthquakes with a magnitude of M6.7 and M6.8 and the 1946 Strait of Georgia earthquake with a magnitude of M7.3.

The site is situated near several fault lines that run through the Puget Sound area. The Seattle Fault runs from east to west just south of this location. While additional faults run throughout the Puget Sound and include the Tacoma Fault and Southern Whidbey Island Faults that make up part of the Juan de Fuca Tectonic subduction zone and the Cascadia Subduction Zone.

For this evaluation, a 475-year probabilistic seismic hazard model was used for the ground motion. A 475-year hazard is that which has a 10% chance of exceedance during a 50-year return period. Another way of expressing this is to say it is the shaking intensity that has only 1 chance in 475 in a given year of being exceeded. The 475-year hazard is most appropriate for earthquake loss expectancies of engineered buildings and structures. A probabilistic analysis accounts for the full range of possible earthquakes: their location, frequency of occurrence and size, and the propagation of the earthquake ground motion from the rupture zone to the property.

## SHAKING INTENSITY

The 475-year probabilistic hazard model for shaking intensity at the site is a Modified Mercalli Intensity (MMI) of VIII and is considered severe ground shaking. A description of the MMI scale is shown in Table 5

**Table 5 Modified Mercalli Intensity (MMI) Scale**

MMI	Peak Ground Acceleration (%g)	Anticipated Earthquake Damage (per Modified Mercalli Scale)
I	<0.1	<b>Not Felt:</b> Marginal and long-period effects of large earthquakes
II-III	0.5	<b>Weak:</b> Felt by persons at rest, on upper floors, or favorably placed. Felt indoors. Hanging objects swing. Vibration like passing of light trucks. Duration estimated. May not be recognized as an earthquake.
IV	2.4	<b>Light:</b> Hanging objects swing. Vibration like passing of heavy trucks; or sensation of a jolt like a ball striking the walls. Standing motor cars rock. Windows, dishes, doors rattle. Glasses clink. Crockery clashes. In the upper range of IV, wooden walls and frames creak.
V	6.7	<b>Moderate:</b> Felt outdoors; direction estimated. Sleepers wakened. Liquids disturbed; some spilled. Small unstable objects displaced or upset. Doors swing, close, open. Shutters, pictures move. Pendulum clocks stop, start, change rate.
VI	13.0	<b>Strong:</b> Felt by all. Many frightened and run outdoors. Persons walk unsteadily. Windows, dishes, glassware broken; knickknacks, books, etc., off shelves. Pictures off walls. Furniture moved or overturned. Weak plaster and masonry D cracked. Small bells ring (church, school). Trees, bushes shaken (visible or heard to rustle).
VII	24.0	<b>Very Strong:</b> Difficult to stand. Noticed by drivers of motor cars. Hanging objects quiver. Furniture broken. Damage to masonry D, including cracks. Weak chimneys broken at roof line. Fall of plaster, loose bricks, stones, tiles, cornices (also unbraced parapets and architectural ornaments). Some cracks in masonry C. Waves on ponds; water turbid with mud. Small slides and caving in along sand or gravel banks. Large bells ring. Concrete irrigation ditches damaged.
VIII	44.0	<b>Severe:</b> Steering of motor cars affected. Damage to masonry C; partial collapse. Some damage to masonry B; none to masonry A. Fall of stucco and some masonry walls. Twisting, fall of chimneys, factory stacks, monuments, towers, elevated tanks. Frame houses moved on foundations if not bolted down; loose panel walls thrown out. Decayed piling broken off. Branches broken from trees. Changes in flow or temperature of springs and wells. Cracks in wet ground and on steep slopes.
IX	83.0	<b>Violent:</b> General panic. Masonry D destroyed; masonry B seriously damaged. General damage to foundations. Frame structures, if not bolted, shifted off foundations. Frames racked. Serious damage to reservoirs. Underground pipes broken. Conspicuous cracks in ground. In alluviated areas sand and mud ejected, earthquake fountains, sand craters. Decayed piling broken off. Branches broken from trees. Changes in flow or temperature of springs and wells. Cracks in wet ground and on steep slopes.
X+	>156.0	<b>Extreme:</b> Most masonry and frame structures destroyed with their foundations. Some well-built wooden structures and bridges destroyed. Serious damage to dams, dikes, embankments. Large landslides. Water thrown on banks to canals, rivers, lakes, etc. Sand and mud shifted horizontally on beaches and flat land. Rails bent slightly.

