

We will be of Seattle, by Seattle, for
Seattle, and from Seattle.

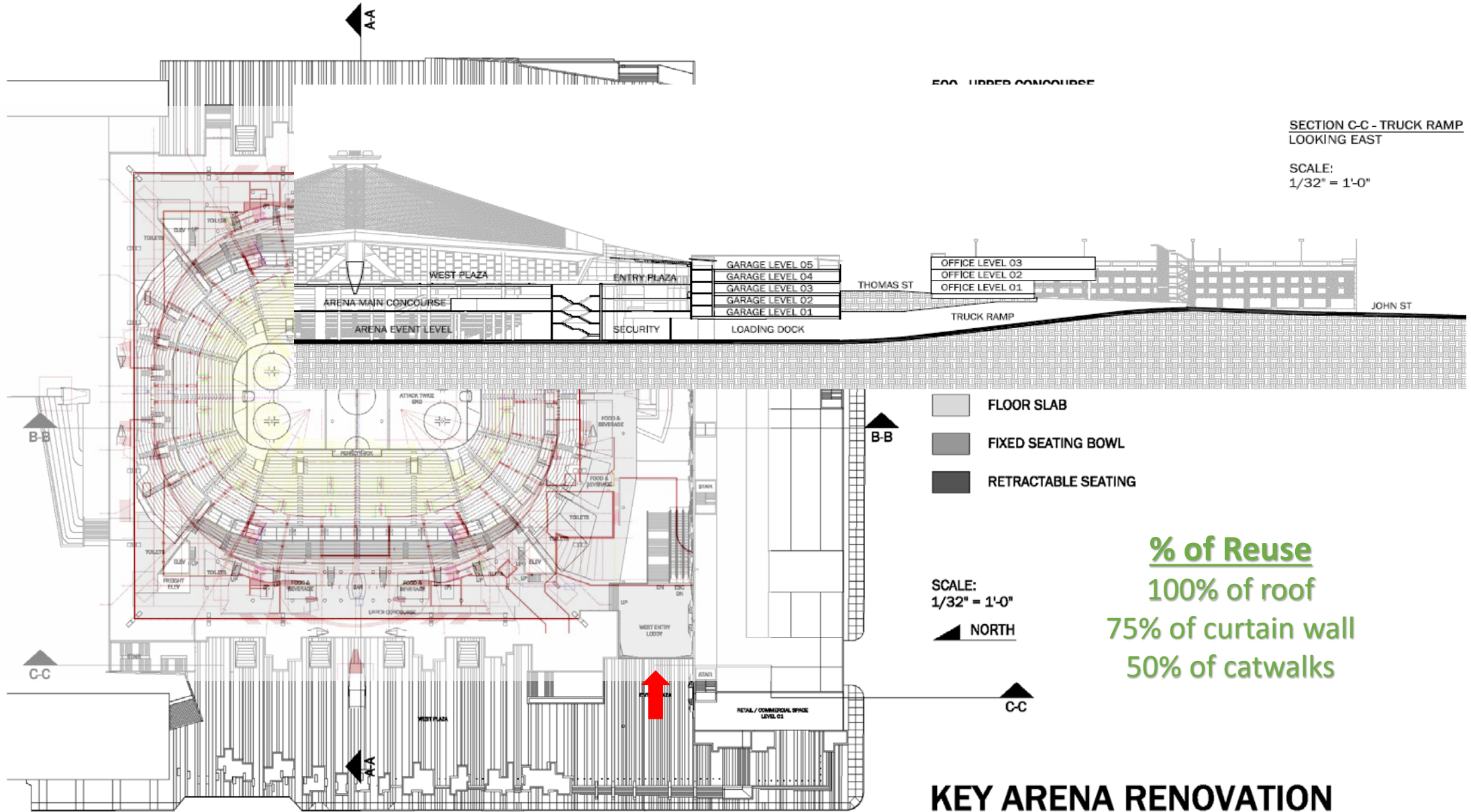
WE ARE SEATTLE.

We will honor its unique culture, brand,
and traditions.



PROPOSAL FOR THE TRANSFORMATION OF THE ARENA AT SEATTLE CENTER





SECTION C-C - TRUCK RAMP
LOOKING EAST

SCALE:
1/32" = 1'-0"

