

OAK VIEW GROUP

Responses to City of Seattle's April 25, 2017 Request for Clarification

Design and Constructability Team Questions/Requests

1. Do you have WA State sales tax in your project budget?

OVG Response:

Yes, this is included in OVG's budget.

2. Please show the turning radius you have for access to the truck ramps in your design; we need to see how the trucks are using the adjacent city streets.

OVG Response:

Please see EXHIBIT A attached.

3. Please provide a MEP narrative with the following details:

a. For Mechanical: are you planning to connect to Seattle Center utility plant, what is your plan to relocate equipment in Northwest Room courtyard?

OVG Response:

Yes. The plan is to connect to the Seattle Center utility plant, along with increasing capacity of the plant via existing space planned for this purpose. Please refer to mechanical narrative section 3.2 for additional information. Regarding the Northwest Room courtyard, please refer to mechanical narrative section 3.1L. In general, equipment no longer utilized will be demolished, and utilities maintained to serve existing buildings at the Northwest courtyard as is.

b. For Electrical: What is plan to relocate main electrical in south yard since you have repurposed that location?

OVG Response:

The existing medium voltage service and transformers will be removed. A new switchgear line-up will be provided in a new electrical room to distribute service around the arena.

c. For Plumbing: A general overview of domestic water, sewage and any storm water/GSI details you may have studied.

OVG Response:

Please refer to mechanical narrative for general overview of plumbing utilities- see sections 3.1L and Part 5. Further study related to storm water/GSI is planned via consultation with Civil Engineer as project develops.

4. In promotional materials you indicate that you have lowered the floor plate of the event floor by 15' - please provide a section drawing illustrating this added depth and the relationship of your new building levels to grade.

OVG Response:

Please see EXHIBIT B attached.

5. Do you have any entrances to the building besides the south end? We see egress stairs at north, but only south entry.

OVG Response:

OVG's current design funnels the majority of spectators into the south atrium/lobby, via entry doors on the extreme east and west ends. Premium ticket holders and suite holders will have dedicated access from the new parking garage (approx. 850 parking spaces) directly onto the arena suite level via 2 connecting bridges. This reduces the load on the main atrium entries.

6. Please state your financial commitment to transportation mitigation, both capital and operating.

OVG Response:

OVG wants to be a thought-partner and resource for helping the City develop transportation strategies for Seattle Center. Rather than simply punt the problem to the City, OVG is committed to aiding the City in mitigating transportation challenges to the site in several ways:

- *Initially, OVG will spend over \$1 million to create a multi-modal transportation hub, to be operated by OVG at the corner of 1st Ave. N. and John St., that will serve both as a shuttle, taxi, and ride share (e.g., Lyft and Uber) loading and unloading zone, and as a bike parking facility with covered waiting areas. The number above does not include the cost of bus drop-off improvements to be constructed on 1st Ave. adjacent to the arena.*
- *OVG will provide operations supervision for a transportation drop-off zone near the east directional entrance to Seattle Center to provide an alternate site for loading and unloading. OVG will support this operation at its sole cost and expense.*
- *OVG will pay for Seattle Traffic Control to manage the intersections and garage exits for arena events consistent with a Transportation Management Plan ("TMP") to be developed at OVG's sole cost and expense and in consultation with the City.*

- *OVG is prepared to subsidize the cost of Monorail rides to arena events by bundling event tickets with Monorail tickets to encourage use of the Monorail. Moreover, OVG is prepared to work with the City to contribute up to \$2 million towards expansion of the Monorail system, including new station construction.*
- *OVG will commit a portion of its arts funding budget to improvements of the Lake2Bay/Thomas Street connection to provide visual interest to the streetscape to encourage pedestrian activation.*
- *OVG will hire a full-time community liaison as part of the arena operations team that would help be the voice and point person for ongoing coordination with local neighborhood representatives and law enforcement/public safety officials to hear concerns as they arise and help implement best practices, including with respect to traffic control for arena events.*
- *OVG will fund up to \$1 million towards technology and way-finding solutions (to be further developed as the site planning process is refined) to alleviate traffic ingress and egress.*
- *OVG will fund up to \$1 million towards the City’s adaptive signal control system to mitigate traffic impacts in and around Seattle Center.*
- *OVG will host regular, timely, and ongoing traffic-related meetings with local neighborhood leaders and business owners so that OVG can continually amend and adjust its TMP to address ongoing traffic concerns and figure out “what works” and what does not.*