Site  
Hazard  
Risk

## SHAKING INTENSITY

In addition to shaking damage, buildings and structures and their contents can be damaged from seismically induced soil failures (i.e., fault rupture, liquefaction and landslide) or other seismically induced phenomena such as tsunami. The susceptibility for the site to experience these failures has been considered in the analysis. Stability of the site during an earthquake in this report are based on regional data only since no site-specific soils report or inundation studies were available. A summary of the potential for these secondary hazards to occur at the site are summarized in Table 6 and a discussion of each follows.

A **Fault Rupture** is a break in the earth's crust along which movement can take place causing an earthquake. Movement or displacement along faults can be horizontal, vertical, or a combination of both depending upon the faulting mechanism. A ground surface rupture involving more than a few centimeters of movement will cause major damage to structures sited on the fault. Fault displacement associated with great earthquakes may be as large as 10 meters. In general, the precise location and total length of faults are not known because they are often covered by alluvial soil deposits. Fault rupture produce forces so great that the best method of limiting damage to structures is to avoid building in areas close to ground traces of active faults. A review of [regional information indicates that the nearest active fault is approximately 7 miles from the site. Therefore, the risk of fault rupture at the site is low.

**Liquefaction** is defined as the transformation of granular soil material from a solid state into a liquefied state as a consequence of increased pore pressure. If saturated sands or silts are subjected to ground vibrations, they tend to compact and decrease in volume. If drainage is unable to occur, the decrease in volume results in an increase in pore-water pressure. If the pore-water pressure builds up to a point where it is equal to the overburden pressure, the effective stress becomes zero, and the soils lose strength and develop into a liquefied state. The impact of liquefaction on common construction is typically to cause severe foundation damage due to settlement and differential movement of foundation elements. For tall and flexible structures, motions will also be significantly amplified, causing more damage. A review of regional information indicates that soils conditions at the site are susceptible to liquefaction at various depths. Therefore, the risk of liquefaction at the site is high.

**Landslides** occur where the terrain is steep and unstable. For the most part, they are no different than those generated under non-seismic conditions. However, they tend to be more widespread and sudden. The most abundant types of earthquake-induced landslides are rock falls and slides of rock fragments that form on steep slopes. However, almost every other type of landslide is possible, including highly disaggregated and fast-moving falls; more coherent and slower-moving slumps, block slides, and earth slides; and lateral spreads and flows that involve partly to completely liquefied material. There is one type of landslide that is essential uniquely limited to earthquakes, a liquefaction failure which can cause fissuring or subsidence of the ground. A review of regional information indicates that slopes at the site are not susceptible to landslide. Therefore, the risk of landslide at the site is low.

**Tsunamis** can be generated by tectonic earthquakes, which occur due to earth's crustal deformation, and abrupt dynamics of tectonic plates. Plate boundaries at the edge of tectonic plates undergo large deformations due to interaction between two plates, which cause earthquakes. Large volumes of water above the deformed area get disturbed from its stable equilibrium due to the disturbances caused by these

earthquakes. The largely disturbed mass of water strives to gain its original stable equilibrium configuration to minimize the system's internal energy. This system includes water mass and earth's surface beneath it, which attracts water to its minimum potential energy position through gravity. This process creates gigantic and massively destructive water waves known as a tsunami.

Tsunamis can cause destruction primarily due to the ultrahigh impacts on structures and other assets. The basic factors of destruction include: wave impact, erosion, and inundation. The drag applied by tsunami waves on structures can move them or overturn them. The presence of high salt concentration in tsunami waves causes corrosion of metallic bodies, which decreases their life ultimately leading to failure. As tsunami cause large scale structural destruction, the floating debris so formed poses serious threat to other structures. A review of regional information indicates that the site is not susceptible to tsunami. Therefore, the risk of tsunami at the site is low.

**Table 6 Summary of Secondary Hazard Risks**

Fault Rupture	Liquefaction	Landslide	Tsunami
Low	High	Low	Low



## RISK EVALUATION

Earthquake performance of buildings and structures vary depending on vintage (i.e., seismic design criteria utilized), and type of construction (i.e., moment frame, braced frame, or shear wall constructed of wood, steel, concrete, or masonry). Other factors that affect their performance include: completeness of load path to transfer and distribute earthquake forces, structural characteristics associated strength, stiffness, and ductility (i.e., detailing members and connection to bend and deform without catastrophic failure), configuration in plan and elevation (i.e., regular or irregular in shape), mass distribution (i.e., uniform or inconsistent), redundancy of system (i.e., single or multiple lines of resistance and multiple elements within each line), and proximity to other structures (i.e., pounding).

A summary of building secondary modifiers and risk rating are presented in Table 7. Risk ratings are based on the level of ground shaking damage including any secondary effects such as fault rupture, liquefaction, landslide, tsunami, or sprinkler leakage.