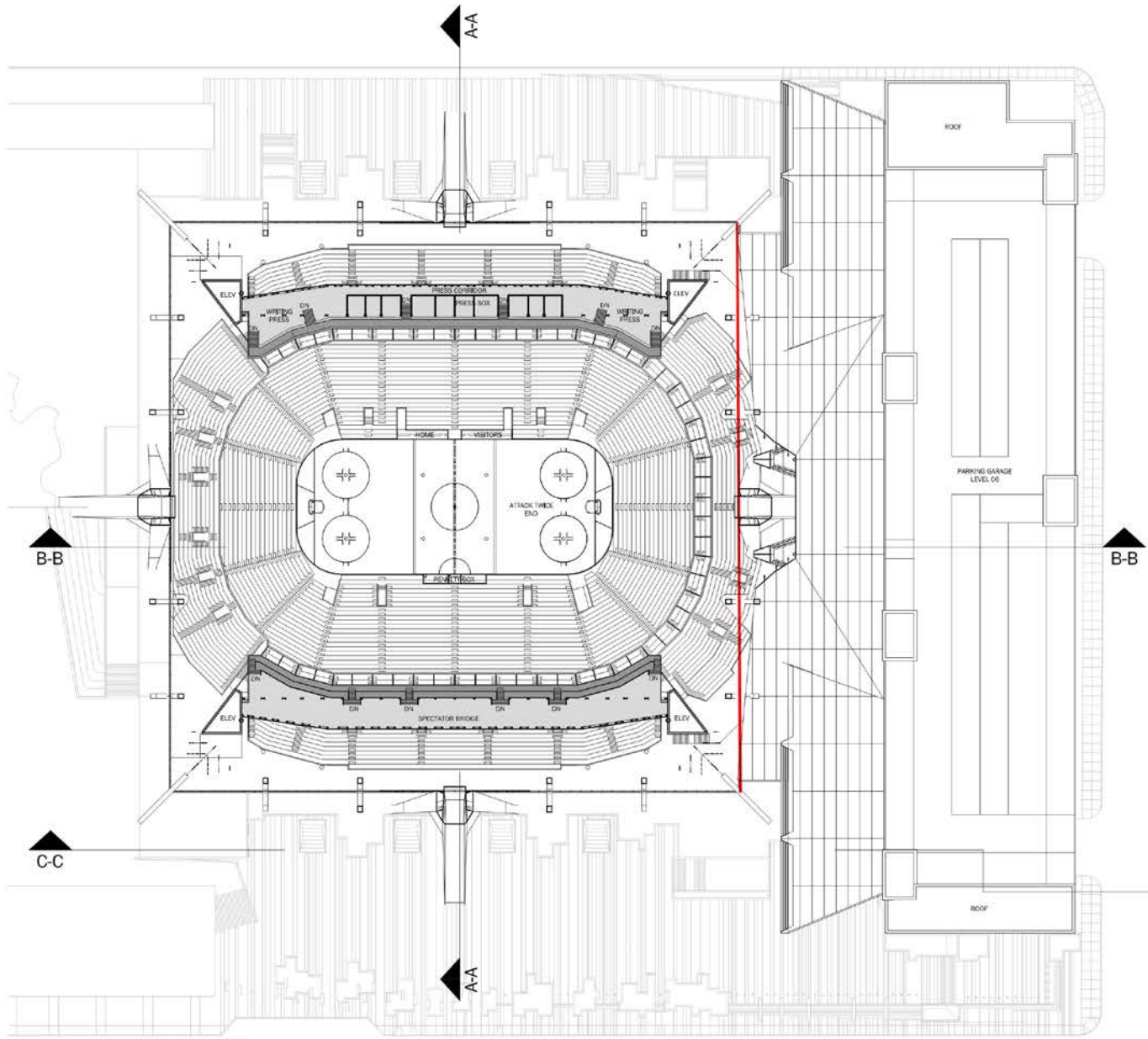
- FLOOR SLAB
- FIXED SEATING BOWL
- RETRACTABLE SEATING

SCALE:
1/32" = 1'-0"

NORTH

% of Reuse
 100% of roof
 75% of curtain wall
 50% of catwalks

KEY ARENA RENOVATION



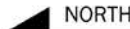
600 - PRESS LEVEL

FLOOR SLAB = 11,700 SF
 FIXED SEATING BOWL = 4,500 SF

LEGEND:

- FLOOR SLAB
- FIXED SEATING BOWL
- RETRACTABLE SEATING

SCALE:
 1/32" = 1'-0"



