

ATTACHMENT 1 TO FISCAL NOTE 2009 SEATTLE AQUARIUM TRANSITION DUE DILIGENCE REPORT

This report describes the due diligence investigation undertaken by the City of Seattle (“City”) and the Seattle Aquarium Society (“SEAS”) to evaluate the prospects for successful long-term transition of the management and operation of the Seattle Aquarium from the City to SEAS pursuant to Seattle City Council Resolution 31080. Staff from the Departments of Parks and Recreation, Finance, Law, and City Council central staff (the “Transition Team”) have worked closely with SEAS staff and SEAS board members in this due diligence effort. The process has been an iterative one; as results of the due diligence investigation have been determined, they have informed the negotiations.

On May 12, 2009, SEAS and the Parks Superintendent briefed the Seattle City Council’s Parks and Seattle Center Committee on how SEAS had met or intended to meet the three specific conditions for transition set out in Resolution 31080:

- a) The SEAS Board of Directors confirmed its intent to hire a reputable Chief Executive Officer (CEO) to manage the Seattle Aquarium following the transition. On May 19, 2009, the SEAS Board of Directors adopted a formal resolution expressing its intent to hire Robert W. Davidson as CEO. Bob has served as CEO of SEAS since March, 2002. He strengthened SEAS’ financial health and business systems, leading the national nonprofit rating group, Charity Navigator, to upgrade SEAS’ rating from “2” to “4” stars, the highest level possible. He managed the successful design and construction of SEAS’ \$19.6 million portion of the Pier 59 renovation with gifts from 2,000 donors. He also conducted national processes to solicit proposals for food and gift store partners for the Seattle Aquarium, executing long-term contracts with first-tier national businesses and obtaining over \$1.7 million of private investment in the Aquarium.
- b) In collaboration with the City, SEAS has developed a sound business plan which it believes it can achieve under the proposed terms of the Operations and Management Agreement. The plan, which includes a 10-year operating pro forma, assumes no operational subsidy from the City, conservative ticket price increases, modest growth assumptions, and a greater reliance on fundraising. With the exception of eliminating the position of the current Aquarium Director, SEAS expects to maintain existing staffing levels and will need to add some resources to perform administrative functions (human resources, accounting and information technology) currently provided by the Parks Department. The pro forma and its underlying assumptions are described in more detail in Exhibit A and Exhibit B.
- c) SEAS has been successful in the management of initial phases of Aquarium operations (detailed in a report to the Parks Superintendent dated February 1, 2008) working in partnership with the City to plan and carry out the \$42 million Seattle Aquarium expansion and redevelopment project. Through its New Currents Capital Campaign,

SEAS provided \$19.6 million to fund two new major exhibits, café and food services, gift store, new front entrance and visitor/event spaces. SEAS exceeded its original fundraising target of \$13.7 million and was able to apply its additional funds to amenities at the Aquarium.

In determining whether the Aquarium could be successfully transitioned, the Transition Team asked and examined the following additional questions:

How would City employees fair under a transition to SEAS management of the Aquarium?

To gain input from Aquarium employees about the most critical issues facing them in transition, Aquarium management and labor unions representatives conducted a survey in September 2009 (Exhibit C). This survey, which had an 83% response rate, showed that Aquarium employees are concerned about their personal welfare as they consider the upcoming transition, and they largely desire to continue to work at the Aquarium. Retaining fixed benefits in retirement is a critical issue for many employees.

For the past year, the City and SEAS have explored avenues for allowing current City employees who transfer to SEAS employment to remain in the Seattle City Employee Retirement System (SCERS) if they so desire, with SEAS paying the employer's share. In the course of our inquiry, we discovered that resolution of this issue requires action by the Federal government and is at least two or three years away. The Transition Team analyzed the impact on individual employees' retirement if they were able to stay in SCERS for two and five additional years from January 1, 2010 (Exhibit D - Employee Retirement Impact Analysis). This analysis informed the decision to extend the employees' transition period to the earlier of December 31, 2014 or two years after a favorable ruling from the federal government on whether they can remain in SCERS.

SEAS has committed to provide comparable benefits to transferring employees to those currently offered by the City and has gone to the marketplace to price these benefits for employees. On October 27, 2009, SEAS presented a draft matrix of benefits to the Aquarium and SEAS staff; the details are displayed in Exhibit E. This list of benefits will be subject to collective bargaining with the five unions who represent Aquarium employees. Prior to the transition date, SEAS will develop an Employee Handbook that will describe the policies, programs and benefits available to eligible employees.

Could SEAS operate an Aquarium that met the principles of affordability to Seattle families?

As part of its Business Plan, SEAS conducted a survey of peer institutions and determined that the Seattle Aquarium was underpriced compared to other aquariums of its size and quality. It also surveyed local attractions and determined it was priced competitively in comparison to them (Exhibit F). Even with ticket prices increasing a dollar a year for the next five years as proposed

in SEAS' operating pro forma, the Seattle Aquarium would still cost less than the nation's top tiered aquariums charge today.

To address concerns regarding affordability, SEAS has pledged to continue and expand programs giving access to members of the community who might not otherwise be able to visit the Aquarium. Examples include free admission and subsidized transportation for qualifying schools (40% student eligibility for free/reduced lunch program, ESL/ELL or special-needs class) through the Splash! Scholarship Fund and distribution of 18,000-20,000 free tickets within King County to people with special needs, disabilities, senior citizens, etc through direct requests from non-profits. Further, SEAS will provide an analysis of affordability annually to the City Council as part of its yearly update.

Could SEAS maintain a focus on marine conservation and education and maintain the highest standard of care for Aquarium animals and specimens?

The SEAS Board, in its June, 2008 retreat, officially reaffirmed its commitment to the mission statement of "inspiring conservation of our marine environment." SEAS has pledged to continue the Aquarium's stated commitment to maintain the highest standard of care for animals and specimens. The Seattle Aquarium has been accredited recently by the Association of Zoos and Aquariums (AZA) and has been told officially that it will not have to undergo an out-of-cycle accreditation process because of the transfer of management/operations functions to SEAS. AZA is the national agency which evaluates local zoos' and aquariums' conformance to the highest standards of animal/specimen care, and their statement of support for SEAS' management/operations of the Seattle Aquarium underlines their belief in SEAS' ability to support the conservation mission and commitment to the highest standard of care of animals and specimens.

Could SEAS and the City come to an agreement about how to maintain the physical plant?

The City and SEAS acknowledge that the Seattle Aquarium facility needs significant structural and system repair, renewal or replacement. As part of the due diligence process, the City and SEAS jointly commissioned a national firm (VFA, Inc.) to complete a detailed analysis of the Aquarium's physical plant on Piers 59 and 60 and identify an optimal schedule for major maintenance based on system age and condition. The original VFA asset reports of Piers 59 and 60 are included as Exhibits G and H. These lists were modified by the Aquarium's engineering staff based on their experience and expertise. As a next step, the Transition Team allocated specific projects to the City and SEAS based on an agreed upon division of responsibilities (generally, the City is responsible for the building shell and core and the underlying piers and SEAS is responsible for exhibits and tenant improvements). Exhibit I describes the facility asset systems, allocated by proposed responsible party. Aquarium management will decide replacement and repair schedules and this will be a function of capacity, urgency, and opportunity.

Conclusion

Based on the information analyzed during the due diligence process and presented above, the Executive and SEAS have independently and jointly concluded that the Seattle Aquarium can be successfully transitioned to SEAS long-term operations and management.

EXHIBITS:

Exhibit A – SEAS 10 Year Pro Forma Business Plan Narrative

Exhibit B – SEAS Expected Case Scenario 10 Year Pro Forma

Exhibit C – Report titled “Survey of Aquarium Employees – Proposed Transition to Nonprofit Management”

Exhibit D – Employee Retirement Impact Analysis

Exhibit E – Draft Proposed Employee Benefits Matrix

Exhibit F – Benchmark Analysis of Peer Institutions’ Pricing

Exhibit G – VFA Asset Snapshot Report for Pier 59

Exhibit H – VFA Asset Snapshot Report for Pier 60

Exhibit I - Asset List Allocated by Responsible Party

Exhibit A – SEAS 10 Year Pro Forma Business Plan Narrative

1. Attendance
 - a. 2009 Full Year Forecast: 784,000 (flat from 2008)
 - b. 2010 Full Year Forecast: 784,000 (flat)
 - c. 2011 and thereafter: +1.5% growth in annual paid attendance
 - i. Specific nonprofit led initiatives:
 1. Annual investment reserve requirement of 2-4% of gross revenues deployed every 2-4 years to help produce some new marketable features every few years to remain viable and support essentially flat, slightly growing attendance assumption.
 2. Continued emphasis on interactivity of exhibitry as demonstrated by the significant diver communication aspect intentionally designed into the *Window on Washington Waters* exhibit unveiled in June, 2007.
 - ii. Continued Aquarium initiatives:
 1. Continued evolution of marketing plan for the Seattle Aquarium as evidenced by the award winning *Let Leonard In* campaign and associated growing attendance years from 2001 to present.
2. Revenue
 - a. Gate Revenue
 - i. Ticket prices 2009: \$16/adult, \$10.50/youth, under 3 FREE
 - ii. Future ticket pricing: Grows approx. \$1/year on adult (pro rata on youth) annually for first five years, roughly one quarter of that thereafter (subject to change based on outcome of allocation of major maintenance responsibility between City and Society).
 - iii. Relative to comparable area attractions, the Seattle Aquarium remains at or below relative pricing and relative to Aquariums nationally, the Seattle Aquarium remains below average.
 - iv. Netted against inflation, the annual increase is considered nominal and will be considered as a function of what the marketplace can reasonably bear.
 - v. Affordability programs: To address concerns regarding affordability, the Seattle Aquarium currently provides programs to provide access to members of the community who might not otherwise be able to visit the Aquarium, some examples include:
 1. Splash! scholarship fund for qualifying schools which provides for free admission and subsidized transportation.
 2. Distribution of roughly 18,000 free tickets annually to the community via direct nonprofit solicitation of the Aquarium as well as distribution of blocks of free tickets to the Parks Department for use via area community centers.
 3. “Little Bit” overnight program for youth with disabilities and their chaperones.
 4. City Employees Latino night and Latino Family Night as well as outreach into Latino community partnering with local nonprofits focused on this constituency.