**Table 7 Summary of Building Secondary Modifiers and Risk Rating in Table 7**

Building Name	Risk Rating	Secondary Modifiers			
T – Mobile Park	Low	Plan Irregularity	Yes	Base Isolation	No
		Vertical Irregularity	Yes	Dampers	No
		Pounding	Yes	Structural Upgrade	No
		Short Column	No	URM Partitions	No
		Soft Story	No	Purlin Anchorage	No
		Engineered Foundation	Yes	Construction Quality	Average

The behavior of nonstructural components such as architectural finishes, machinery and equipment, and stock and supplies depend on several factors. Among these are: the level of seismic shaking, the components height-to-width ratio and internal weight distribution, the coefficient of friction between the supports and floor, and proximity of other components and their interaction with other objects. The following is a summary of observations for nonstructural components.

Architectural finishes throughout the facility are considered generally anchored and/or braced and considered a moderately-low risk as potential damages are expected to occur. There was evidence of reasonable and uniform bracing of suspended ceilings that included four-way splay wires with compression posts, uniformly distributed bracing along the lengths of partition walls, and safety wires for ceiling lights and HVAC registers within the office areas and equipment storage rooms.

Machinery and equipment throughout the facility, which includes all server racking systems and electrical systems, are considered unanchored or unbraced and are considered a moderate risk. All mechanical equipment is generally anchored, braced, and considered a low risk however, the existing natural gas fired boilers in the Central plant are not provided with flexible gas line connections. Although there is a limited amount of natural gas used hot water heating and temperature control, there is a seismic shutoff valve to minimize the potential gas leakage. The existing wet based sprinkler system piping within the building is considered adequately braced in accordance with NFPA 13 guideline. All kitchen equipment is provided with adequate flexible gas lines connections however, several gas-fired units were not provided with adequate wall tethering to prevent excessive movement during an earthquake.

Stock and supplies are located in the main warehouses on the lower service levels. These products are loosely stored within unanchored racking systems in highly congested storage rooms. The units were observed to be unanchored and the large racking systems are provided with 50% of the anchor bolts to the concrete floors. All shelving units are not provided with guarding to prevent items from shifting and falling off of the shelving units. It is expected that some of the stocks and supplies will fall to the floor and become damaged and considered a moderate risk.

A summary of secondary modifiers and associated risk with nonstructural components or machinery and equipment and stock and supplies at the site is presented in Table 8.

**Table 8 Summary of Nonstructural Secondary Modifiers and Risk Rating**

Item	Risk Rating	Secondary Modifiers	
Architectural Finishes	Moderately Low	Cladding	Unreinforced Masonry
		Ornamentation	No
Machinery and Equipment	Moderate	Equipment Earthquake Bracing	Somewhat unanchored
		Sprinkler Type	Wet
Stock and Supplies	Moderate	Content Restraints	Generally Unrestrained

**Table 9 Risk Rating Definitions**

Risk Rating	
Low	Architectural and machinery and equipment damage, light and easily repairable; minimal disruption of use.
Moderately Low	Limited damage with some localized structural and machinery and equipment damage potentially leading to short-term business interruption.
Moderate	Substantial structural and machinery and equipment damage potentially leading to extended business interruption and closed until critical repairs are completed.
High	Severe structural and machinery and equipment damage, possibly including partial building collapse, extensive machinery and equipment damage, and critical economic loss; structure likely to be closed for an extensive period; repair may not be economically attractive.
Very High	Severe structural and machinery and equipment damage leading to partial or total structural collapse and possibly complete economic loss.

## SITE LOSS EXPECTANCIES

A summary of site replacement values and annual revenue were provided for this evaluation and are presented in Table 10, and a summary of earthquake loss expectancies are presented in Table 11. A summary of earthquake loss expectancies after recommended mitigation measures have been implemented is presented in Table 12.

All loss expectancies developed as a result of our property surveys are for the sole use of AIG Underwriters. Engineering loss expectancies are based on the professional judgment of our engineers. There is detailed guidance and methodologies that are referenced and used in the calculation of our earthquake losses. Using our loss expectancies without an understanding of the underlying guidance and methodologies is not recommended. AIG assumes no responsibility for use or reliance upon the loss expectancies presented below.

## DEFINITIONS

All loss expectancies generated within this report assumes that the existing buildings and structures and machinery and equipment and stock and supplies support features (i.e., slabs, columns, beams, walls, etc.) were designed in accordance with the seismic provisions enforce at that time of the construction.