KEY ARENA RENOVATION

EAST-WEST TRANSVERSE SECTION



ENTRY ATRIUM VIEW



SOUTH LONGITUDINAL SECTION THROUGH ATRIUM



VIEW OF END STAGE CONCERT



LOWER BOWL VIEW LOOKING SOUTH - HOCKEY



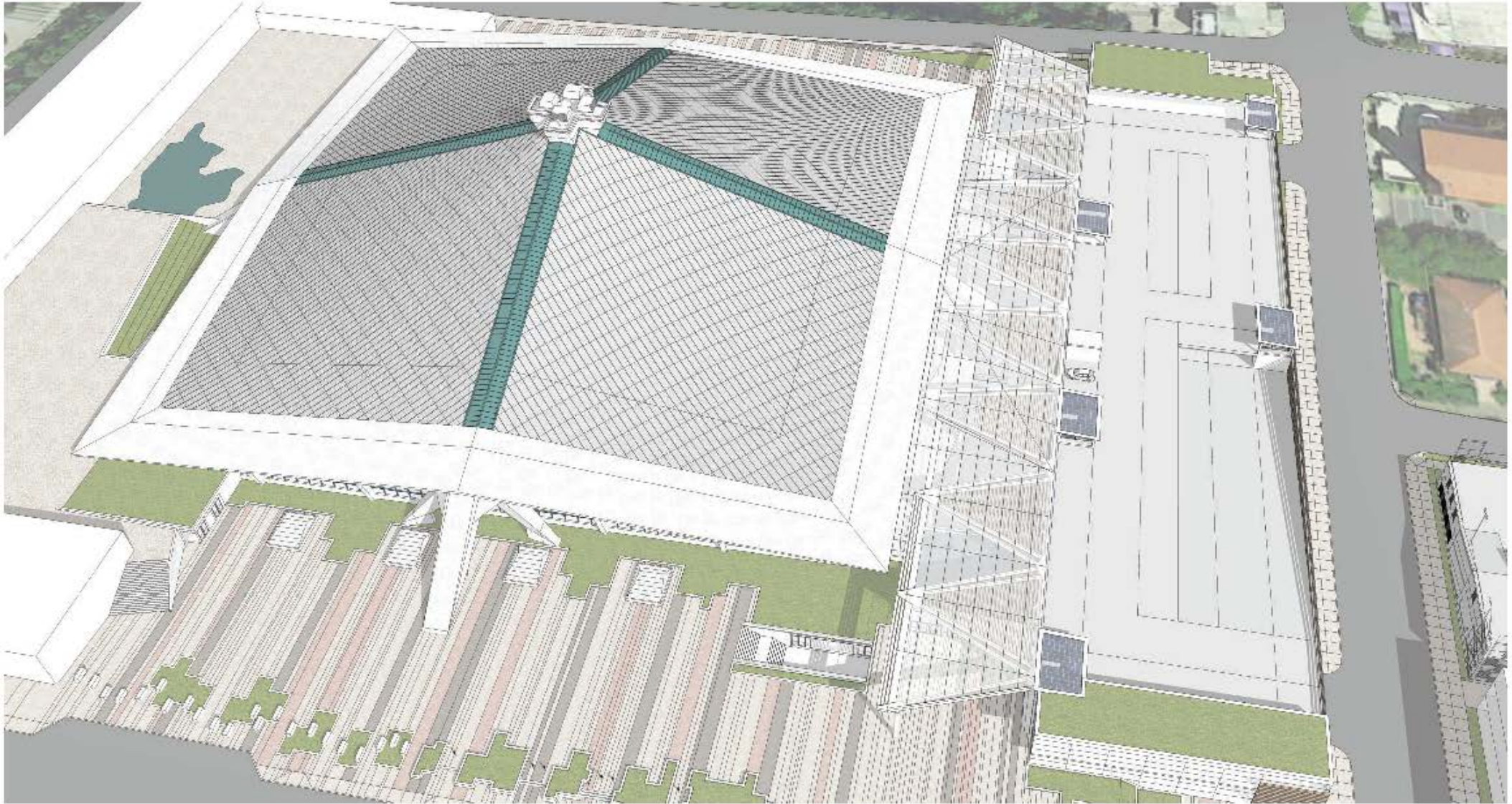
VIEW OF BASKETBALL CONFIGURATION



REDEVELOPMENT SITE



ROOF LEVEL PLAN





SEATTLE KEY ARENA RENOVATION
DETAILED BUDGET

ACCT #	BUDGET ITEM	Baseline Budget
100	START-UP EXPENSES	
105	Economic Impact Analysis / Market Study	0
110	Project Feasibility Analysis / RFP Production	500,000
115	Revenue (COI) Study	0
125	Property Tax Assessment	0
130	Project Financial Advisor	0
135	Public Relations	0
140	Political Consulting / Lobbying	0
145	Food Service / Concessions Deal Consultant	0
150	ISS Consultant	0
180	Other Prerequisite Expenditures	0

ENTITLEMENT/SITE DEVELOPMENT \$ 4,925,000



SEATTLE KEY ARENA RENOVATION
DETAILED BUDGET

ACCT #	BUDGET ITEM	Baseline Budget
900	LEGAL & GOVERNMENTAL SERVICES	
910	Legal Services (Transaction & Administrative)	\$ 500,000
920	Legal Services (Revenue / Risk Mgmt)	300,000
930	Legal Services (Design / Construction Related)	500,000
940	City Facilitator Services (Zoning & Permits)	200,000
950	M&A/Facilitator (Priority coordinator)	125,000
990	Other	180
	SUBTOTAL - LEGAL & GOVERNMENTAL SERVICES	\$ 1,625,000

CONSTRUCTION

\$356,065,625

SEATTLE KEY ARENA RENOVATION
DETAILED BUDGET

ACCT #	BUDGET ITEM	Baseline Budget
900	PERMITS, TESTING, FEES, AND SPECIAL TAXES	
901	Building Permit Fees/Approvals (1.25% of POC)	\$ 4,400,000
902	Health Department Fees	\$ 250,000
903	Street Closures and Traffic Mitigation Fees	180
904	Owner's Testing Fees (Testing & Inspections)	\$ 1,000,000
905	Electric and Gas Fees (Tap Fees)	180
906	Utility Deposits	180
907	Sales Tax	45,000,000
	SUBTOTAL - PERMITS, TESTING, FEES, AND SPECIAL TAXES	\$ 45,850,360
908	INSURANCE, FINANCING & TRANSACTION COSTS	
909	Construction Insurance - General Liability (1% of POC)	Incl w 714
910	Construction Insurance - Workers Compensation	Incl w 714
911	Construction Insurance - Builders Risk (2% of POC)	\$ 3,026,317
912	Construction Insurance - Property	180
913	Funding Costs / Cost of Finance	\$ 40,000,000
914	AGI Bonds & Insurance (1% of POC)	180
915	Debt Service Reserve Fund	0
916	Capitalized Interest	0
917	Capitalized Ratication Expenses	0
918	Capitalized Ratication Expenses (If Funding is Available)	0
919	Capital Improvement Reserve Fund	0
	SUBTOTAL - INSURANCE, FINANCING & TRANSACTION COSTS	\$ 41,856,387
	TOTAL PROJECT COSTS - Subtotal before Contingency	\$ 58,706,747
999	CONTINGENCY	
3000	Owner Design Development Contingency	\$ 7,041,313
3001	Owner Construction Contingency	\$ 8,801,941
3002	Owner General Project Contingency	\$ 50,767,145
	ESTIMATED TOTAL PROJECT COSTS	\$ 564,982,667