Exhibit A – SEAS 10 Year Pro Forma Business Plan Narrative

Possible new affordability program ideas under nonprofit management could include:

5. Outreach to the foster family community, provision of low or no cost programming.
 6. Outreach to the Children’s Hospital and Regional Medical Center, provision of low or no cost programming.
 7. Continued connection with senior living centers, providing an interesting and fun outing for area senior citizens at a time of day best suited for their needs. Nonprofit assisted-living centers which petition the Aquarium directly today are provided with free tickets but no other services.
 8. Low or no cost evening events catering towards different cultural groups living in the Puget Sound region.
- vi. Risk on the assumed average ticket: Chinook book, bargain discounting, City Pass could all contribute negatively towards the Seattle Aquarium’s ability to maintain revenue at modeled levels which are critical for the early years of transition.
- b. Earned Revenue (Food and Gift Store via contracted partners Sodexo and Event Network)
- i. Food and beverage business is conservatively estimated in 2010 following economic downturn in 2009. Commission revenues grow 4.5% per year thereafter.
 - ii. Number of evening events grow at a similar rate, and fee for event rentals grows at City of Seattle CPI for 2010 and 2011, and 4%/year thereafter.
 - iii. Gift store revenues are largely a function of attendance, the 2010 per cap sales are assumed down per recession and recover in later years, growing just under inflation at 2.5%/per year.
- c. Contributed Revenue
- i. Highest growth area for a nonprofit managed Seattle Aquarium with growth rates in excess of 14% annually. Lead gifts occur in 2010 commensurate with targeted transition date from area foundations with existing relationships with the Aquarium. Revenue mix objective in 2018 suggest contributed revenue grows to 18% of overall revenue, up from 14% in 2009.
 - ii. Society focus shifts from growing individual fundraising events such as Splash! and golf towards increasing all forms of contributed revenue in support of key programs within and without the Aquarium physical space.
 - iii. Recent success in securing material long term federal government grants from agencies such as National Science Foundation (NSF) and National Oceanographic and Atmospheric Agency (NOAA) will continue with petitions [and recently announced successful award] submitted for National Aeronautics and Space Agency (NASA) and others. Simultaneously, the Society will proactively fundraise with county, state, port and related authorities as well as all types of foundations.

Exhibit A – SEAS 10 Year Pro Forma Business Plan Narrative

3. Expense

- a. Personnel: For the purposes of the 10 year pro forma business model all existing positions between the Aquarium and the Society, with the exception of Aquarium Director, continue indefinitely in the model. Wages, benefits and retirement elements remain consistent with current City levels indefinitely. City employees who currently participate in the City retirement system (SCERS), are assumed to continue to remain within that system, with Society responsible for matching contributions into the plan. Wage pool increase in 2010 and 2011 is based on City's CPI assumption.
- b. Non-Personnel: existing expenditures remain at current levels, with inflation adjustments of roughly 4% annually.
- c. Annual reserve reinvestment requirement: A key assumption under nonprofit management calls for 2-4% of gross revenues to be reserved each year beginning in 2011 and deployed every 2-4 years as needed to refresh elements of the Aquarium experience deemed necessary to maintain desired attendance levels.
- d. Incremental expenses associated with transition: Under Parks management, the Aquarium p&l statement does not include all Parks costs of managing the facility. Accounting and HR are provided centrally and are not charged back to Aquarium operations. In 2010 and beyond, the p&l statement includes all direct costs, except some transitional costs related to IT that may be covered by the City on an interim basis.

4. City/Society shared responsibility

- i. In light of economic reality of 2009, City and Society agree to discuss the possible transition of certain elements of the Aquarium more slowly than others in order to delay the full financial impact in the first years on the Aquarium p&l.
- ii. The City and Society will explore whether the City can provide some IT support during the first year following transition to preclude the need for the Society to hire an extra FTE to perform this work. This savings is assumed in the pro forma and will have to be added back if an agreement cannot be reached.
- iii. Insurance: The City and the Society have agreed in general terms to the City continuing its coverage of property insurance indefinitely with the Society picking up the cost for all other necessary coverage.

5. Operating Surplus/Deficiency

- a. Under the expected case scenario, with assumptions as of March 2009, the Seattle Aquarium under non profit management beginning in 2012 is capable of running at breakeven to possible surplus, with the potential for reinvestment back into the Aquarium greatest in the later years.

6. Major Maintenance

- i. The City and SEAS agree in principle on the division of responsibility regarding major maintenance.
- ii. The pro forma does not address the elements of capital maintenance agreed to by the City – see the 20 year operating agreement for details.

Exhibit A – SEAS 10 Year Pro Forma Business Plan Narrative

- iii. As described earlier, the Society plans to implement an annual reserve reinvestment requirement of 2-4% of gross revenues to be deployed every 2-4 years to perform refreshment of the asset, particularly with regard to guest experience to enable attendance levels to remain consistent. This generates roughly \$750K by late 2012 which can be coupled with matching private contributions to deploy nearly \$1.5 million in early 2013.

7. Major Redevelopment

- a. The 10 year pro forma business model does not assume a major capital project as too much information remains unknown at this time to responsibly forecast the impact properly. A significant capital campaign along the lines of the New Currents campaign can be expected once a long range plan has been developed and approved by the City. The viaduct replacement plans clearly present opportunity for a new connection to the waterfront from the City and any discussion and planning of a redevelopment of this area would include the Aquarium.

8. Reserves

- a. Society unrestricted reserve as of 12/31/08 is roughly \$1 million and is anticipated to end 2009 at roughly the same level. This figure is seasonal and tends to dip leading up to the annual Splash! fundraising event after which it rebounds higher. This reserve is not required to obtain the breakeven operating performance in the expected case scenario of the 10 year pro forma business model.
- b. The Aquarium maintains its equivalent reserve in the form of an 'Aquarium Sub Account' which typically is the surplus between membership revenues earned and direct expenses spent. As of year ended 12/31/08 this account held a surplus balance of approximately \$435,000 and is expected to have a balance of roughly \$350,000 at the point of anticipated change in control of 7/1/2010. This balance required to absorb the potential loss on operations in first couple years of the agreement as there are no other subsidies considered in the 20 year management and operations agreement with the City.
- c. The combined reserve position of roughly \$1.4 million is only sufficient to cover 1.45 months of operational expenses, if no revenue came into the Aquarium in any capacity.

9. Alternative Scenarios to 10 year pro forma 'expected case'

- a. 'Low attendance' scenario under nonprofit management
 - i. The 10 year pro forma was run assuming a precipitous drop in 2009 attendance of 10% versus 2008. The resulting operational deficiency by the Aquarium would be close to \$649K for 2009 and another \$268K in the first year of nonprofit management in 2010. This combined loss would more than wipe out the existing Aquarium reserve of \$435K, even before the end of 2009, requiring the Aquarium to cut direct expenses dramatically, or petition the City for general fund support. Upon its first year of operation, the Society would rely upon its unrestricted reserve to weather the \$268K deficit until revenues rebound in 2011.

Exhibit B – SEAS Expected Case Scenario 10 Year Pro Forma

Profit and Loss Statement

Seattle Aquarium Business Plan

Expected Case Scenario Pro Forma as of October 31, 2009

Version 13.0

\$'s in K	<u>Actual</u> <u>2008</u>	<u>Estimate</u> <u>2009</u>	<u>Estimate</u> <u>2010</u>	<u>Estimate</u> <u>2011</u>	<u>Estimate</u> <u>2012</u>	<u>Estimate</u> <u>2013</u>	<u>Estimate</u> <u>2014</u>	<u>Estimate</u> <u>2015</u>	<u>Estimate</u> <u>2016</u>	<u>Estimate</u> <u>2017</u>	<u>Estimate</u> <u>2018</u>
Revenue											
Admissions	6,916	6,902	7,522	8,038	8,634	9,245	9,873	10,022	10,424	10,580	10,999
Memberships	1,258	1,333	1,417	1,523	1,631	1,743	1,857	1,975	2,096	2,220	2,347
Concessions											
Sodexo Food Operator	175	150	150	157	164	171	179	187	195	204	213
Event Rental Fees	217	200	216	233	253	275	299	325	353	383	417
Gift Store (Event Network)	498	510	558	580	604	628	653	680	707	736	766
Contributions											
Splash @ Gross	900	660	660	682	703	724	744	763	782	799	815
Golf @ Gross	92	96	99	102	105	108	112	115	118	120	123
Educational Prgms	310	310	330	376	429	489	557	635	724	825	941
Annual Fund	367	392	491	559	638	727	829	945	1,077	1,228	1,399
Other - Society	40	41	42	42	43	44	45	46	47	48	49
Other - Aquarium	90	77	78	80	81	83	84	86	88	90	91
Total Operations Revenue	10,862	10,670	11,561	12,372	13,284	14,237	15,232	15,778	16,610	17,233	18,159
TYT Change %		-1.77%	8.35%	7.01%	7.38%	7.17%	6.99%	3.58%	5.27%	3.75%	5.38%
Operating Expenses by Dept											
Administration (ADMIN)	1,466	1,252	1,292	1,300	1,332	1,366	1,400	1,426	1,441	1,478	1,517
Development (DEV)	723	751	769	878	911	946	1,040	1,084	1,200	1,259	1,404
Finance (FIN)	221	229	475	471	490	510	531	552	576	600	626
Human Resources (HR)	2	2	131	135	140	145	150	156	161	167	174
Information Technology (IT)	122	129	342	405	423	441	460	480	502	524	547
Marketing (MKTG)	1,124	1,182	1,191	1,237	1,287	1,339	1,393	1,450	1,509	1,571	1,635
Membership (MBR)	291	299	310	322	335	349	363	378	393	409	425
Education (EDUC)	1,518	1,480	1,501	1,567	1,624	1,788	1,917	2,000	2,154	2,252	2,439
Guest Services (GUEST)	1,267	1,178	1,226	1,274	1,328	1,383	1,442	1,503	1,566	1,630	1,698
Life Sciences (LIFESCI)	2,131	2,160	2,253	2,338	2,436	2,539	2,646	2,758	2,875	2,996	3,123
Facilities (FACIL)	2,100	2,059	2,153	2,463	2,821	2,937	3,057	3,163	3,284	3,400	3,532
Total Operating Expenses	10,966	10,722	11,643	12,391	13,128	13,743	14,399	14,951	15,661	16,287	17,119
TYT Change %		-2.22%	8.59%	6.42%	5.95%	4.68%	4.78%	3.83%	4.74%	4.00%	5.11%
Net Oper. Surplus/(Deficiency) <u>Note 1</u>	(103)	(52)	(82)	(19)	156	494	833	826	949	946	1,040
Ten Year (2010-2020) Average Surplus/(Deficiency)			667								
Five Year (2010-2015) Average Surplus/(Deficiency)			368								