**Site LE:** The loss expectancy for property damages and business interruption associated with the entire site and based on current conditions. This includes the sum of all buildings and structures, machinery and equipment, and stock and supplies and any additional site related damages such as power distribution, water, and gas distribution systems. The LE is a conservative estimate, intended to have a 90% confidence level of non-exceedance. That is, only a 10% chance exists that the actual losses would be more than this amount.

**Site NLE:** The loss expectancy for property damages and business interruption associated with the entire site after successful completion of recommendations found within this report. This includes the sum of all buildings and structures, machinery and equipment, and stock and supplies and any additional site related damages such as power distribution, water, and gas distribution systems. Similar to the LE, the NLE also has a 90% confidence level of non-exceedance.

**Table 10 Site Replacement Values<sup>1</sup>**

Physical Property		Annual Revenue	
Buildings and Structures	\$558,285,678	Time Element <sup>2</sup>	\$114,700,407
Machinery & Equipment	\$28,318,262	Other	\$0
Stock & Supplies	\$1,000,000		
<b>Total =</b>	<b>\$587,603,940</b>	<b>Total =</b>	<b>\$114,700,407</b>

1. All values were taken from the 2020 statement of values. Machinery & Equipment values were redistributed based on onsite observations. Stock and Supply values were raised slightly to represent the first day of home stands during the regular season.
2. Business time element values represent a 12-month period and account for sales, rental income, and baseball game revenue.

**Table 11 Earthquake Loss Expectancies (LEs)**

Total Site LE (475-Year Event)			
Buildings and Structures	\$33,760,752	Controlling building or structure is the T-Mobile Park building with a downtime of 4 months for cleanup, repair, and restoration	\$28,090,130
Machinery and Equipment	\$1,363,053		
Stock and Supplies	\$205,232		
Secondary Hazards			
Fault Rupture	\$0		
Liquefaction	\$0		
Landslide	\$0		
Tsunami	\$0		
Sprinkler Leakage	\$0		
Demand Surge	\$3,394,112		
<b>Total Property Damage (PD)</b>	\$38,723,100	<b>Total Time Element (TE)</b>	\$28,090,130
<b>Total PD + TE = \$66,813,230</b>			
PD Comments:	<ul style="list-style-type: none"><li>• Loss expectancy includes physical damage to buildings and structures, machinery &amp; equipment, and stock &amp; supplies as well as the impact of secondary hazards and demand surge.</li><li>• Regional information indicates that liquefaction is a high risk but was identified and addressed during the original construction project. Therefore, liquefaction damages were not included in the loss estimate.</li><li>• Damage associated with fire-following earthquake is not included in this evaluation.</li><li>• Longer return period events (i.e., 2,500-year) are possible in the Pacific Northwest and ground motions can significantly increase resulting in a loss that is greater than the 475-year loss developed.</li></ul>		
TE Comments:	<ul style="list-style-type: none"><li>• The main structures on site are not vulnerably to collapse however, exterior facades, fine finishes within the suite level, offices and main concourse areas are expected to be damaged.</li><li>• The downtime assumes that a seismic event occurs during the MLB regular season and home game revenues will be affected.</li></ul>		

**Table 12 Earthquake Normal Loss Expectancies (NLEs)**

Total Site NLE (475-Year Event)			
Buildings and Structures	\$27,092,141	Controlling building or structure is T- Mobile Park with a downtime of 2 months for cleanup, repair, and restoration	\$21,533,105
Machinery and Equipment	\$516,800		
Stock and Supplies	\$30,000		
Secondary Hazards			
Fault Rupture	\$0		
Liquefaction	\$0		
Landslide	\$0		
Tsunami	\$0		
Sprinkler Leakage	\$0		
Demand Surge	\$1,746,968		
<b>Total Property Damage (PD)</b>	\$29,355,910	<b>Total Time Element (TE)</b>	\$21,533,105
<b>Total PD + TE = \$50,889,015</b>			
PD Comments:	<ul style="list-style-type: none"><li>Loss expectancy includes physical damage to buildings and structures, machinery &amp; equipment, and stock &amp; supplies as well as the impact of secondary hazards and demand surge.</li><li>Regional information indicates that liquefaction is a high risk but was identified and addressed during the original construction project. Therefore, liquefaction damages were not included in the loss estimate.</li><li>Damage associated with fire-following earthquake is not included in this evaluation.</li><li>Note that loss expectancies for tsunamis, fault rupture and landslide hazards are not included in this evaluation because regional information places this location in non-exposed zones.</li><li>Longer return period events (i.e., 2,500-year) are possible in the Pacific Northwest and ground motions can significantly increase resulting in a loss that is greater than the 475-year loss developed.</li></ul>		
TE Comments:	<ul style="list-style-type: none"><li>The main structures on site are not vulnerably to collapse however, exterior facades, fine finishes within the suite level, offices and main concourse areas are expected to be damaged.</li><li>The downtime assumes that a seismic event occurs during the MLB regular season and home game revenues will be affected.</li></ul>		