CONTINGENCY/MITIGATIONS

\$ 26,610,398

GRAND TOTAL

\$564,982,667

ACCT #	BUDGET ITEM
900	SALES & MARKETING
910	Naming Rights Expenses (to)
920	Sponsorship Marketing (to)
930	Premium Seating Marketing
940	Marketing Center / Mock Up
950	Preopening and Grand Open
960	Other Marketing Expenses

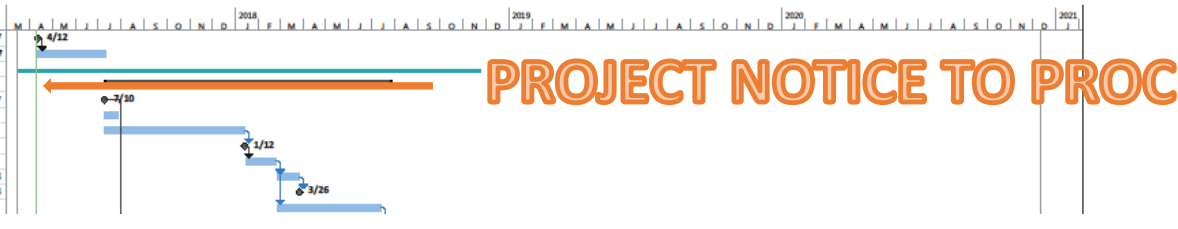
ACCT #	BUDGET ITEM
900	LAND ACQUISITION & SITE DEV
910	Land Acquisition
920	Tilt, Tens, Internet, Misc
930	Hardwood Material Removal
940	Property Taxes, Land carry
950	Street Closures / Utility Rel
960	Site Demolition
990	Public Art - figured 1%

ACCT #	BUDGET ITEM
900	DESIGN/PROFESSIONAL SERVICE
910	Basic Design & Engineering
920	Additional Services - Archt
930	Reimbursable - Architecture
940	Structural Engineer
950	M&E Engineer
960	Civil Engineer
970	Technical Systems Engineer
980	ADA Consultant
990	Landscaping Design
995	Graphic Design (Directions)
996	Graphic Design (Exterior)
997	Foodservice Design
998	Traffic and Parking Studies
999	Site Surveying (Boundary & Environmental Testing
1000	Site Surveying (Boundary & Environmental Testing
1001	Geotechnical Report/Ground
1002	Seismic Study
1003	Interior Demolition
1004	Interior Demolition
1005	Interior Demolition
1006	Interior Demolition
1007	Interior Demolition
1008	Interior Demolition
1009	Interior Demolition
1010	Interior Demolition

ACCT #	BUDGET ITEM
900	SYSTEMS & EQUIPMENT
910	Concession Equipment, POS
920	Concession Menu Boards, Confitments Stands, M
930	Concession Personal Equipment, Service ware, S
940	Scoreboard & Video Systems
950	Video Production & Control Room
960	Audio Systems
970	M&P
980	Broadband Cable
990	Security / CCTV
1000	Wireless Antenna System
1001	WiFi System
1002	WiFi System
1003	WiFi System
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1100	WiFi System