Note 1: The Aquarium SubAccount is expected to have a positive balance of at least \$350K mid-2010 which is required by the Society in 2010 as key reserve figure associated with the transition effort.

Exhibit B – SEAS Expected Case Scenario 10 Year Pro Forma

Profit and Loss Statement

Seattle Aquarium Business Plan

Version 13.0

Expected Case Scenario Pro Forma as of October 31, 2009

\$'s in K

	<u>Actual</u> <u>2008</u>	<u>Estimate</u> <u>2009</u>	<u>Estimate</u> <u>2010</u>	<u>Estimate</u> <u>2011</u>	<u>Estimate</u> <u>2012</u>	<u>Estimate</u> <u>2013</u>	<u>Estimate</u> <u>2014</u>	<u>Estimate</u> <u>2015</u>	<u>Estimate</u> <u>2016</u>	<u>Estimate</u> <u>2017</u>	<u>Estimate</u> <u>2018</u>
<u>Paid Attendance & Growth</u>	784,000	784,000 0.0%	784,000 0.0%	795,760 1.5%	807,696 1.5%	819,812 1.5%	832,109 1.5%	844,591 1.5%	857,260 1.5%	870,118 1.5%	883,170 1.5%
<u>Revenue Growth Rates</u>											
Admissions		-0.2%	9.0%	6.9%	7.4%	7.1%	6.8%	1.5%	4.0%	1.5%	4.0%
Memberships		6.0%	6.2%	7.5%	7.1%	6.8%	6.6%	6.3%	6.1%	5.9%	5.7%
Concessions											
Sodexo		-14.3%	0.0%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%
Event Rental		-7.8%	7.8%	7.9%	8.7%	8.7%	8.7%	8.7%	8.7%	8.7%	8.7%
Gift Store (Event Network)		2.5%	9.3%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Contributions											
Splash @ Gross		-26.7%	0.0%	3.3%	3.1%	3.0%	2.8%	2.6%	2.4%	2.2%	2.0%
Golf @ Gross		4.0%	3.4%	3.2%	3.1%	3.0%	2.9%	2.8%	2.6%	2.4%	2.2%
Educational Prgms		0.0%	6.5%	14.0%	14.0%	14.0%	14.0%	14.0%	14.0%	14.0%	14.0%
Annual Fund		6.8%	25.1%	14.0%	14.0%	14.0%	14.0%	14.0%	14.0%	14.0%	14.0%
Other - Society		2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Other - Aquarium		<u>-15.0%</u>	<u>2.0%</u>	<u>2.0%</u>	<u>2.0%</u>	<u>2.0%</u>	<u>2.0%</u>	<u>2.0%</u>	<u>2.0%</u>	<u>2.0%</u>	<u>2.0%</u>
Total Operations Revenue		-1.77%	8.35%	7.01%	7.38%	7.17%	6.99%	3.58%	5.27%	3.75%	5.38%
<u>Operational Revenue Mix</u>											
Gate		77%	77%	77%	77%	77%	77%	76%	75%	74%	73%
Earned		9%	9%	9%	9%	8%	8%	8%	8%	8%	8%
Contributed		<u>14%</u>	<u>14%</u>	<u>14%</u>	<u>14%</u>	<u>14%</u>	<u>15%</u>	<u>16%</u>	<u>16%</u>	<u>17%</u>	<u>18%</u>
Total		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Survey of Aquarium Employees

Proposed Transition to Nonprofit Management

September 22, 2009

In order to have an indication from current Seattle Aquarium employees about some of their anticipated choices after transition to nonprofit management, the City, SEAS (Seattle Aquarium Society) and the labor unions representing Aquarium employees developed a short survey (see back page). Staff were asked to respond anonymously with the understanding that their responses were not binding, but would help us gather a better picture of their desires and intentions. The survey was conducted from September 14-18, 2009.

Of the 76 permanent employees who got the survey, 63 completed it (83%). Note that a few questions were not answered (or the question was rewritten to change the meaning) and those have been excluded from the results that are displayed below, so the total answers to each question are fewer than 63 in several cases. There was an opportunity for staff to make written comments, and those are included at the end of this paper.

Aquarium employees are concerned about their personal welfare as they consider the upcoming transition; Aquarium employees largely desire to continue to work at the Aquarium.

SCENARIO #1 where current Aquarium employees can remain in and continue to contribute to the Seattle City Employees Retirement System (SCERS) after becoming employees of SEAS.

In this case, 71% or 43 of the survey respondents would prefer to transfer to SEAS employment and remain in the SCERS; only seven respondents would prefer to transition to other City employment. Nine plan to retire and become SEAS employees and two plan to retire/resign and not work for either the City or SEAS.

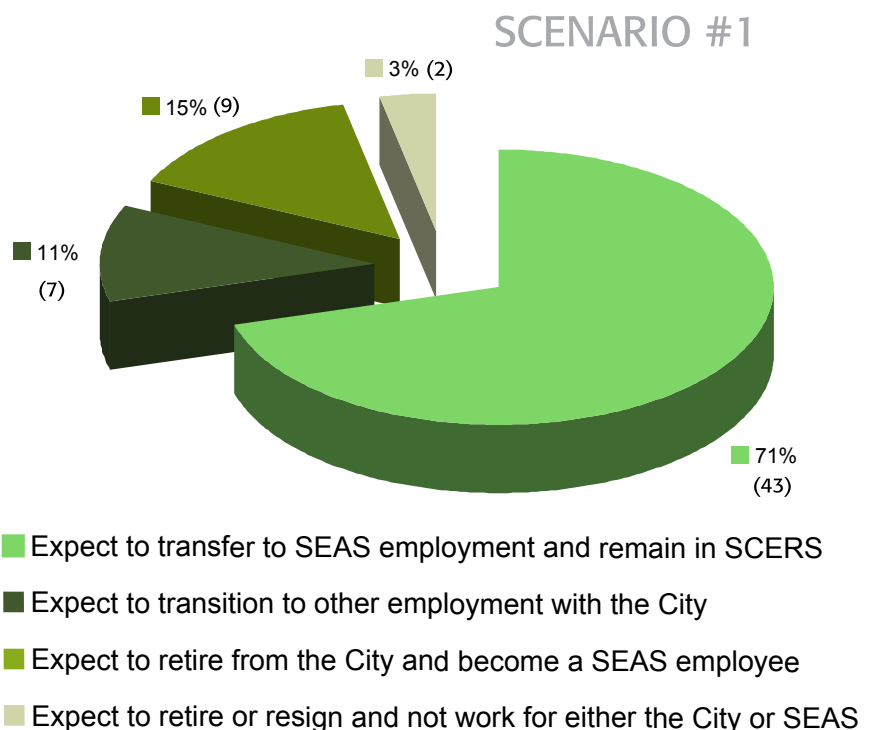
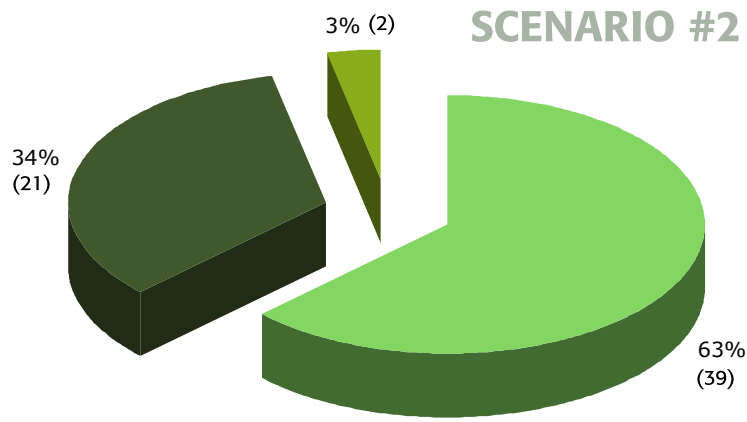


Exhibit C

Survey of Aquarium Employees Proposed Transition to Nonprofit Management

SCENARIO #2 where approval has not been granted to allow current Aquarium employees transferring to SEAS employment to continue to contribute to SCERS. Aquarium employees who want to stay in SCERS could remain City employees under the supervision of SEAS for a specified time period.