## **RISK IMPROVEMENTS**

Where “**Cost to Complete**” is provided below, the estimated costs to complete are indicative costs only and not an exhaustive analysis. Its purpose is to distinguish between all recommendation costs on a relative basis which highlight the difference between maintenance and capital improvement costs. Before proceeding with the commissioning of any work, several quotes from qualified and licensed contractors are advised.

## 19-09-01 Stock and Supplies

**Summary:** Anchorage and bracing systems for stock and supplies were found to be somewhat unrestrained within the warehouse and auxiliary storeroom areas. All stock and supplies that are critical to operations or have high-values should be restrained to reduce damage and spillage during an earthquake. The following items were found to be deficient:

1. Lack of adequate bolting and lateral restraints on storage shelving within the main storerooms.
2. Fulfillment products stored on industrial storage racks within the auxiliary warehouses throughout the site.

General recommendations are provided below for installing anchorage and/or bracing for each of the main types of storage systems observed. For non-generic items, it may be prudent to engage a structural engineer to design specific anchorage and/or bracing details.

**Industrial Storage Racks** – should have proper anchorage to prevent overturning that result in damage to contents and nearby objects. Anchorage should consist of: installing anchor bolts in all holes provided in the column base plates, tying adjacent racks together, providing restraints so that items cannot fall off their shelves, and using good housekeeping procedures such as shrink wrapping materials stored on pallets, loading lower shelves first, always storing heavier products on the lower shelves, and placing critical and sensitive products in impact resistant packaging.

In some instances, older industrial storage racks were not designed for earthquakes and can collapse. For these systems, it is not cost-effective to retrofit and only good housekeeping procedure can be implemented knowing that there still can be a significant loss. When purchasing new storage racks, always require that the design meet all current building code requirements and validated by analysis for the seismicity of the region.

**Details:** Unrestrained stock and supplies can easily slide or topple in an earthquake and become damaged resulting property and business interruption losses. Also, hazardous or flammable materials can spill releasing toxic fumes and resulting in a potential life-safety issues. In addition, for flammable materials in locations where there is an ignition source present, there is the possibility of a fire and/or explosion. Restraining stock and supplies is the most cost-effective solution for mitigating damage, reducing loss of revenue (i.e., business interruption, market share and/or reputation), preventing the release of toxic fumes, and limiting the potential for a fire and/or explosion.

**Response:** Discussions with local management show a high interest in providing restraint and wall anchoring for all existing storage shelving units and storage racking systems found within the building. The provision of anchorage and shelving protection to prevent contents from falling off of storage racks is not expected to occur as a high amount of the existing storage is considered low value or not susceptible to fall damages.

<b>Loss Expectancy Before:</b>	<b>\$ 205,000</b>
<b>Loss Expectancy After:</b>	<b>\$ 30,000</b>
<b>Cost to Complete:</b>	<b>\$ 10,000</b>

## 19-10-02 Machinery and Equipment

**Summary:** Anchorage and bracing systems of machinery and equipment were found to be somewhat anchored/braced or unanchored/unbraced in T-Mobile Park. All machinery and equipment that is critical to operations, has high-values or supports occupant safety systems should be anchored or braced to resist excessive movement and possible damage during an earthquake. The following items were found to be deficient:

1. Unanchored server equipment in MDF rooms
2. Unanchored storage racking systems in main storage rooms and maintenance rooms
3. Kitchen gas fired equipment without adequate tethering to the walls;
4. Lack of flexible connections natural gas fired boilers in Central Plant.

General recommendations are provided below for installing anchorage and/or bracing for each of the main types of machinery and equipment observed. For non-generic items, it may be prudent to engage a structural engineer to design specific anchorage and/or bracing details.