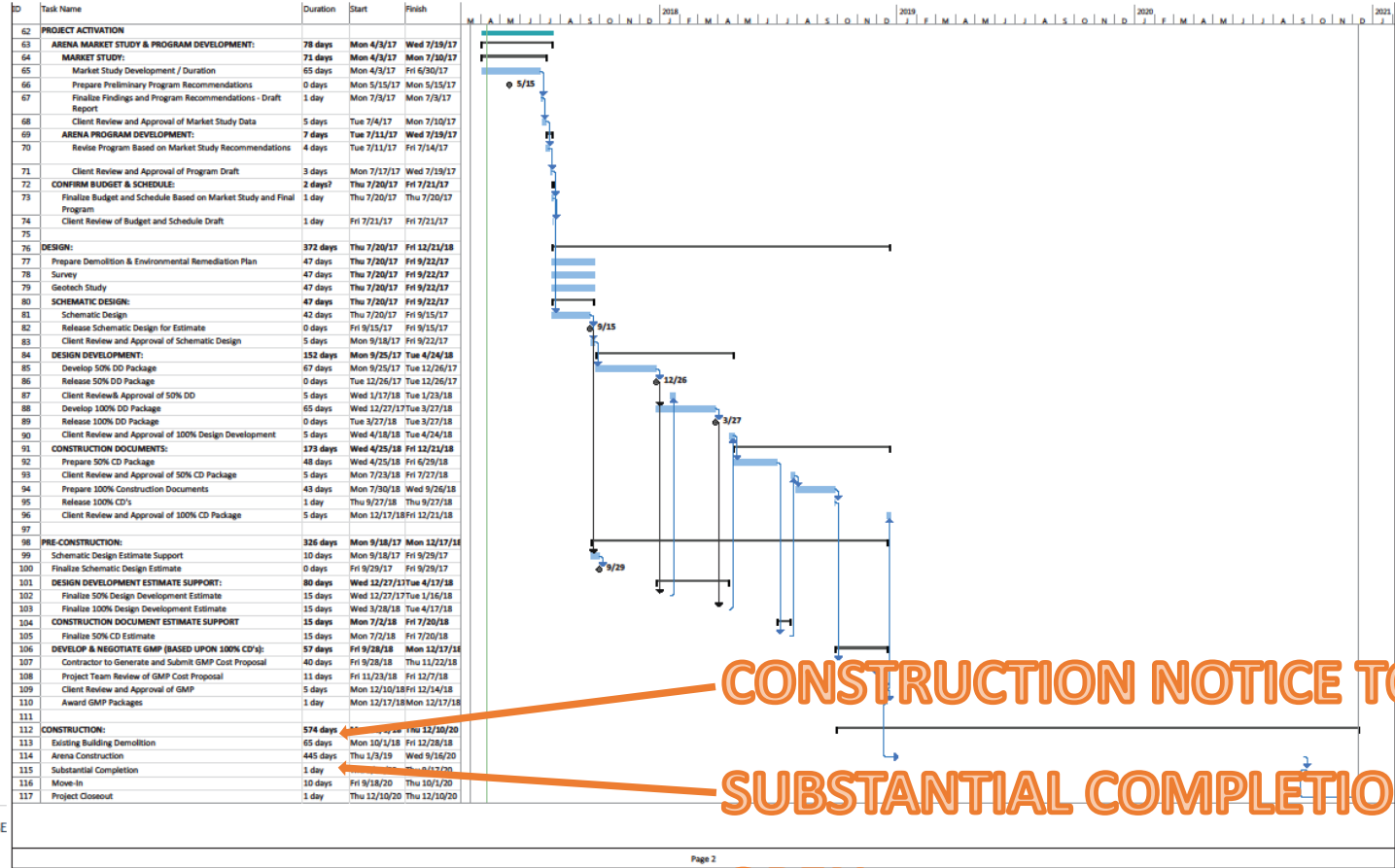
ID	Task Name	Duration	Start	Finish
1	Proposal Due	0 days	Wed 4/12/17	Wed 4/12/17
2	Oak View Group Selected as Developer	64 days	Wed 4/12/17	Mon 7/10/17
3	PERMITS AND ENTITLEMENTS			
4	STATE ENVIRONMENTAL POLICY ACT (SEPA)	275 days	Mon 7/10/17	Fri 7/27/18
5	Determination of Significance and Scoping Notice (DS)	0 days	Mon 7/10/17	Mon 7/10/17
6	Comment Period	14 days	Mon 7/10/17	Thu 7/27/17
7	Preparation of Draft EIS / Consultation Reports	135 days	Mon 7/10/17	Fri 1/12/18
8	Notice of Availability of Draft EIS	0 days	Fri 1/12/18	Fri 1/12/18
9	Draft EIS Comment Period	30 days	Mon 1/15/18	Fri 2/23/18
10	Notice of Public Hearing	21 days	Mon 2/26/18	Mon 3/26/18
11	Public Hearing	0 days	Mon 3/26/18	Mon 3/26/18
12	Preparation of Final EIS	100 days	Mon 2/26/18	Fri 7/13/18
13	Notice of Availability of Final EIS			

ID	Task Name	Duration	Start	Finish
14	LANDMARKS			
15	Prepare Certificate of Approval Appli			
16	C of A Application Filed with the Boar			
17	Board Staff Determines Whether App			
18	Board Meets to Discuss Application			
19	Board Issues written decision			
20	Hearing Examiner Appeal Period			
21	Certificate of Approval Awarded			
22	TYPE II MASTER USE PERMIT (MUP) FO			
23	Prepare MUP Documents			
24	Submit MUP Application			
25	Large Sign Installation			
26	Notice of Complete Application			
27	SDCI Zoning Review and Corrections			
28	SDCI Land Use Review and Corrector			
29	Response to Corrections			
30	2nd Round of SDCI Corrections			
31	Meeting with Planner Prior to Correc			
32	Response to Corrections			
33	SDCI Finalizes MUP (After Final EIS is			
34	SDCI Issues Notice of Decision			
35	MUP Appeal Period (Design Review /			
36	MUP Issuance			
37	SEATTLE DESIGN COMMISSION			
38	Initial Meeting with SDC Staff			
39	Prepare SDC Application			
40	SDC Staff Reviews Application			
41	Design Commission Briefing No. 1 (C			
42	Submit Final Conceptual Design Pres			
43	Design Commission Meeting No. 1 (C			
44	Team Revision & Response			
45	Design Commission Briefing No. 2 (S			
46	Submit Final Schematic Design Pres			
47	Design Commission Meeting No. 2 (S			
48	Team Revision & Response			
49	Design Commission Briefing No. 3 (D			
50	Submit Final Design Development Pri			
51	Design Commission Meeting No. 3 (D			
52	STREET IMPROVEMENT PERMIT (SIP)			
53	Submit 30% SIP Application			
54	30% SIP Review by SDOT			
55	30% SIP Approved (prior to MUP dec)			
56	Prepare and Submit 50% SIP Submits			
57	60% SIP Review by SDOT			
58	60% SIP Approved (prior to Building I			
59	Prepare and Submit 90% SIP Submits			
60	90% SIP Review by SDOT			
61	100% SIP Review and Approval			