7. Please explain what, if any, programmatic and/or financial nexus exists between your development on the south site (1st Ave. N. block) and the arena? Are any arena functions housed in the 3-story development? Is revenue from the residential building part of your financials?

OVG Response:

At this time, there are no plans or budgeted costs for development of the building on the south site, nor are there revenue projections associated with any such development. OVG wants to engage with the City and stakeholders in the surrounding neighborhood on the highest and best use for that premium location that serves both the arena’s and the City’s financial and operational interests. OVG believes that investing all efforts into a successful arena development is critical before contemplating a larger scope of ancillary development. We welcome a conversation with City representatives to identify the best approach to this site.

8. Please outline the details of the new seating bowl:

- a. North end daylighting into bowl

OVG Response:

The north end of the arena, or area of open glazing above the upper deck seats, will receive an operable shading or curtain system to support 'black-out' conditions if a particular event requires it. During non-event times, these shades can be opened to allow indirect daylight into the arena bowl, promoting electrical cost savings on lighting.

b. Visibility of bowl from main concourse

OVG Response:

Yes, the arena plan includes an open main and upper concourse with visibility from the concourses directly into the seating bowl. For these areas with open views, a retractable curtain system will be provided to support 'black-out' conditions if a particular event requires it. These are conventional systems that we have used on similar projects including PPG Paints Arena (Pittsburgh) and T-Mobile Arena (Las Vegas).

c. Reconcile premium seating products between narrative, capacity and plans, i.e. location and description of "ice suites"

OVG Response:

*There are 16 event level suites (8 per sideline). These suites are situated beneath the lower bowl seating, and have direct access through vomitories to seats directly in front. Depending on the seating manifest, we have labelled these as ice suites, court suites, or floor suites. Please note these are all referring to the same product mentioned above. Also, see **EXHIBIT C** for updated seating manifest breakdowns.*

9. East and West Entry – please explain box office, will call, search, locations etc.

OVG Response:

The box office and will call can be located in the retail/entertainment spaces on the east and west ends of the new parking garage. These spaces are at the entry plaza level, and are accessible without going inside the main entries of the arena. Further evaluation is required in the schematic design phase to determine suitable locations and square footage for these program elements. We project that the number of ticket windows and space for these functions will be minimal when this building opens. Currently, ticket purchases are largely done electronically through automated machines, or by mobile devices. We expect that trend to increase in the coming years.

10. When is the anticipated building permit application submittal date?

OVG Response:

OVG, through its project leadership of ICON Venue Group and Populous, will interface with the City of Seattle Building Department soon after being selected to hold a work session with the designated City staff to present the basic plan and concepts for the renovation of Key Arena. A follow up meeting will be held when the Schematic Design package is completed which is targeted for the end of September 2017. The anticipated building permit application would be submitted when the Design Development documents are completed which is targeted for the end of April 2018. The project team would maintain regular interface with the City of Seattle from that point forward to respond to any questions and keep the City apprised of the evolution of Construction Documents. OVG's objective would be to coordinate with the City on a phased Building Permit approval process that would enable a 1) demolition permit being issued by October 2018, 2) excavation, shoring and foundation permit by January 2019 and 3) full building permit by March 2019.

11. Does the proposal assume that this is a substantial alteration, requiring a seismic evaluation?

OVG Response:

We anticipate that the City will classify this modification as a substantial alteration, and therefore, a full seismic evaluation of the roof will be required. Please note that the complete existing bowl will be removed, and replaced with a new bowl superstructure seismically isolated from the existing roof. This bowl will of course be designed per current codes. We anticipate that a full modern level of PBD analysis will be required by the city.