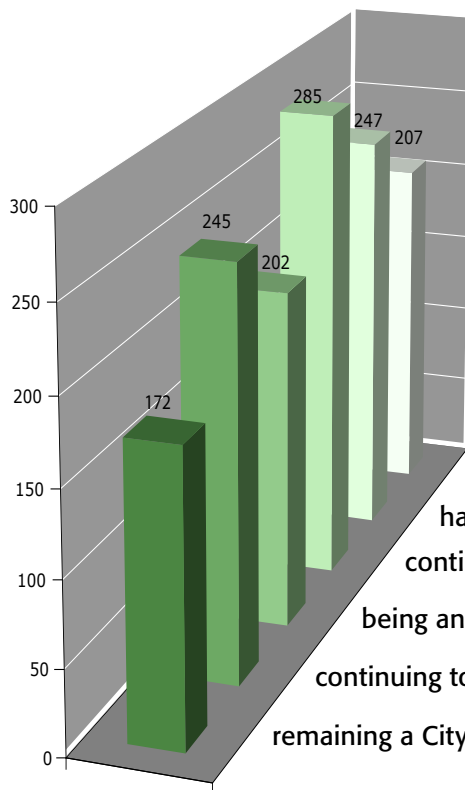
In this case, at the end of the transition period, 63% of the survey respondents (39 individuals) would prefer to transfer to SEAS employment without the ability to continue to contribute to SCERS, 34% (21) would prefer to move to another City position (outside the Aquarium) in order to continue to contribute to SCERS.



- Expect to transfer to SEAS employment, without the ability to continue to contribute to SCERS
- Expect to transition to another City position (outside the Aquarium) in order to continue to contribute to SCERS
- Expect to retire or resign and not work for either the City or SEAS

ADDITIONAL ISSUES:

Staff were asked to rate how important each of the following statements is to their future plans (scale of 1 "not at all important" to 5 "very important").



Continuing to work at the Seattle Aquarium was rated highest (had the most accumulated points) with an average score of 4.59 and with 48 respondents rating it "very important".

Having a "grace period" of up to 2 years (to decide whether to join SEAS, find another City job, or retire/resign) received the next highest number of points with an average score of 3.99 and 36 "very important" ratings. Being able to continue to contribute to SCERS ranked third with an average score of 3.88 and 33 "very important" ratings.

STAFF COMMENTS:

"A 2-year grace period is too long. A 1-year period is more than adequate and allows the Society to more easily configure staffing and positions to meet the needs of this more focused and dynamic organization. 2 years extends the "agony" and clouds the ability of the Society to manage effectively.

Recruitment and retention all become more difficult with a "2-path" program. Make a clean break and run!"

"If I decide to stay with the City, transferring to a job similar to what I actually do now will not be reflected in what my job title is now. My job title does not accurately reflect what I do."

"For employees new to the City system, it is important to know whether the funds currently in the retirement system will be rolled over or cashed out. What will the choices be if we can't stay in the SCERS?"

"Becoming an employee of SEAS is dependent on the quality of the health insurance offered and job security (i.e. "grace period") comparable to other options. If I retire from the City and become an employee of SEAS, would I have the option to decline to participate in their healthcare program (instead, purchase, on my own, a group plan from the City as a retiree)?"

"Although my contributions to the retirement system are minimal, I do value the benefits from it. At transition time, I will be evaluating my options, not just from the City and SEAS."

"My primary concerns include the health and well-being of the animals, the mission and being able to continue to live/support myself and family."

"If I am retired when the transition occurs, none of this will matter to me at all. This questionnaire only talks about retirement. The nature of medical benefits might influence

whether I cared about being a City or a SEAS employee."

"I will have no problem going with SEAS as long as the

mission stays the same. Animal health is priority. I can handle some benefit changes and I am aware that this will happen."

"Continue with the transportation subsidy"

"I would like the Aquarium management to get a commitment from the City to transfer us to other jobs in other departments as jobs become available. It is very frustrating that we only have the Parks Dept. offering to transfer us to other jobs with the department. We work for the City and I don't see them backing us up!!! Parks Dept needs to talk to other departments within the City."

Exhibit C

Survey of Aquarium Employees Proposed Transition to Nonprofit Management

Survey Questions with Detailed Totals:

SCENARIO #1

SEAS assumes management of the Aquarium operations. The City has received notification from the IRS that current City employees at the Aquarium can remain in and continue to contribute to SCERS after becoming employees of SEAS. Employees would choose one of the following:

- transfer to SEAS employment (become a SEAS employee);
- remain with the City in a position at a comparable level in a City department (outside the Aquarium); or
- leave City employment at the employee's option.

Under Scenario #1, assuming you could continue to participate in the City's retirement system, would you: (check one box) **There were 61 respondents to this question**

Expect to transfer to SEAS employment and remain in SCERS = **43 votes**

Expect to transition to other employment with the City = **7 votes**

Expect to retire from the City and become a SEAS employee = **9 votes**

Expect to retire or resign and not work for either the City or SEAS = **2 votes**

SCENARIO #2

SEAS assumes management of the Aquarium operations. At the time of management change, IRS approval to allow current City employees working at the Aquarium who transfer to SEAS employment to continue to contribute to SCERS has not been granted. Under this scenario, City employees who want to stay in SCERS could remain City employees under the supervision of SEAS for specified time period. At the end of that time period, employees would be asked to choose one of the following:

- transfer to SEAS employment (become SEAS employees);
- remain with the City in a position at a comparable level in a City department (outside the Aquarium); or
- leave City (SEAS) employment at the employee's option.

Under Scenario #2, at the completion of the transition period, assuming you could not continue to participate in the City's retirement system, would you:

(check one box) **There were 62 respondents to this question**

Expect to transfer to SEAS employment, without the ability to continue to contribute to SCERS = **39 votes**

Expect to transition to another City position (outside the Aquarium) in order to continue to contribute to SCERS = **21 votes**

Expect to retire or resign and not work for either the City or SEAS = **2 votes**

ADDITIONAL ISSUES

On a scale of 1 to 5 (1 being "not at all important," and 5 being "very important"), how important are the following options to you? Please rate each option from 1 to 5.

remaining a City employee:

Of 63 respondents 1=19, 2=9, 3=17, 4=6, 5=12 with an average ranking of 2.73

continuing to contribute to the City's retirement system whether working for the City or for SEAS

Of 63 respondents 1=6, 2=5, 3=12, 4=7, 5=33 with an average ranking of 3.88

being an employee of SEAS:

Of 63 respondents 1=10, 2=5, 3=24, 4=10, 5=14 with an average ranking of 3.20

continuing to work at the Seattle Aquarium:

Of 62 respondents 1=2, 2=1, 3=3, 4=8, 5=48 with an average ranking of 4.59

having a "grace period" of up to 2 years from the effective date of the transition to decide whether to join SEAS, find another job with the City, or retire or resign and not work for either:

Of 62 respondents 1=7, 2=3, 3=10, 4=6, 5=36 with an average ranking of 3.99

having a longer "grace period" than 2 years to decide about employment options for employees who meet certain criteria:

Of 63 respondents 1=15, 2=5, 3=13, 4=7, 5=23 with an average ranking of 3.28

EXHIBIT D
Employee Retirement Impact Analysis

Age	Estimated Years as of Dec 31, 2009	Retirement benefit 12/31/09	Retirement benefit in 2 years	Retirement benefit in 5 years	Earliest retirement age	Maximum benefits if able to stay in retirement system 5 more years and retires at earliest age	Maximum benefits if able to stay in retirement system 5 more years and leave money in until benefits stop increasing	Age when benefits stop increasing
67	30.62	60%	60%	60%	now	60%	60%	now
54	30.19	60%	60%	60%	now	60%	60%	54
52	29.80	58%	60%	60%	now	60%	60%	53
53	29.01	58%	60%	60%	now	60%	60%	54
55	28.30	56%	60%	60%	now	60%	60%	57
52	27.69	51%	58%	60%	now	60%	60%	55
51	26.56	Can't Retire	56%	60%	52	60%	60%	55
62	25.51	50%	54%	60%	now	60%	60%	67
55	24.62	46%	52%	58%	now	58%	58%	59
62	23.37	46%	50%	56%	now	56%	56%	67
59	23.37	46%	50%	56%	now	56%	56%	64
62	21.13	42%	46%	52%	now	52%	52%	67
50	22.88	Can't Retire	38%	54%	52	54%	54%	55
66	22.86	44%	48%	54%	now	54%	54%	71
62	22.77	44%	48%	54%	now	54%	54%	67
68	21.44	42%	46%	52%	now	52%	52%	73
49	20.34	Can't Retire	Can't Retire	48%	52	48%	50%	55
52	19.66	Can't Retire	32%	48%	53	48%	48%	57
55	19.58	Can't Retire	38%	48%	56	48%	48%	60
53	19.56	Can't Retire	34%	48%	52	48%	48%	58
45	18.86	Can't Retire	Can't Retire	Can't Retire	52	35%	46%	57
51	18.56	Can't Retire	26%	44%	52	44%	46%	57
65	18.50	36%	40%	46%	now	46%	46%	70
54	17.92	Can't Retire	Can't Retire	44%	55	44%	44%	59
47	17.75	Can't Retire	Can't Retire	31%	52	31%	44%	58
62	15.51	27%	33%	40%	now	40%	40%	67
48	15.42	Can't Retire	Can't Retire	26%	53	26%	40%	60
54	15.38	Can't Retire	Can't Retire	38%	57	38%	40%	60
44	14.00	Can't Retire	Can't Retire	Can't Retire	57	29%	38%	65
51	13.78	Can't Retire	Can't Retire	Can't Retire	57	27%	35%	65
35	13.27	Can't Retire	Can't Retire	Can't Retire	57	27%	36%	65
40	12.68	Can't Retire	Can't Retire	Can't Retire	57	26%	34%	65
42	13.06	Can't Retire	Can't Retire	Can't Retire	57	27%	36%	65
40	11.17	Can't Retire	Can't Retire	Can't Retire	57	24%	32%	65
59	11.02	18%	23%	31%	now	31%	32%	65
38	10.52	Can't Retire	Can't Retire	Can't Retire	57	23%	30%	65
44	9.80	Can't Retire	Can't Retire	Can't Retire	57	21%	28%	65