PROJECT NOTICE TO PROCEED

10-JUL-17



CONSTRUCTION NOTICE TO PROCEED 01-OCT-18

SUBSTANTIAL COMPLETION

17-SEP-20

OPEN

01-OCT-20

PARKING GARAGE

THOMAS STREET

WARREN AVENUE

EXISTING
PARKING
GARAGE

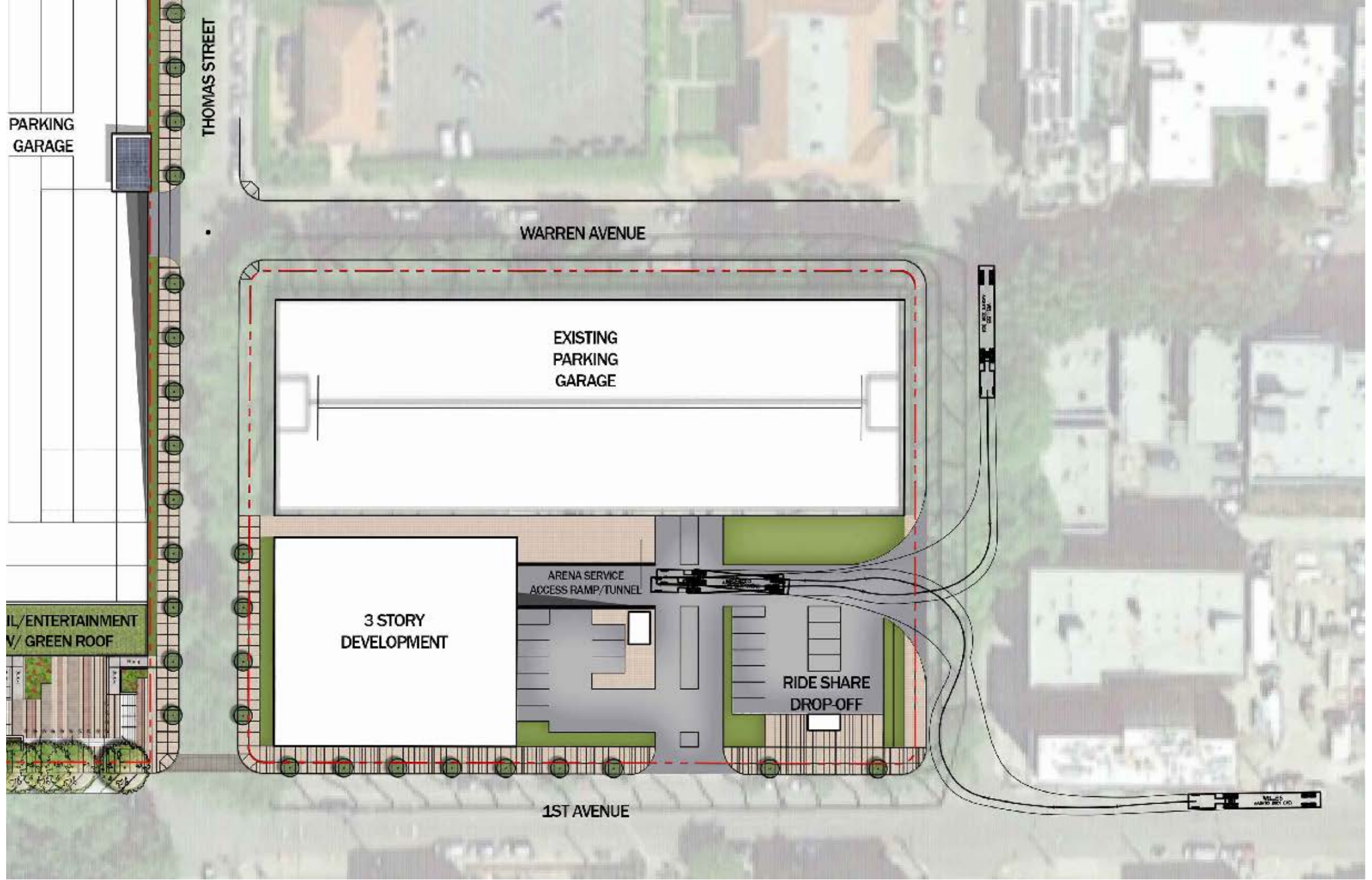
IL/ENTERTAINMENT
V/ GREEN ROOF

3 STORY
DEVELOPMENT