12. And depending on the results of the evaluation, does the proposal anticipate a seismic retrofiting?

OVG Response:

Since the code that governed the 1995 renovation was written, there have been limited seismic code force level changes and several detailing requirement changes, many of which do not apply to this type of roof structure. There are only minor modifications anticipated for the structural steel roof framing that will not materially impact the seismic mass or detailed load paths within the roof. The modifications to the support conditions of the "chevron" elements which provide lateral support to the roof will incorporate replacement with elements and details that closely match the lateral stiffness of the existing foundations. Because these new elements will nearly match the existing conditions, there is minimal change to the seismic behavior of the existing roof.

13. Has OVG been in any discussions with other public agencies about funding the 850-stall parking garage? Have any agencies been receptive? If no agencies are receptive, would OVG consider asking the City to fund the garage?

OVG Response:

OVG met with Port of Seattle staff on one occasion in December 2016 to explore the Port's interest in supporting the arena project through some level of financial contribution. The Port

did not provide us with an answer, but indicated that they would look at the opportunity. OVG is committed to finding a solution to make this parking garage a part of the project even if the Port elects not to finally contribute to its construction. OVG would not consider asking the City to fund the garage. OVG commissioned Strategies 360 to conduct an initial phone-based polling that revealed general support for the Port to financially participate and contribute funds for onsite parking. If the Port were to invest in the project, OVG would anticipate the Port sharing in the upside of additional revenue generated by the parking garage. OVG recognizes that definitive involvement of the Port is premature, and OVG looks forward to discussion with City representatives to help determine if this is the right path forward.

14. Is OVG proposing to fulfill part or all of its requirement for 1% for the Arts by including the architecture of the arena itself? If so, how much of this requirement does OVG expect would be fulfilled by the architecture?

OVG Response:

OVG believes that elements of the architecture that are not mass produced and that have been designed in furtherance of creating a unique architectural identity for the Project satisfy the definition of “public art” and provide a work of art for public benefit. However, OVG does not expect that all historic or landmarked architectural elements would be treated as artwork, and that such elements would only constitute a portion of the overall budget. OVG anticipates that the remainder of the arts contribution would be used for the commission, purchase, and installation of artworks in a variety of settings. For use of these funds, OVG proposes to work with artists within the City to implement artist-authored municipal art plans for Seattle Center. Given the expressed desire to enhance accessibility and wayfinding connections throughout the site, OVG proposes that a significant portion of the remaining funds be used to support Thomas Green Street art installations that enhance the street-level for pedestrians. OVG would also like to see a portion of these funds set aside to support temporary projects involving performance arts, e.g., providing a grant for performance artists to participate in presenting public art during the 14-free City events or in outdoor spaces near the arena (such as the courtyard outside). This seems to be a natural expansion of existing connections between visual and performance arts, such as the Poetry Garden Art Series, and would be especially relevant within this special Seattle Center arts and culture district.

OVG is also committed to developing and hosting an annual arts fair that profiles arts in multiple media (including live music, dance, and theatre) and showcases local artists and community arts groups. We also see this festival as being an opportunity for the Uptown Arts and Culture District to highlight its artisans and programs.

15. Please describe the expected impact to the physical structures south of Thomas Street within the redevelopment site, and specific plans for any tenant relocation necessary.

OVG Response:

OVG believes that the proposed truck ramp that will service the arena loading docks will require the west end of the existing structure to be removed to allow for that ramp. OVG also

anticipates that any future development of the south site, if pursued, would result in the structure on the northwest corner of the south site being replaced with a new structure that is consistent with any local landmarks designation, subject to the caveat in our response to question number 7, above, that no such plans have been developed at this time.