There are also several documents published by the Federal Emergency Management Agency and other organizations that provide typical details for the anchorage and bracing of machinery and equipment including:

1. Installing Seismic Restraints for Mechanical Equipment (FEMA 412)
2. Installing Seismic Restraints for Electrical Equipment (FEMA 413).
3. Installing Seismic Restraints for Ducts and Pipe (FEMA 414)
4. Seismic Restraint Manual, Guidelines for Mechanical Systems," Sheet Metal and Air Conditioning Contractors' National Association (SMACNA)

**Floor Mounted Machinery and Equipment** – should have anchor bolts installed to prevent overturning and/or sliding that results in damage to attachments and nearby objects. Anchor bolts should be installed at each corner in proportion to the hole-size in the frame. In some instances, there may be more than four holes, and in those instances, fill all holes with the appropriate size anchor bolts. Where equipment frames do not have bolt holes, steel brackets should be welded or bolted to the frame and bolted to the floor. In addition, rigidly attached piping should be provided with sufficient flexibility (i.e., either through expansion loops in the piping or flexible connectors) to allow differential movement in any direction during an earthquake.

**Suspended Machinery and Equipment** – should have lateral bracing installed to prevent swaying that result in damage to attachments and nearby objects. Lateral braces should be installed at each corner of the unit at approximately 45 degree angle so that lateral motion is restrained in any direction. Bracing should consist of steel members (angles, tees, straps, etc.) or cables (wire rope). Each brace must be bolted to the unit adjacent to the vertical support rod using a steel bracket (bent plate or angle) or hardware suitable for attachment. The other end of the brace should be bolted or welded to the structure above using a similar steel bracket or hardware. If the braces are installed at steep angles, then the vertical support rods will require reinforcement to resist upward motion from the brace. In addition, rigidly attached piping should be provided with sufficient flexibility (i.e., either through expansion loops in the piping or flexible connectors) to allow movement in any direction during an earthquake.

**Electrical Equipment** - should have anchor bolts installed to prevent overturning and/or sliding that result in electrical arcing and damage to equipment. Anchor bolts should be installed at each corner in proportion to the hole-size in the frame or where cabinets are bolted together, every other bolt hole can be filled. In some instances, the equipment was inaccessible because anchor bolts are inside the units which were energized at the time of the site visit. During future maintenance shutdowns, verify anchorage is present, and if not, provide a minimum of four anchor bolts per unit.



**Kitchen Equipment** – all gas-fired stoves, fryers, ovens, etc. should be restrained to prevent the possibility of a ruptured gas line that could lead to a fire and/or explosion. Restraints should consist of cable tethers (minimum of two) attached to the equipment and the gas line should have a flexible connector that can stretch more than the cable tether when it's fully extended.

**Data Processing Equipment** – should have anchorage to prevent overturning and/or sliding that result in damage to the equipment and attachments. Anchorage should consist of: 1) raised access floor pedestals should have positive anchorage (i.e., mechanical fasteners (glue is not acceptable especially for slabs-on-grade where the glue can deteriorate from moisture coming through the slab)); 2) raised access floors taller than 12 inches should have lateral bracing spaced approximately 12 to 16 feet on center in both directions and floor runners should be bolted together and be continuous; 3) equipment supported on raised access floors should have overturning restraints installed to the subfloor (these are typically threaded rods bolted to the equipment and anchored to the subfloor below), and diagonal braces (supplemental to the access floor bracing) localized under the equipment to resist shifting; 4) equipment supported on independent frames that penetrate the raised access floor and are resting on the subfloor should have anchorage from the equipment to the frame and the frame to the subfloor; 5) provide protection to prevent water leakage from automatic sprinkler systems located under the raised access floor or at the ceiling; 6) upgrade the emergency preparedness plan to include sprinkler leakage and water damage training of all personnel to assist with prompt clean up procedures of contaminated equipment and product during salvage operations for electronic equipment that is critical to operations; and 7) for non-raised access floors, equipment such as server, racks, air conditioning units, etc. should be bolted to the floor.

**Piping and Ducting** – should be braced to prevent excessive moment that can lead to severe damage and falling hazards for the occupants below. Pipe bracing should be provided as follows: 1) brace all water and natural gas piping in accordance with local codes; brace all piping located in boiler, mechanical equipment and refrigeration mechanical rooms that are 1-1/4" nominal diameter and larger; and brace all pipes 2-1/2" nominal diameter and larger. The exception is where piping is suspended by individual hangers 12" or less in length. Piping and ducting should be braced along their lengths using uniformly spaced transverse and longitudinal braces. Seismic bracing should be installed such that the system can still expand or contract during normal operations without overstressing the system.

**Details:** In the event of an earthquake, unanchored machinery and equipment can easily slide, sway, or topple and become damaged resulting in costly property and business interruption losses. In some instance, they might serve as part of a critical function or are necessary to protect occupant safety. Anchorage and bracing of machinery and equipment is the most cost-effective solution for mitigating damage, increasing occupant safety, reducing loss of revenue (i.e., business interruption, market share and/or reputation).