ARENA SERVICE
ACCESS RAMP/TUNNEL

RIDE SHARE
DROP-OFF

1ST AVENUE



NORTH IS SIMILAR, BUT WALL LINE IS AT APPROX ROOF DRIP LINE

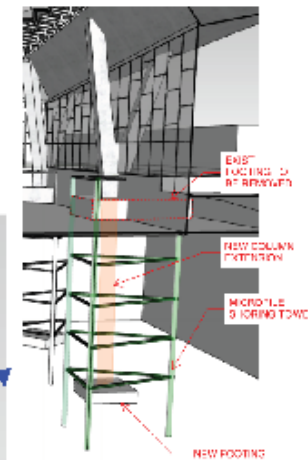
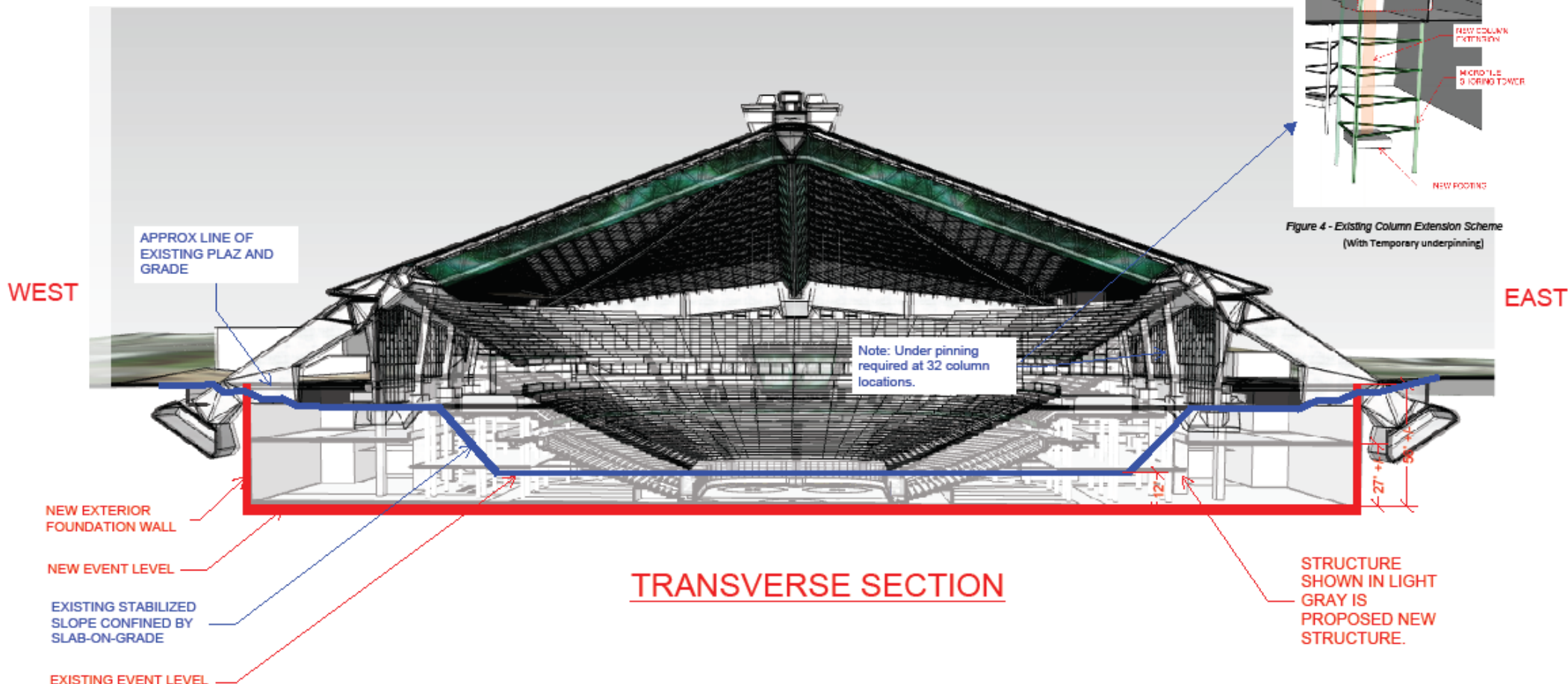


Figure 4 - Existing Column Extension Scheme
(With Temporary underpinning)