With respect to tenant relocation efforts generally, OVG is committed to funding up to \$500,000 towards short-term and long-term solutions for displaced tenants. OVG will reimburse the cost of any staff time spent on tenant relocation efforts, which might include reimbursing the City for the costs of hiring a full or part-time community liaison assigned to handle issues arising from the arena project. OVG's financial commitment would be used to fund a combination of solutions that OVG, the City, and the affected tenants agree makes the most sense, which might take the form of a lump-sum off-site relocation payment, a direct reimbursement of actual out-of-pocket moving expenses (including the cost of a leasing broker to identify potential individual or co-located spaces elsewhere in the City), exploring the possibility for on-site tenant relocation as part of the South Site redevelopment, or other solutions. OVG expects that there will not be a "one size fits all" solution for each tenant, and thus wants to work closely with tenants and the City to develop the best approach.

16. How will the arena service ramp leading to the loading dock interface with the adjacent parking garage and rideshare drop off? How will conflicts be managed?

OVG Response:

If necessary, OVG will position a traffic control officer at that location to facilitate the ramp users' ability to exit the ramp without conflicts, at OVG's sole cost and expense. The access path to the loading dock does run adjacent to the parking garage and surface lot south of Thomas Street but actual access to the ramp will be scheduled and controlled for deliveries, event and broadcast vehicles requiring access to the loading dock.

17. Please provide a breakdown of hard and soft costs in your redevelopment financing plan.

OVG Response:

Hard Cost = \$327 million.

Soft Cost = \$158 million.

18. Have the NBA and NHL confirmed that your design meets the criteria to host a team per their individual league standards?

OVG Response:

As discussed at our in-person meetings with the City on April 26-27, we prefer not to make public comments at this time regarding preliminary discussions with NBA and NHL representatives. We note, however, that OVG's design team is well-versed in the individual league standards, and the proposed design was developed with these standards specifically in mind. ICON and Populous have designed more NBA and NHL facilities than any other project

management and architecture team in the world, and the OVG management team has operated and managed more facilities than any other executive team. OVG is confident that its design meets all requirements and best-in-class practices. As but one recent example of OVG's first-hand knowledge of league standards, OVG is currently representing the NHL Islanders (NYC) on their commitment to designing and constructing a new arena and hockey home. Moreover, OVG's partner The Madison Square Garden Company is the owner of the New York Rangers (NHL), New York Knicks (NBA), and New York Liberty (WNBA).

Populous will submit that package formally immediately after being selected as the winning proposer. ICON and Populous are intimately familiar with every element of the NBA and NHL facility guidelines and have been successful in receiving League approval for numerous arenas across both leagues. Both ICON and Populous can affirmatively state the OVG's proposed renovation plan for Key Arena will comply with both NBA and NHL Facility Guidelines.

Operations Team Questions/Requests

1. Please explain your sponsorship strategy to sell sponsors at only the for-profit entities? How does this not cannibalize the opportunities for event/festivals and non-profits on the campus? How do you see merging the separate and aggressive business development strategy for these private organizations?

OVG Response:

This is another example of where OVG sees itself as a partner and resource, rather than a competitor, with respect to existing Seattle Center programming. We do not want to cannibalize opportunities, but instead amplify them. OVG will work with Seattle Center to help promote campus-wide events, and has committed to aiding the non-profit resident organizations where possible to promote their events. As we understand the current model, each of the for-profit enterprises at Seattle Center is responsible for selling its own sponsorships. The responsibility for selling sponsorships for Seattle Center and campus-wide events is the responsibility of Seattle Center. OVG proposes to package those for-profit sponsorship opportunities with the goal of growing individual shares of sponsorship revenue. This would not be at the expense of non-profits or events and festivals. OVG does not see this as significantly differing from the existing model, other than a more efficient way to sell the current sponsorships in one package. OVG is committed to, at the City's election, either working with the Seattle Center's existing marketing staff to enhance their sales initiatives and increase revenue, or in-source the campus-wide marketing effort for Seattle Center and provide a guaranty of today's baseline revenues.

2. What does it mean to be the only "Ticketmaster Arena" in the NW?

OVG Response:

This will be the first project in which Live Nation, the nation's leading content provider, has committed to making a direct equity investment in an arena. As such, Ticketmaster, as an affiliate of Live Nation, will also indirectly be invested in this project, bringing with them market-leading content, technology, and mobile systems. This will be the first time that Live Nation/Ticketmaster will be able to merge its content and technology with an arena investment.