Where machinery and equipment is gas-fired, fire following earthquake becomes an addition concern, and can often causes more damage than the shaking itself. The main reason for such fires is leaking gas ignited by open electrical equipment or other hot surfaces. Anchorage and bracing is important to minimize movement and undo stress on piping attachments, and is a cost-effective way of minimizing the probability of a fire and/or explosion.

**Response:** This recommendation was discussed with local personnel and several areas were identified during the walkthrough. This recommendation is expected to be completed overtime due to the large amount of unanchored kitchen units, HVAC units and storage racking systems found within the stadium.

<b>Loss Expectancy Before:</b>	<b>\$1,363,000</b>
<b>Loss Expectancy After:</b>	<b>\$ 744,000</b>
<b>Cost to Complete:</b>	<b>\$ 100,000</b>

### 19-09-03 Emergency Response Plan

**Summary:** There was only limited information concerning an emergency response plan at the site. The plan should address what action is to be taken before, during, and after an earthquake. It should address: the management/emergency team responsibilities; a thorough understanding of the earthquake hazards (intensity of ground shaking and susceptible to fault rupture, liquefaction, landslide, etc.) and issues and concerns with the buildings and structures and non-structural components at the site; the extent of emergency equipment and supplies needed at the site; practice drills that occur on an annual basis; and clear directions on implementing recover plans to minimize business interruption (i.e., contractors and engineers designated to assist in recovery, etc.).

**Details:** Earthquakes strike suddenly, often without warning, and can cause severe and widespread damage to property. There can be a wide range of secondary effects including fires, landslides, or tsunami. Most building codes address seismic resistance to protect life-safety and prevent the collapse of buildings, and not necessarily to prevent building damage altogether. Unfortunately, earthquakes cannot be prevented. However, damage to property and interruptions to business can be limited through adequate and effective planning.

**Response:** Based on discussions with local management, plans are in place to deal with business interruption events which include loss of power, area wide flooding, storm water flooding and earthquakes. Facilities personnel did not have access to the emergency response plan documents during the evaluation.

## RISK IMPROVEMENT DEFINITIONS

Our Risk Improvement opportunities have been classed as either “Human Element” or “Physical Protection” improvements. These are defined as follows:

- A Human Element risk improvement typically relates to procedures and management programs and will not normally involve, or will have limited, capital expenditure.
- A Physical Protection risk improvement is associated with provision of physical plant and equipment; typically, there could be a capital expenditure associated with these improvements.

## RISK IMPROVEMENT CATEGORY DEFINITIONS

<b>1 – Critical</b>
Serious deficiencies or conditions that create an immediate & severe potential for loss. These deficiencies represent conditions that are serious enough to affect the overall safety of the facility. Deficiencies of this nature require immediate attention by the insured, with either full compliance or reasonable mitigation of the exposure.
<b>2 – Important</b>
Deficiencies that do or may cause a loss. These are recommendations to correct uncontrolled exposures or to achieve and maintain a reasonable level of property protection. These recommendations require commitment on the part of the insured to change or modify conditions or work practices in order to reduce the potential for serious loss, resulting from either frequency or severity of events.
<b>3 – Advisory</b>
Deficiencies that are minor in nature and not expected to contribute significantly to a loss, but do represent or could contribute to unsafe conditions or unsafe acts. These are recommendations that are considered best practices to enhance the level of property protection. Although compliance with these recommendations improves the risk and reduces the likelihood of a loss occurring from the recognized hazard or situation, they are considered desirable and not mandatory in nature.

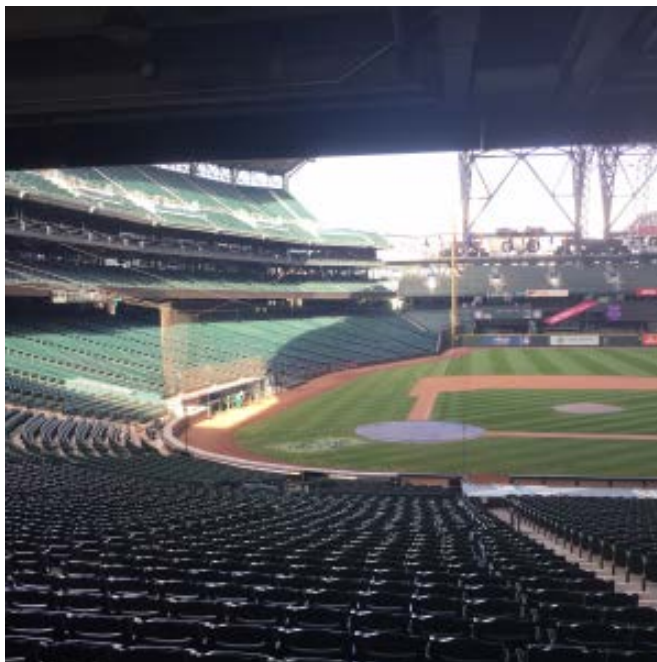
**EXHIBITS**



***Natural Gas Line Provided with SGSV***



***Roof Support Truss and Steel Structure***



***Ball Field View from Main Concourse***



***Unsupported Storage Racking in Maintenance Area***

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## **February 8, PFD Regular Board Meeting Executive Director Report**