EXHIBIT D
Employee Retirement Impact Analysis

Age	Estimated Years as of Dec 31, 2009	Retirement benefit 12/31/09	Retirement benefit in 2 years	Retirement benefit in 5 years	Earliest retirement age	Maximum benefits if able to stay in retirement system 5 more years and retires at earliest age	Maximum benefits if able to stay in retirement system 5 more years and leave money in until benefits stop increasing	Age when benefits stop increasing
44	9.77	Can't Retire	Can't Retire	Can't Retire	57	21%	28%	65
61	9.93	Can't Retire	21%	28%	62	28%	28%	66
37	8.50	Can't Retire	Can't Retire	Can't Retire	57	20%	26%	65
43	8.44	Can't Retire	Can't Retire	Can't Retire	57	20%	26%	65
58	8.17	Can't Retire	17%	24%	60	24%	26%	65
35	7.82	Can't Retire	Can't Retire	Can't Retire	57	18%	24%	65
30	6.85	Can't Retire	Can't Retire	Can't Retire	57	17%	22%	65
38	6.66	Can't Retire	Can't Retire	Can't Retire	57	17%	22%	65
28	6.58	Can't Retire	Can't Retire	Can't Retire	57	17%	22%	65
39	5.63	Can't Retire	Can't Retire	Can't Retire	57	15%	20%	65
26	5.63	Can't Retire	Can't Retire	Can't Retire	57	15%	20%	62
30	5.62	Can't Retire	Can't Retire	Can't Retire	57	15%	20%	65
62	5.45	9%	14%	20%	65	20%	20%	67
28	5.33	Can't Retire	Can't Retire	Can't Retire	57	15%	20%	65
45	4.78	Can't Retire	Can't Retire	Can't Retire	62	16%	18%	65
46	4.64	Can't Retire	Can't Retire	Can't Retire	62	16%	18%	65
33	4.31	Can't Retire	Can't Retire	Can't Retire	57	16%	18%	65
56	4.06	Can't Retire	Can't Retire	Can't Retire	62	16%	18%	65
26	4.03	Can't Retire	Can't Retire	Can't Retire	62	16%	18%	65
54	3.93	Can't Retire	Can't Retire	Can't Retire	62	15%	16%	65
36	3.88	Can't Retire	Can't Retire	Can't Retire	62	15%	16%	65
28	3.67	Can't Retire	Can't Retire	Can't Retire	62	15%	16%	65
35	3.31	Can't Retire	Can't Retire	Can't Retire	62	15%	16%	65
49	3.26	Can't Retire	Can't Retire	Can't Retire	62	15%	16%	65
28	3.23	Can't Retire	Can't Retire	Can't Retire	62	15%	16%	65
43	3.14	Can't Retire	Can't Retire	Can't Retire	62	15%	16%	65
24	3.04	Can't Retire	Can't Retire	Can't Retire	62	16%	18%	65
33	2.97	Can't Retire	Can't Retire	Can't Retire	62	13%	14%	65
30	2.77	Can't Retire	Can't Retire	Can't Retire	62	13%	14%	65
40	2.71	Can't Retire	Can't Retire	Can't Retire	62	13%	14%	65
27	2.47	Can't Retire	Can't Retire	Can't Retire	62	13%	14%	65
43	2.44	Can't Retire	Can't Retire	Can't Retire	62	13%	14%	65
42	2.39	Can't Retire	Can't Retire	Can't Retire	62	13%	14%	65
29	2.14	Can't Retire	Can't Retire	Can't Retire	62	13%	14%	65
55	1.99	Can't Retire	Can't Retire	Can't Retire	62	11%	12%	65
23	1.60	Can't Retire	Can't Retire	Can't Retire	62	11%	12%	65
40	1.36	Can't Retire	Can't Retire	Can't Retire	62	11%	12%	65

EXHIBIT D
Employee Retirement Impact Analysis

Age	Estimated Years as of Dec 31, 2009	Retirement benefit 12/31/09	Retirement benefit in 2 years	Retirement benefit in 5 years	Earliest retirement age	Maximum benefits if able to stay in retirement system 5 more years and retires at earliest age	Maximum benefits if able to stay in retirement system 5 more years and leave money in until benefits stop increasing	Age when benefits stop increasing
36	1.29	Can't Retire	Can't Retire	Can't Retire	62	9%	10%	65
61	1.18	Can't Retire	9%	12%	65	12%	12%	66
37	1.07	Can't Retire	Can't Retire	Can't Retire	62	11%	12%	65
47	0.96	Can't Retire	Can't Retire	Can't Retire	62	9%	10%	65
30	0.44	Can't Retire	Can't Retire	Can't Retire	65	10%	10%	65
31	0.40	Can't Retire	Can't Retire	Can't Retire	62	9%	10%	65

Exhibit E – Draft Proposed Employee Benefits Matrix

Seattle Aquarium Society

Draft Proposed Employee Benefits Matrix

Dated: October 27th, 2009

The accompanying comparative matrix is intended to assist Aquarium employees in understanding the potential differences between Seattle Aquarium Society (“SEAS”) current policy or proposed benefit at the time of transition and what is currently in place with the City of Seattle. SEAS reserves the right to modify or change its benefits offering at any time.

The enclosed benefits are presented for consideration and reflect SEAS intent at this time. While they are modeled in the pro forma business plan, they are subject to change at any time. They are also subject to collective bargaining and therefore are for illustrative purposes only.

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Category	Proposed SEAS Benefit	Current City Benefit
Wage Levels	Wage level at time of transition will remain the same for that year. Wage levels are determined annually through budget process via referenced index rates as well as governing contracts if applicable.	Wage levels for represented employees are governed by contracts. Some classifications receive step increases based on longevity. Cost of living increases tied to an index rate are also defined in contract and are generally applied annually. For employees in the broadband system – band is informed by market rate analysis and salaries are determined by management based on performance. Non-represented employees often receive the same cost of living adjustment as coalition of City unions.
Wage cost of living increase timing	Annually for all employees effective April 1 st . City employees under SEAS management likely to remain on City calendar.	Annually for most employees effective in January but lagged a year from the prior June. Contracts specify timing.
Positions	SEAS intends to employ	City positions are

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Comparative Matrix between Seattle Aquarium Society current policy or proposed benefit at the time of transition. SEAS reserves the right to modify or change its benefits offering at any time.

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Category	Proposed SEAS Benefit	Current City Benefit
	<p>all positions in place at the time of transition except for those positions who clearly wish to retire from employment. For 12 months following the transition date, SEAS intends no reduction in force or layoffs. After this period, SEAS will maintain positions which best suit the institution's needs at that time which is no different from how the City operates today.</p>	<p>established, abrogated, and modified by Council action, usually through the budget process. Position authority may be granted but not necessarily used depending on the judgment of department or division leadership. Layoff decisions are at the discretion of management. Civil service positions have bumping rights.</p>
Vacation Leave	<p>Vacation accrues from 1st day but new employees (excluding incoming former City employees) must work 90 days prior to use of vacation. Yr 1 = 12 days Yr 2 thru 4 = 15 days Yr 5 thru 9 = 18 days Yr 10 thru 14 = 20 days 15+ = 25 days days.</p>	<p>Vacation accrues based on hours worked from the 1st day, but employee (full and part-time) must work approximately 6 months before taking vacation. Yr 1-Yr 4 = 12 days Yr 5 thru Yr 9 = 15 days Yr 10 thru Yr 14 = 16 days Yr 15 thru Yr 19 = 18 days Yr 20 = 19 days; Thereafter 1 day per year for each year up to Yr 30 up to a max of 30 days.</p>
Personal Leave	Up to 2 days per year	<p>Up to 2 days per year for up to 10 years (or 18,721 hours), afterwards 4 days per year.</p> <p>Employees who are FLSA exempt receive 4 executive leave days annually and can receive up to 6 merit days. These employees are not</p>

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Category	Proposed SEAS Benefit	Current City Benefit
		eligible for overtime pay.
Sabbatical Leave	Yes, up to 30 days unpaid leave but with continuance of medical coverage in a 12 month period, subject to certain conditions.	Yes, up to 12 months unpaid following 7 years continuous service. Medical insurance continues.
Vacation Carry Over at Year End	Intent to adopt a maximum of 4 weeks (240 hours) annual carry over. Exceptions can be granted.	Max vacation balance is equal to two times the employee annual accrual rate. Exceptions and three month grace period can be granted.
Holidays	10 holidays per year	10 holidays per year
Sick Leave	1 day earned per month	1 day earned per month
Bereavement (funeral) Leave	3 days in the first 14 following loss, sick leave may be used in extenuating circumstances.	Up to 2 days of paid leave dependent on distance traveled. Up to 4 additional days taken from sick leave balance. Max allowed is 5 days and rules apply based on “blood” relatives.
Other Leave	Jury Duty, Military, Family Med Leave or equivalent if less than 50 employees, Maternity, Worker’s Comp, Educational, Time off to Vote, Witness duty	Jury Duty, Military, Family Med Leave, Maternity, Worker’s Comp, Educational, Time off to Vote, Witness duty
Employment Assistance Prog.	To be established and available to all employees at no charge.	Free to all employees and families via Family Services.
Long Term Disability	Premium paid 100% by Employer. Benefits paid at 60% of salary up to \$6K/month. 90 day waiting period.	Employer pays 100% of premium for basic coverage of \$400/month after 90 days following accident.
Dependent Day Care Reimbursement and	Section 125 plan flexible spending accounts will be	Dependent Care Flexible Savings Account available;