3. Tell us more about your commitment to allocate \$10 million to YouthCare (of the 20 million you promise to commit)? Please provide additional narrative around what types of programs, etc. in which you would invest the \$10 million dollars? Will any of this funding help to mitigate displaced vendors/supplement revenues to non-profits?

OVG Response:

In terms of our commitment to YouthCare, OVG has committed to funding, promotion, job training, and internships, amongst other benefits. The \$10 million of support is committed

over a 20-year period. OVG also has committed to integrate on an annual basis with the organization, including supporting YouthCare’s annual event, providing young people with access to artists and athletes, supporting public service announcements mitigating the stigma around homelessness, and other partnership initiatives that provide direct resources to YouthCare’s clients.

For the remaining \$10 million dollars, OVG will look to Seattle Center’s resident organizations and stakeholders in the surrounding neighborhood for advice and guidance on how to best leverage those resources. We anticipate the focus will be within Seattle Center and the Uptown Neighborhood. Our plan is to form a steering committee of community members and non-profit leaders (which might take the form of a non-profit foundation Board of Directors) to identify the appropriate beneficiaries of the remaining \$10 million, to be distributed over a 20-year period.

4. Please explain in greater detail the premium seating business model between the 56-suite, club spaces, etc. and how flexible it is to accommodate different event types.

OVG Response:

OVG would like additional clarification on this question. We are happy to discuss this topic in person with City staff.

5. Please provide greater detail on the vending options and reference to 50% that would be serving outside of the facility.

OVG Response:

OVG would like additional clarification on this question. We are happy to discuss this topic in person with City staff.

6. Will the entertainment building on the 1st Ave/Thomas/Warren/John block be an event venue?

OVG Response:

As stated in the response to question 7 under “Design and Constructability Team Questions/Requests,” above, OVG does not yet have a pre-determined plan for this location.

7. What is the process for maintaining existing staff? How will the “valued professionals” be determined?

OVG Response:

OVG’s goal is to retain all leadership and staff members that currently work at the arena, recognizing that some staff members will elect to take jobs elsewhere and not return to the arena once re-opened. OVG values the current staff’s institutional knowledge and looks to build upon those leadership qualities to create a positive and inclusive work environment. Accordingly, arena employees who are in good standing at the time the arena is closed for renovation will have first priority for hiring once the arena reopens. For new positions that are created, OVG will, at its sole cost and expense, put on job fairs, support and implement local hiring practices, and set defined minority and local hiring goals that create a work environment mirrors the diversity in the Seattle community. Our goal is to have constant communication and transparency through the process, including having our community liaison engage in meetings and workshops with staff at regular intervals. OVG is an equal opportunity employer and is committed to the goals and requirements of the City’s Race and Social Justice Initiative.

8. What other arena in the country is most like the design you have submitted?

OVG Response:

T-Mobile Arena in Las Vegas, NV (home of the NHL’s Las Vegas Golden Knights). Another appropriate reference is the Toyota Center in Houston, TX (home of the NBA’s Houston Rockets).

9. Please explain how your building design can be flexible to accommodate changes to demand in fan services and evolving event needs over the next 5, 10, 15 years?

OVG Response:

OVG will initially prioritize capital improvements that create a state-of-the-art, technologically-advanced arena that is designed to be nimble. This capital commitment allows us to stay ahead of the curve for fan engagement and services, and will also allow the arena to remain flexible and adaptable to changing technology and customer needs. OVG is also establishing annual contributions to a fund for ongoing capital improvements, so that the capital fund will be available whenever the building requires improvements to mitigate general ongoing wear and tear.