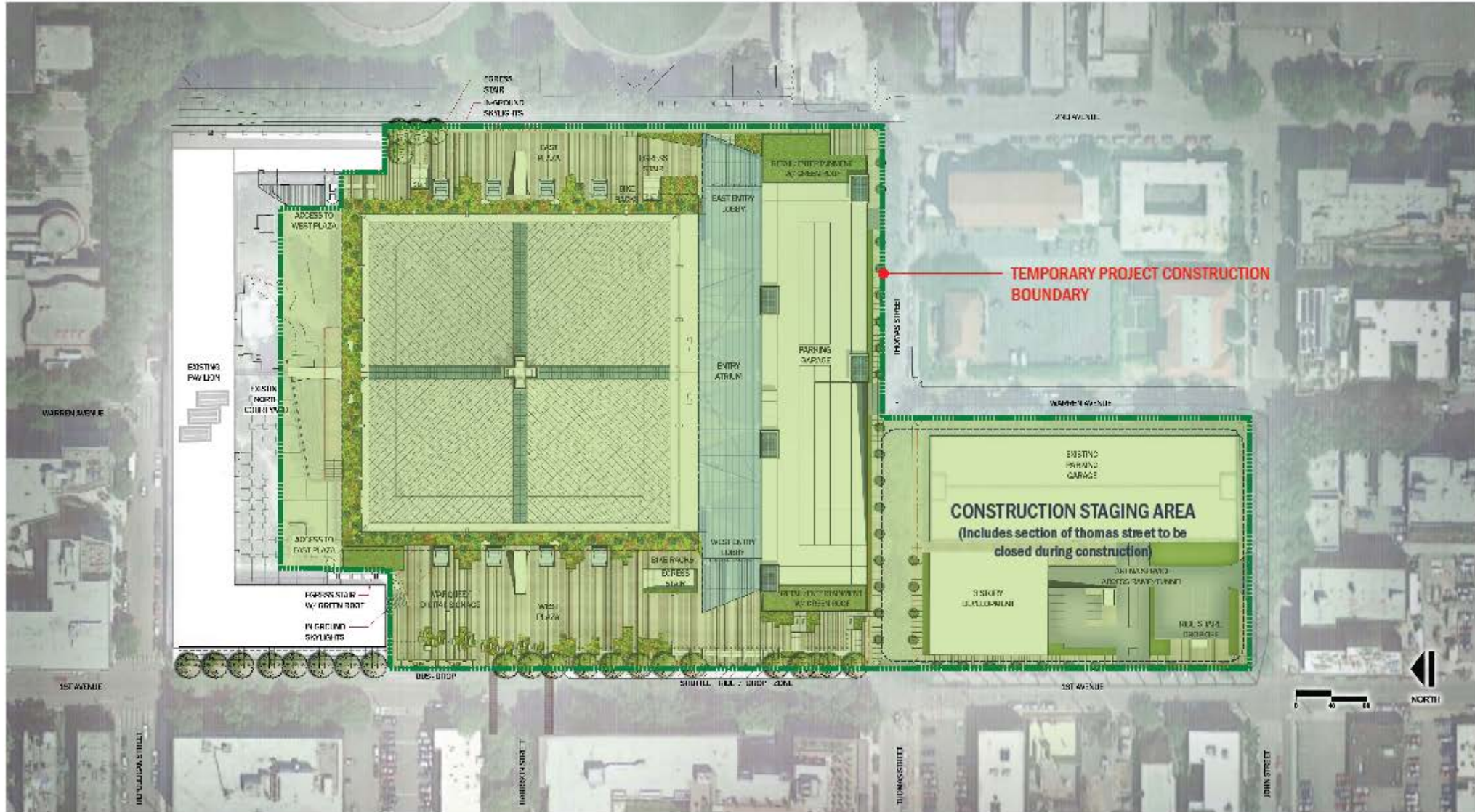


TRANSVERSE SECTION

PARKING GARAGE AT SOUTH CREATES DIFFERENT CONDITION

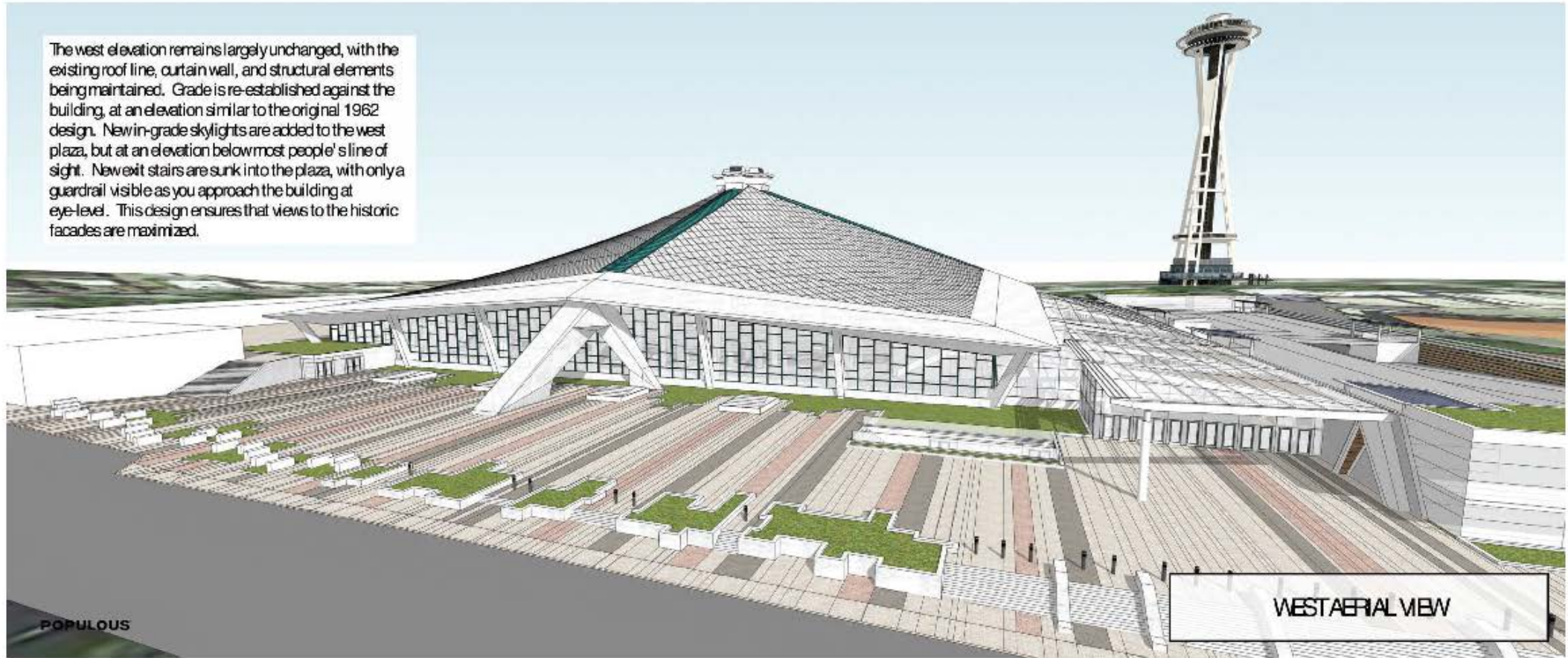
Note: at East and West (and North with easement variance), it may be possible to use permanent tiebacks with Z-Pile or H-Pile/Lagging and one side formed walls.

REDEVELOPMENT SITE



HISTORIC RESOURCES GROUP

The west elevation remains largely unchanged, with the existing roof line, curtain wall, and structural elements being maintained. Grade is re-established against the building, at an elevation similar to the original 1962 design. New in-grade skylights are added to the west plaza, but at an elevation below most people's line of sight. New exit stairs are sunk into the plaza, with only a guardrail visible as you approach the building at eye-level. This design ensures that views to the historic facades are maximized.



POPULOUS

WEST AERIAL VIEW

WEST AERIAL VIEW