### **Highlights**

- Stadium District Task Force – The Mayor’s Industrial and Maritime Advisory Group is nearing the end of its work, with transmittal to Council of the Mayor’s recommendations for amendments to the Comprehensive Plan anticipated in early-March. The Mayor’s Office is currently evaluating the creation of two new land use designation – Industry and Innovation and Neighborhood Industrial – which would be included in a set of recommendations transmitted to City Council in late-February/early-March. The latter of these, Neighborhood Residential, is very similar to the Makers Zone concept that the PFD has supported. The current recommendation would not include new residential beyond a modest amendment to the caretaker/artist housing allowance. The PFD and PSA have discussed polling to test these recommendations with the public, as discussed earlier in today’s agenda.
- Website Redesign: We are now in the midst of website design and content development. I have attached in the board packet a series of “stills” that illustrate a few sample site pages. The Website Redesign Task Force –Chair Graven, Vice-Chair Nelson, and Member Marr – has been very helpful in reviewing and providing feedback on early design direction and an updated site map. In addition, I have hired a content development consultant, Greg Scheiderer, to help with the website language. We anticipate being able to share a PFD-only beta version of the website for your (and key stakeholders’) review and feedback in late-March, with the goal of an official role out in early-April. In the meantime, please let me know if you have any feedback or suggestions.

### **Administrative**

- Staffing Update – With the departure of Sharon Bruckart as the part-time Office Manager, I have developed a new job description that increases the hours from

20/week to 25/week, increased the salary range, and am including the offer of benefits. I will let the Board know when we have hired a new position.

- Office Improvements – After consulting with Chair Graven, Member Burgess, and Tom Backer, I have decided to move forward with a limited scope of office improvements: the replacement of flooring and new paint in the PFD offices. Having received three quotes from potential vendors in 2020, I have decided to move forward with Boots Construction for their responsiveness to the PFD's needs and budget. I anticipate the budget of the work to fall within the approved range of budget approved by the Board in Resolution 394. In addition, I have received three quotes on new office furniture for my office and the spare office, the latter of which will be converted into a workroom with the relocated printer, file and supply storage, and a workspace with simple desk. I anticipate bringing to the Board resolutions for these two contracts for ratification at the March board meeting. Any further improvements to the office will be considered once in-person meetings are allowed per State guidance and in consultation with the Board.

# WASHINGTON STATE Ballpark

## PUBLIC FACILITIES DISTRICT

T-Mobile Park is owned by the Washington State Major League Baseball Stadium Public Facilities District (PFD).  
The PFD was created 1995 by the Washington State Legislature and the King County Council.

[Link to page](#)



## T-Mobile Park

### Note Lorem

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### Resources

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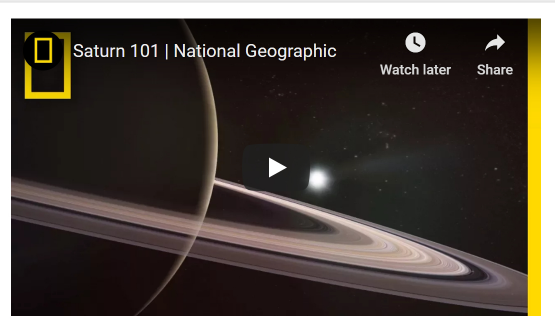
[Policy brief](#)

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### Embedded video

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Lead Priorities

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Resources

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Long form

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FORM ACTION

# Our Neighborhood

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Link to page

**Washington State Ballpark Public Facilities District**

Mailing address: PO Box 94445, Seattle, WA 98124  
Street address: 110 Edgar Martinez Drive South, Seattle, WA 98134

Joshua Curtis - Executive Director  
360-555-1212 - email@ballpark.org

PRIVACY   SITE MAP   

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## Economic Benefits

### ECONO BENHY FHOOOL HOHD

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[Resources](#)

[Anchor](#)



Caption

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### Resources

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#### Headline news

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June 6, 2020 | [Topic](#), [Topic](#)

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# Our Neighborhood

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LINK

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