The important factors for an arena facility to be flexible and accommodate changes in event requirements and fan expectations is having sufficient capacity, functional space, technology infrastructure, rigging capacity and utility infrastructure and distribution. Our plan will accommodate capacities of nearly 20,000 seats and have a building square footage of

660,000. Both parameters will keep the new arena in a future proof condition. Our plan will also have the most robust WI-FI and Distributed Antennae System of any arena existing or being designed today. Our rigging capacity will be more than 200,000 pounds with point loads distributed across the entire end and center stage locations. Our plan provides for a new event level of more than 250,000 square feet to accommodate home and visitor locker rooms for NHL, NBA and WNBA along with separate performer green / dressing rooms. Three concourses will also allow for maximum flexibility to change seating products and styles as the market evolves.

10. How are the developments around the arena related to the total fan experience for attending an arena event?

OVG Response:

OVG does not have plans for developments around the Arena. We have respected the clear directive from the RFP to develop the defined physical site. We believe our role is first and foremost to build the City a world-class arena. OVG anticipates that the marketplace will respond to the arena development with new retail and restaurants popping up in the area that will both service arena visitors as well as the surrounding community, creating a true urban in-fill entertainment experience.

Through decades of management of facilities, OVG and its partner Live Nation have found the best environment for fans is one that creates a safe, secure, family-friendly and lively content environment before and after the event. OVG would look to support Seattle Center events through activation in and around the arena, even when the arena may not have the events.

11. The press workroom and interview room are not shown on the floor plans. Where are they located? How do the press access these rooms from the press box and vice versa?

OVG Response:

Moving forward into schematic design, our team will develop the building plans in more detail including outlining specific locations and areas for the press workroom and interview room. Typically we locate these functions on the event level, in closer proximity to team locker rooms. Passenger elevators in the northeast and southeast quadrants of the building will directly connect the NHL press box to the event level, providing members of the media with convenient access between these spaces.

12. Is there a transition lobby for guests to stand out of the weather before they arrive at the ticket gates?

OVG Response:

For this proposal, the design provides an extensive covered canopy outside each set of entry doors (from both the east and west plazas) to protect visitors from rainfall or snow. Under

*this covered area, visitors would undergo an initial visual bag-check as well as pat-down procedures before entering the main lobbies. Inside the main lobbies, visitors will then pass through metal-detector screening, and only then will they have their ticket scanned. This sequence allows the majority of the screening process to occur inside the building, keeping visitors protected from the elements. See **EXHIBIT D** for a diagram of this sequence. Please be advised that standards for security to major events are always evolving. As we move forward with design we will develop a solution that balances guest experience and comfort with appropriate levels of safety and security.*

13. The north end of the upper concourse seems narrow. Are there any services for guests at that end of the building?

OVG Response:

We assume this question refers to the north end of the main concourse. There is no slab at the north end of the upper concourse. Customers seated in the north upper deck have access to the main concourse via stairs and a connecting bridge. At the base of these stairs, on the main concourse, we have proposed a signature 200' long food and beverage bar to service this section of the population. Restroom facilities for these spectators as well as additional food and beverage amenities are located in the northeast and northwest corners of the concourse, and are solely dedicated to these customers. Club spectators along the lower bowl sidelines have access to their own amenities within their respective club spaces, so they do not present additional load on the public concourse. This model is similar to the configuration of the south concourse at T-Mobile arena in Las Vegas.

14. Is the box office accessible from the east side via the lobby?

OVG Response:

Moving into schematic design we will determine the most appropriate location for the box office and ticket windows, ensuring accessibility from both the east and west sides of the site. Also see response to question 9 under "Design and Constructability Team Questions/Requests," above.

15. Do you have a proposal for where the Skatepark be relocated?

OVG Response:

OVG is committed to help fund the relocation of the Skatepark, and understands the importance of the skate park to the local community. We reviewed the January 31, 2007 Citywide Skatepark Plan, and would be willing to fund a refresh of that effort to identify the list of potential sites identified by the City's Skatepark Advisory Task Force and Arai Jackson Ellison Murakami LLP, including determining which alternate sites identified in 2007 are still available and are most in line with the City's current objectives, the public's use of the park,

and other public interests. It is premature for OVG to define this process, financial commitment or new location without more information from the City and a coordinated approach on how best to address this process.