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Category	Proposed SEAS Benefit	Current City Benefit
Assistance Programs	made available to employees to cover eligible dependent care expenses.	
Health Care Reimbursement Acct	Section 125 plan flexible spending accounts will be made available to employees to cover eligible medical expenses.	Offered as part of section 125 plan
Basic Life Insurance	Premium paid 100% by Employer. Benefit is 1 X annual salary to \$100,000 max and also covers AD&D. Voluntary additional coverage available.	Premium paid 40% by City, 60% by employee. Benefit is 1.5 x annual salary and also covers AD&D.
Supplemental Life Insurance (voluntary)	Will be made available, premium is 100% employee responsibility.	Capped at 4x annual salary and premium is 100% employee responsibility.
Accidental Death and Dismemberment (AD&D)	Will be covered in Basic Life insurance benefit offering.	Voluntary at 100% employee premium responsibility.
Health Insurance Carriers	Intent to provide 1.) choices for deductible levels. 2.) request proposal for coverage from all local carriers to include HMO, PPO and related providers. 3.) Best fit for financial condition of self-supported Aquarium.	Four choices for medical (two Aetna, two Group Health) Two choices for dental (Washington Dental & Dental Health Services) One vision plan (VSP)
Health (Medical/Dental/Vision) Insurance Coverage	See separate section for description of basic plans and funding choices.	See separate section for description of plans and funding choices.
Sick/Vacation leave	Intent to honor accrued	Formula-based payout upon

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Category	Proposed SEAS Benefit	Current City Benefit
accrued balances	balances earned under City service.	retirement or separation from City employment.
Retirement Plan	Intent to offer a 403(b) tax deferred defined contribution plan. Employee participation is voluntary for both SEAS and City employees under Aquarium management up to the individual IRS allowed limit. SEAS staff with at least 1000 hours of work per year are eligible for an employer matching contribution which will range between 0% and 8.03%.	Defined benefit plan. Current City contribution is 8.03% and sick leave is paid out at 25% at retirement unless employee is a VEBA employee (part of an “eligible group” that has to vote affirmatively for this option...which allows 35% of sick leave to be rolled over to Deferred Compensation account for medical expenses and employee pays no taxes). Employees also have the option of participating in a 457 deferred compensation plan managed by Prudential.
Credit Union	N/A	Yes
Direct Deposit	Yes	Yes
OT Pay for Holidays	Yes	Yes
Tuition Assistance	Yes, may be available to eligible employees provided coursework is consistent with work duties. Amount to be determined on case-by-case basis. Voluntary separation by employee within 1 year of last tuition could result in repayment requirement.	Yes
Worker’s Comp	Claims paid by State but monitored by SEAS. A premium is paid monthly as part of payroll to the State for this insurance.	Claims paid by City which self-insures and pays 100% of all claims.

Exhibit E – Draft Proposed Employee Benefits Matrix

Comparative Matrix between Seattle Aquarium Society current policy or proposed benefit at the time of transition. SEAS reserves the right to modify or change its benefits offering at any time.

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Category	Proposed SEAS Benefit	Current City Benefit
Long Term Care	Voluntary at 100% employee premium responsibility, Existing City employees wishing to retain their existing plan will be able to do so with John Hancock. Not available to non-City or new employees initially.	Voluntary at 100% employee premium responsibility – plan administered by John Hancock.
Transit Subsidy	Metro Bus pass coverage for full-time and permanent part-time employees. Will move to ORCA card in 2010 with decision on “passport” v. “choices” dependent on all employee transit survey.	Metro Bus pass coverage for employees. Moving to ORCA card “choice” in 2010 with e-purse deposit of \$81/month maximum subsidy.
Workplace	Substantially unchanged from existing workplace conditions at Seattle Aquarium.	Workplace as described under employee handbook and ordinary conditions at Seattle Aquarium.

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Exhibit E – Draft Proposed Employee Benefits Matrix

Comparative Matrix between Seattle Aquarium Society current policy or proposed benefit at the time of transition. SEAS reserves the right to modify or change its benefits offering at any time.

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Health Benefit (Medical/Dental/Vision)

Current City employees may choose between four different medical plans administered through the City, two with Aetna and two with Group Health. SEAS has provided major insurance carriers in Seattle a blind census of the prospective total combined Aquarium employee population and obtained preliminary nonbinding pricing to provide similar coverage for all employees. The plan is similar to those offered by the City in most major categories.

The premiums for similar coverage across a much smaller base (roughly 80-90 employees at the Aquarium versus 11,000+ at the City) result in significantly higher premiums.

The below table indicates how the SEAS proposal will compare to the current structure at the City.

Data per Open Enrollment Guide for Plan Year 2010 – City of Seattle

Exhibit E – Draft Proposed Employee Benefits Matrix

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Comparative Matrix between Seattle Aquarium Society current policy or proposed benefit at the time of transition. SEAS reserves the right to modify or change its benefits offering at any time.

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Medical Plan	Total Monthly Premium	Employee's Monthly Premium Contribution (ee only)	Employee's Monthly Premium Contribution (ee plus spouse/domestic partner either with or without children)	Per cent of premium covered by employer
City of Seattle Preventative Plan	\$ 899.70	\$ 48.12	\$ 98.50	89%
City of Seattle Traditional Plan	\$ 813.11	\$ -	\$ 32.24	96%
Group Health Standard Plan	\$ 867.33	\$ 48.40	\$ 99.90	88%
Group Health Deductible Plan	\$ 798.63	\$ 25.00	\$ 56.92	93%
Prospective SEAS plan (medical, dental, vision)	\$ 1,255.60	\$ 25.00	between \$38-\$120	between 90-97%

Exhibit F - Benchmark Analysis of Peer Institutions' Pricing

<u>Item</u>	Seattle Aquarium	Tennessee Aquarium	Aquarium of the Pacific	Florida Aquarium	Georgia Aquarium	John G. Shedd Aquarium	Monterey Bay Aquarium	National Aquarium
Annual attendance (YE '08)	815,177	689,647	1,502,617	652,169	2,191,755	1,864,863	1,902,856	1,431,077
Location	Seattle, WA	Chattanooga, TN	Long Beach, CA	Tampa, FL	Atlanta, GA	Chicago, IL	Monterey, CA	Baltimore, MD
Ticket Price: adult/child (2009)	\$16/\$10.50	\$21.50/\$14.95	\$20.95/\$18.50	\$19.95/\$14.95	\$26.00/\$19.50	\$17.95/\$13.95	\$29.95/\$17.95	\$29.95/\$19.95
Additional Amenity	n/a	IMAX, River Gorge Tourboat	n/a	n/a	n/a	n/a	n/a	n/a

Admission Fees Survey (May 2008)

2008 Admission Base Rates	<u>Adult +13</u>	<u>Family Memb</u>
Aquarium of the Americas	\$17.50	\$125.00
Aquarium of the Pacific	\$20.95	\$110.00
Florida Aquarium	\$17.95	\$110.00
Georgia Aquarium	\$26.00	
Monterey Bay Aquarium	\$24.95	\$120.00
Mystic Aquarium	\$23.00	\$125.00
Nat'l Aquarium - Baltimore	\$21.95	\$124.00
New England Aquarium	\$19.95	\$100.00
New Jersey Aquarium - Closed F	\$17.95	\$135.00
Oklahoma Aquarium	\$13.95	\$85.00
Oregon Coast Aquarium	\$13.25	\$80.00
Seattle Aquarium	\$15.00	\$75.00 <i>fee increased \$1 and \$5 respectively in 2009</i>
Shedd Aquarium - Day Pass	\$23.00	\$110.00
So. Carolina Aquarium	\$17.00	\$80.00
Tennessee Aquarium	\$19.95	\$100.00
Texas State Aquarium	\$14.95	
Vancouver Aquarium (Can\$)	\$19.95	\$125.00
*Seattle & Broader Area Attractions		
Argosy Cruises - harbor tour	\$19.28	\$289.00
Children's Museum	\$7.50	
EMP/SFM	\$15.00	\$75.00
Museum of Flight	\$14.00	\$60.00
Northwest Trek	\$15.00	\$85.00
Pacific Science Ctr & Imax	\$15.00	\$80.00
Point Defiance Zoo & Aquarium	\$11.00	\$82.00
Space Needle	\$16.00	
Woodland Park Zoo	\$15.00	\$110.00

Exhibit G – VFA Asset Snapshot Report Pier 59



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Asset Snapshot Report

by Asset Name

Region: Seattle Aquarium
Campus: Seattle Aquarium

Asset Name: Pier 59 Building
Asset Number: 59

STATISTICS

FCI Cost: 4,023,008	FCI: 0.10
Total Requirements Cost: 5,335,221	RI: 0.13

Current Replacement Value	39,922,071	Size	54,448 SF
Address 1	1483 Alaskan Ave.	Address 2	-
City	Seattle	State/Province/Region	Washington

PHOTO



Primary Photo

ASSET DESCRIPTION

The Pier 59 Building, at the Seattle Aquarium, is a two story wood framed structure with 54,448 gross sq/ft of space on two floors. The building was originally constructed in 1904 with an addition in 1922 and another in 2007. The building houses the administrative functions of the aquarium along with display areas and tanks.