16. Are you providing space for displaced non-profit organizations in the Blue Spruce building?

OVG Response:

See response to question 15 under “Design and Constructability Team Questions/Requests,” above. OVG understands the importance of the local non-profit organizations to the local community and our local neighborhood.

17. Will you be providing space for Pottery NW?

OVG Response:

OVG has met multiple times with representatives from Pottery NW and we understand their desired goals. At this time we do not have a space identified for Pottery NW, but we are willing to offer financial assistance toward relocation of their space if the existing site is redeveloped. OVG will honor the financial commitments set forth in the relocation provision of Pottery NW’s lease. OVG is also willing to explore integrating Pottery NW into any future development plan for the South Site.

18. What is the benefit of being the only venue in the country to have tri-sided scoreboards? Does that fit with NBA and NHL guidelines? What is the rigging plan for the end stage concert—seems the score board would create a hole in prime rigging space.

OVG Response:

*There are no scoreboard specific requirements in the NBA/NHL guidelines. The concept for the tri-sided dueling boards is simple – place the video content closer to a larger percentage of spectators, and above the ends of the ice or court where the majority of stoppages in play occur. For example, in hockey the majority of face-offs occur at either end of the ice, so your focus is already directed to those areas. A lower percentage of face-offs happen at center ice. The theory is the same for basketball. Second, the newly configured video boards would be a signature visual element, and one that is unique to Seattle. There is little conflict between the plan location of the video boards, and the end stage rigging grid. Also, the scoreboards would be designed to retract up and down, and could translate north and south to maximize flexibility in rigging for other events. See **EXHIBIT E**.*

Constant innovation and creating a unique and compelling fan experience is critical to having a successful world-class arena that attracts the best in sports and other entertainment content. Having the first ever arena with a double tri-sided scoreboard is yet another hallmark of Seattle Arena becoming a leading venue in the world for innovation. Both the NHL and NBA support innovative ideas that stay ahead of fan trends.

19. How do you deal with daylight from the South End Club with Space Needle view? Shutter system/drapes?

OVG Response:

The south edge of the South Party Deck floor slab will receive an operable shading or curtain system to support 'black-out' conditions if a particular event requires it. This system will also restrict light spill from the atrium. During non-event times, these shades can be opened to allow indirect daylight into the arena bowl, promoting electrical cost savings on lighting.

20. How do you deal with the obstructions of the buttresses and the reinforcements needed on the event floor and locker room areas?

OVG Response:

We are constructing vertical columns beneath the buttresses that will extend down to the new event level slab. This solution results in two new columns beneath each buttress. The columns are spaced roughly 50' apart and would not impose any substantial challenges when laying out areas of the event floor. More details and a diagram of this approach are outlined in Figure 2 of the Structural Narrative.

21. There is no mention of all gender restroom facilities. How will that be addressed?

OVG Response:

OVG's design team is aware of the All-Gender Restroom Ordinance, and will ensure that all single-occupant restrooms in the facility comply with these requirements. OVG understands the importance of providing restroom facilities that meet the needs of all visitors to Seattle Center, and that restricting access to single-user restrooms by gender disproportionately burdens, amongst other groups, the transgender community and parents or caretakers of dependents of the opposite gender. OVG is committed to providing for the safety, dignity, and convenience of all visitors.

22. How many trucks can park in the loading area? Please describe the overflow parking plan.

OVG Response:

*The loading dock area can accommodate up to 15 semi-trucks for loading of shows/concerts. Our design team has studied sequencing and turning radiuses to confirm this capacity. The truck staging layout is shown in **EXHIBIT F**.*

23. How do you mitigate issues related to the addition of the 850-car garage next to the arena? How do you coordinate traffic issues related to two garages depositing thousands of cars onto 1st Ave/surrounding area?