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The building structure is supported by a structural steel pier substructure and a wood decking subfloor. The exterior and interior walls are of wood construction. The sloped roof consists of an asphalt shingle roofing system, the exterior windows are wood framed with single pane glass and the exterior doors are predominately hollow metal.

Per the 2003 International Building Code, Chapter 3, section 303.1, the building is classified as Assembly Group A-3, Chapter 3, Section 303.1 and Table 6-A, the building construction is Type V-B or better, as determined from field observations.

SYSTEMS DESCRIPTION

A1021 - Pile Foundations - Structural Steel Pier Substructure (Apron) : Steel Columns/Piers with Structural Steel angle bracing.

Piers, with Structural Steel Column Piles, steel angle bracing, and precast reinforced concrete rim beams supporting a two part decking consisting of precast concrete panels with a poured concrete topping deck.

This information has been collected from reports and interviews supplied by The Seattle Aquarium, Tinnea Associates; Seattle, WA and Berger/Abram Engineers Inc; Federal Way, WA.

A1021 - Pile Foundations - Structural Steel Pier Substructure (Main Building) : Steel Columns/Piers with Structural Steel angle bracing.

Piers, with Structural Steel Column Piles and structural steel cross bracing. This includes the Pier / Substructure directly under the Pier 59 building.

This information has been collected from reports and interviews supplied by The Seattle Aquarium, Tinnea Associates; Seattle, WA and Berger/Abram Engineers Inc; Federal Way, WA.

B10 - Superstructure - Superstructure - Multi Story - Wood - 1904

Multi-story wood framed building, includes wood framing, flooring, and roof structure. Roof structure has had some repairs leading to extended life.

B10 - Superstructure - Superstructure - Multi Story - Wood - 1922

Multi-story wood framed building, includes wood framing, flooring, and roof structure. Roof structure has had some repairs leading to extended life.

B10 - Superstructure - Superstructure - Multi Story - Wood - 2007

Multi-story wood framed building, includes wood framing, flooring, and roof structure.

B2010 - Exterior Walls - Wood Walls - Siding (Shingles)

The exterior walls are of wood siding, shingles and wood stud exterior wall framing. Walls have had ongoing replacement of some worn exterior siding leading to extended life.

B2020 - Exterior Windows - Wood Windows - 1977

The building includes wood framed exterior window units with, insulating glass. Located in the high clearstory section of the pier.

B2020 - Exterior Windows - Wood Windows - 1998

The building includes wood framed exterior window units with, insulating glass.

B2020 - Exterior Windows - Wood Windows - 2007

The building includes wood framed exterior window units with, insulating glass.

B2030 - Exterior Doors - Door Assembly - 6 x 7 HM - 1977

Exterior doors include pr. 3 x 7 steel doors and steel frame with hinges, locksets (lever), exit hardware and closers. Includes painted doors and painted frame.

B2030 - Exterior Doors - Door Assembly - 6 x 7 HM - 2007

Exterior doors include pr. 3 x 7 steel doors and steel frame with hinges, locksets (lever), exit hardware and closers. Includes painted doors and painted frame.



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B2030 - Exterior Doors - Door Assembly 5 - Average - 1977

The exterior doors include high range, moderate cost assemblies for structures such as low rise office buildings and hospitals, courthouses, class room or dorm buildings, factories, hotels and jails. Door types include single aluminum frame glass doors, solid doors and overhead doors.

B2030 - Exterior Doors - Overhead Doors (Manually Operated)

Door, wd, rolling, manual operation, 10'-0" x 10'-0" opening

B30 - Roofing - Asphalt Shingled Roofing

The roof covering is comprised of asphalt shingles with deck insulation.

B30 - Roofing - Gutters and Downspouts - Maximum

Rain water is removed from the roof by perimeter gutters, scuppers and downspouts, which discharge to the surrounding property.

C10 - Interior Construction - Displays - Life of a Drifter

This display area includes the Ring of Life (Jelly Tank), Beneath the Surface (Octopus Tank), and the display table. Note: No RS Means system exists. A non-Means line item is used for pricing based on information provided by The Seattle Aquarium.

C10 - Interior Construction - Displays - Life on the Edge & Inland Seas

This includes the Life on the Edge and Inland Seas displays. Mechanical costs were not included in this number. Note: No RS Means system exists. A non-Means line item is used for pricing based on information provided by The Seattle Aquarium..

C10 - Interior Construction - Displays - PCR

This includes the PCR display area. Mechanical costs were not included in this number. Note: No RS Means system exists. A non-Means line item is used for pricing based on information provided by The Seattle Aquarium.

C10 - Interior Construction - Displays - Wave Tank

This includes the wave tank display. Mechanical costs were not included in this number. Note: No RS Means system exists. A non-Means line item is used for pricing based on information provided by The Seattle Aquarium.

C10 - Interior Construction - Displays - WOWW Tank

This includes the Window on Washington Waters (WOWW) Tank. Mechanical costs were not included in this number. Note: No RS Means system exists. A non-Means line item is used for pricing based on information provided by The Seattle Aquarium.

C10 - Interior Construction - Restroom - Complete - Gang - 1977

Complete restroom including fixtures, accessories, wall finishes, floor finishes, ceiling finishes, exhaust, lighting fixtures and receptacles. Accessible compliant. Fire alarm devices are not included.

C10 - Interior Construction - Restroom - Complete - Gang - 2007

Complete restroom including fixtures, accessories, wall finishes, floor finishes, ceiling finishes, exhaust, lighting fixtures and receptacles. Accessible compliant. Fire alarm devices are not included.

C10 - Interior Construction - Restroom - Shower - Add

Add a shower to a restroom - single stall, accessible compliant. Located in the WOWW 2R floor.

C1010 - Partitions - Folding Partitions - Economy

The building interior includes economy folding partition located on the second floor meeting room.



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C1010 - Partitions - GWB Walls - Standard (Non-Painted)

The building interior includes standard GWB partitions, taped and finished, but not painted, with no insulation.

C1010 - Partitions - Sculptural Wall - 3 Coats

The building interior has a sculptural wall located at the open area adjacent to the WOWW tank.

C1010 - Partitions - Windows / Partitions - Average

Building interior includes economy grade windows and partitions. Located in the second floor office area.

C1020 - Interior Doors - Swinging Doors - Average - 1977

Interior doors include 3' x 7' doors with hinges, lockset and closer. Includes steel and wood (birch and oak) faced rated doors, painted doors and frames.

C1020 - Interior Doors - Swinging Doors - Average - 2007

Interior doors include 3' x 7' doors with hinges, lockset and closer. Includes steel and wood (birch and oak) faced rated doors, painted doors and frames.

C1020 - Interior Doors - Swinging Doors - Pair - 6 x 7 - 1977

Interior doors include pr. non-rated 3 x 7 wood doors and steel frame with hinges, locksets (lever) and closers. Includes finished doors and painted frame.

C20 - Stairs - Stairs - Average - 1977

The interior stairs consist of 12 risers per flight with landing and 2 flights per story. Approximately 28 LF of center rail plus 28 feet of wall rail per flight.

C20 - Stairs - Stairs - Average - 2007

The interior stairs consist of 12 risers per flight with landing and 2 flights per story. Approximately 28 LF of center rail plus 28 feet of wall rail per flight.

C3010 - Wall Finishes - Fiberglass Reinforced Plastic Panels

Fiberglass Reinforced Plastic Panels, on walls, adhesive mounted, embossed surface, .090" thick. Located on the second floor in the WOWW tank area.

C3010 - Wall Finishes - Painted Finish - Average (1 Coat Prime - 2 Coats Finish)

Interior wall finishes include standard paint finish. Painting is an ongoing project.

C3020 - Floor Finishes - Access Flooring - High End

Floor finishes include raised, access type computer room flooring (concrete finish).

C3020 - Floor Finishes - Carpeting 4 - Carpet Broadloom - Economy

Floor finishes include carpeting and base for average or economy "spec" office buildings in the common spaces, etc.

Also used in stair towers and elevators where fire ratings is a concern.

C3020 - Floor Finishes - Carpeting 5 - Carpet Tiles - Average

Floor finishes include a standard range carpet tiles (18 x 18 modules or 24 x 24) and vinyl or rubber base, for medium traffic areas.

C3020 - Floor Finishes - Epoxy Flooring - High End

Floor finishes include high end cement epoxies and related base. Located on the second floor in the WOWW tank area.

C3020 - Floor Finishes - VCT 4 - Average

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Floor finishes include areas of premium VCT and vinyl sheet goods flooring and related base. Located in the stairs.

C3020 - Floor Finishes - Vinyl Sheet Goods

Floor finishes include areas of vinyl sheet goods flooring and related base. Located on the upper level in the cafeteria area.

C3030 - Ceiling Finishes - ACT Concealed Spline System

Concealed spline 12 x 12 x 3/4-in. ACT ceiling system with "Z" grid.

C3030 - Ceiling Finishes - Fiberglass Reinforced Plastic Panels

Fiberglass Reinforced Plastic Panels, on ceilings, for lay in grid system, embossed surface, .090" thick. Located on the second floor in the WOWW tank area.

C3030 - Ceiling Finishes - GWB Taped and Finished

GWB ceiling system over 8-ft above floor taped, finished and painted with primer and 2 finish coats. Ceiling on suspension system or fastened to mtl or wd furring.

D1010 - Elevators and Lifts - Hydraulic Passenger Elev - 1977

The conveying equipment includes an average passenger hydraulic elevator - two stories.

D1010 - Elevators and Lifts - Hydraulic Passenger Elev - 2006

The conveying equipment includes a passenger hydraulic elevator - two stories, with front and rear doors.