OVG Response:

OVG believes there is substantial work to be done to develop a robust Transportation Management Plan to address this issue. However, because most of the customers of this garage will be reserved users, and because we will have a dialogue with all of our customers, we believe the challenge will be focused on those 850 vehicles and the 600 vehicle garage nearby. We will work with Seattle Traffic Control to route those vehicles to the road ways identified in our TMP with the goal of not congesting Uptown.

24. In the Transportation section you mention shuttles to South Lake Union? Who do you envision will pay and coordinate this operation?

OVG Response:

OVG will assist in the coordination on the arena drop-off and pick-up. We envision that one or more local businesses will play a role in this solution. We have already had discussions with one business in the area that is receptive to the idea of increasing business traffic to restaurants in South Lake Union, increasing its evening parking revenue, and providing employee transportation benefits. This program will require further development.

25. How is Seattle Center recognized in association of the proposed arena? In direction signage? Co-branding with Arena? Is recognition mutual?

OVG Response:

OVG wants the arena to be associated with a prominent global cultural area such as Seattle Center, and will work with the City to find appropriate mutual branding and recognition opportunities.

26. With respect to public Wi-Fi mention: is that just inside the arena or would it cover exterior spaces and fan-associated spaces in other developments sites. What are your plans for a Distributed Antenna System (DAS)? How do you see working with our existing fiber infrastructure and current DAS system under development?

OVG Response:

OVG anticipates extending Wi-Fi to the Arena perimeter as necessary to accommodate fans and building users. The extent of exterior coverage would be as necessary for venue operation but coordinated with any existing Wi-Fi the City may be implementing nearby to minimize interference. The existing Arena distributed antenna system (DAS) will be removed due to the significant interior demolition and reconfiguration. A new DAS will be implemented to support various cellular carriers throughout the venue to meet high density (coverage and capacity) requirements associated with this building type. The cellular DAS will be procured from a vendor that provides the best fit for the renovated venue and operation. Considerations will

certainly be given to using the existing DAS vendor already on campus. Additionally, a separate emergency responder DAS will be implemented to accommodate police, fire, and ambulance. In regard to existing campus fiber, the first step is to assist the City with planning a re-route out and around the Arena to minimize disruption during construction to adjacent campus buildings. The renovated Arena will extend new telecom utility duct-banks to the property line to allow a common interface to Telecom Services Providers as well as to the existing campus fiber. The potential use for utilizing existing campus fiber would be to increase user and operational flexibility for supporting events that may extend past the arena itself as well as provide operational function for connectivity to support security, ticketing, and internet. It could also be used to extend redundant telecom services from a different part of campus.

27. How much electrical power will be available for touring shows? Broadcast needs? Where will it be located?

OVG Response:

For broadcast power - a total of 400 amps, configured in two sets of 200 amps, will be provided for each broadcast truck. Total of twelve (12) 200 amp company switches. Power will be located adjacent to each broadcast truck location.

For show power - the following will be provided: one 2,500 amp switchboard will be provided at stage right and one 2,500 amp switchboard will be provided at stage left. Additionally, a 400 amp connection will be provided for dedicated audio. One 800 amp switchboard will be provided at rear stage and one 1,000 amp switchboard will be provided at the catwalk. Each switchboard will have multiple 100, 200 and 400 amp company switches. This matches recent North American arenas.

28. How will external sponsorship and radio station activations be accommodated in your plan?

OVG Response:

OVG would like clarification on this question, and would like to discuss further in person with City staff. In general, OVG understands that a long-term anchor tenancy at Seattle Center comes with a commitment to helping the entire Seattle Center campus and the surrounding community thrive. As good neighbors, our first goal is to listen, and to understand what the community wants, rather than assuming what we think works best. OVG wants to be a resource and a partner in marketing efforts, with the goal of not just guarantying today's baseline revenues, but creating upside for all stakeholders.

29. Is your plan to have Live Nation be the exclusive provider of musical programming should you win the bid?

OVG Response:

No. Even though Live Nation has an equity investment in the arena, they understand that they will not have an exclusive right to program arena content and we will welcome all promoters, programming opportunities, and live content.