D2010 - Plumbing Fixtures - Custodial/Utility Sinks

The plumbing fixtures include wall hung CI custodial/utility sink. Includes rough-in and faucet.

D2010 - Plumbing Fixtures - Scullery Sinks

The plumbing fixtures include stainless steel scullery sinks used for fish food preparing and cleaning.

D2010 - Plumbing Fixtures - Water Coolers - Wall Mount Dual Height

Plumbing fixtures include wall-mounted water coolers, dual-height.

D2020 - Domestic Water Distribution - Sea Water Circulation Pump - 1984

The sea water distribution system includes a triplex circulation pump system. Turbine pumps lift water from the sound to be used in the various tanks throughout the aquarium. This system is specific to the 1984 pumps, and includes the piping to the manifold only. Distribution piping is listed in a separate system. Note: RS Means item does not exactly match the equipment in the field. System adjusted for budgetary purposes.

D2020 - Domestic Water Distribution - Sea Water Circulation Pump - 2006

The sea water distribution system includes a triplex circulation pump system. Turbine pumps lift water from the sound to be used in the various tanks throughout the aquarium. This system is specific to the 2006 pumps, and includes the piping to the manifold only. Distribution piping is listed in a separate system. Note: RS Means item does not exactly match the equipment in the field. System adjusted for budgetary purposes.

D2020 - Domestic Water Distribution - Sea Water Distribution

The building includes a seawater distribution system to furnish the fish tanks with fresh water from the sound. This system includes the main distribution piping, but not the filtration systems for each display. This system does include the automatic valves and the intake manifold. Note: Items chosen to be as close to the installed equipment as possible, but primarily for budgetary purposes. RS Means pricing may differ from material quotations.

D2020 - Domestic Water Distribution - Water Dist Complete

The building domestic water distribution system includes a four inch main line, water meter, rpz backflow preventer, with rough ins included. This system does not include a water heater.

D2020 - Domestic Water Distribution - Water Heater - Elec

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The domestic hot water is provided by a 40-gallon residential grade electric water heater.

D2020 - Domestic Water Distribution - Water Heater - Elec - 30 Gal

The domestic hot water is provided by a 30-gallon residential grade electric water heater.

D2020 - Domestic Water Distribution - Water Heater - Elec - 80 Gal

The domestic hot water is provided by an 80-gallon residential grade electric water heater.

D2030 - Sanitary Waste - Sanitary Waste - Pumped Disch

The building includes an average sanitary waste system, primarily of cast iron piping, with sewage ejector pumps and discharge to the municipal system. While portions of this system are within its expected life, components are beginning to fail.

D2090 - Other Plumbing Systems - Exhibit Equipment - LOTE

This system includes the mechanical display equipment for the Life on The Edge (LOTE) exhibits. Equipment includes circulation pumps, protein skimmers, filters and ultra-violet light sterilizers. Some of this equipment is not available in RS Means. Equipment in line items has been chosen for budgetary purposes.

D2090 - Other Plumbing Systems - Exhibit Equipment - PCR

This system includes the mechanical display equipment for the Pacific Coast Reef (PCR) exhibits. Equipment includes circulation pumps, protein skimmers, piping and controls. Some of this equipment is not available in RS Means. Equipment in line items has been chosen for budgetary purposes.

D2090 - Other Plumbing Systems - Fish Tank Equipment - Filter and Pump - PCR

The building includes pool filtration, treatment and pumping system, including equipment related piping and valves. This system is used for budget purposes and has been modified to reflect the costs of the filtration systems of the large sea water tanks. This system includes the equipment for the PCR area of the building.

D2090 - Other Plumbing Systems - Fish Tank Equipment - Filter and Pump - WOWW

The building includes pool filtration, treatment and pumping system, including equipment related piping and valves. This system is used for budget purposes and has been modified to reflect the costs of the filtration systems of the large sea water tanks. This system includes the equipment for the WOWW and LOTE areas of the building.

D2090 - Other Plumbing Systems - Tank Equipment - Wave Generator - Wave Tank

The systems include a wave generator. This system applies to the Wave Tank. Note: This is a custom fabricated device. No RS Means system exists. A non-Means line item is used for pricing based on information provided.

D2090 - Other Plumbing Systems - Tank Equipment - Wave Generator - WOWW Tank

The systems include a wave generator. This system applies to the WOWW tank. Note: This is a custom fabricated device. No RS Means system exists. A non-Means line item is used for pricing based on information provided.

D3012 - Gas Supply System - Natural Gas Service to Bldg

The building includes a natural gas supply to boilers, hot water heaters, and kitchen equipment.

D3020 - Heat Generating Systems - Boiler HW - Gas Fired

The sea water for the PCR area is heated using two gas fired boilers (a primary and a back up). These boilers work in conjunction with the plate and frame heat exchangers found in a separate system. Note: The sizes available in RS Means to not exactly match the equipment in the field - line items chosen for budgetary purposes.

D3040 - Distribution Systems - Central AHU - VAV System w/Distribution

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The HVAC system has a central AHU with heating coils, VFD, VAV ducted distribution, diffusers and plenum return. The main lobby area uses underfloor distribution for the AHU system.

D3040 - Distribution Systems - Exhaust System - General Building

The HVAC ventilation system includes roof mounted exhaust fans with ducting. This system includes fans for general building exhaust, mechanical and electrical room exhaust.

D3040 - Distribution Systems - Exhaust System - Restroom

HVAC ventilation system includes restroom exhaust fans with ducting.

D3040 - Distribution Systems - Exhaust System - Restroom Fan

HVAC ventilation system includes in-line duct mounted restroom exhaust fans with ducting.

D3040 - Distribution Systems - Heat Exchanger - Liquid/Liquid - Plate and Frame

Plate and frame heat exchangers are used to heat the sea water used in the fish tanks.

D3040 - Distribution Systems - Heat Exchanger - Steam/HW - Shell and Tube

The HVAC system includes a steam to HW shell and tube heat exchanger.

D3040 - Distribution Systems - Perimeter Heat - Electric Baseboard and Radiant Panels

HVAC distribution includes electric baseboard heating and ceiling mounted radiant panels. This system is used in the office area to supplement the HVAC system.

D3050 - Terminal and Package Units - Furnace - Gas Fired

The HVAC system includes gas fired warm air furnaces. These units primarily support the office, PCR and LOTE areas.

D3050 - Terminal and Package Units - Unit Heaters - Gas Fired Radiant Heaters

Heating is provided by suspended, gas fired radiant unit heaters. These are used primarily in the shop and utility areas.

D3060 - Controls and Instrumentation - DDC System

HVAC controls include average DDC system for system optimization, basic pc control, moderate sensor types and quantities.

D3060 - Controls and Instrumentation - DDC System - Life Support

Life support controls includes an extensive DDC system. System is used to control the various systems for the exhibits in the facility. System line items selected for budgetary purposes only and may not exactly match the equipment used in the field.

D40 - Fire Protection - Dry Sprinkler System

The fire protection systems include a light hazard, dry fire sprinkler system. Includes air pump, controls and manual discharge.

D40 - Fire Protection - Fire Extinguishers - Dry Chem w/Cabinet

Handheld type dry chemical fire extinguishers are located throughout the building, as required. Includes cabinets.

D5012 - Low Tension Service and Dist. - Distribution Equipment, Panelboards, and Feeders - 1977

Electrical power is distributed throughout the facility from the main switchboards via conduit and wire feeders that supply 480Y/277-Volt panelboards, and 480- 208Y/120-Volt step-down transformers that provide power to lighting and appliance branch circuit installed throughout the facility.

D5012 - Low Tension Service and Dist. - Distribution Equipment, Panelboards, and Feeders - 1985

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Electrical power is distributed throughout the facility from the main switchboards via conduit and wire feeders that supply 480Y/277-Volt panelboards, and 480- 208Y/120-Volt step-down transformers that provide power to lighting and appliance branch circuit installed throughout the facility.

D5012 - Low Tension Service and Dist. - Distribution Equipment, Panelboards, and Feeders - 2007

Electrical power is distributed throughout the facility from the main switchboards via conduit and wire feeders that supply 480Y/277-Volt panelboards, and 480- 208Y/120-Volt step-down transformers that provide power to lighting and appliance branch circuit installed throughout the facility. The branch circuitry wiring consists of a mix of conduit and wire or armored clad cable installed throughout the facility.

D5012 - Low Tension Service and Dist. - Main Electrical Service

Power for this building originates at a utility owned electrical vault located on an adjacent pier. From this vault a 1600A, 480Y/277V feeder is installed under the pier and terminates in the main switchboard located in the main electrical room. This equipment consists of 3, 1600A 480Y/277V switchboard section bolted together to form a single main switchboard. Section 1 contains the metering equipment, section 2 contains the main service disconnect, and section 3 contains the main distribution equipment.

D5021 - Branch Wiring Devices - Branch Wiring - Equipment & Devices - 1977

Branch wiring for this building consists of a mix of conduit and wire or armored clad cable installed throughout the facility and includes a typical concentration of branch wiring, devices, and utilization equipment.

D5021 - Branch Wiring Devices - Branch Wiring - Equipment & Devices - 1985

Branch wiring for this building consists of a mix of conduit and wire or armored clad cable installed throughout the facility and includes a typical concentration of branch wiring, devices, and utilization equipment.

D5021 - Branch Wiring Devices - Branch Wiring - Equipment & Devices - 2007

Branch wiring for this building consists of a mix of conduit and wire or armored clad cable installed throughout the facility and includes a typical concentration of branch wiring, devices, and utilization equipment.

D5022 - Lighting Equipment - Exhibit Lighting

Exhibit Lighting system includes master control panel, spots, and track lighting, conduit and wire.

D5022 - Lighting Equipment - Lighting Fixtures

The interior is provided primarily by fluorescent lighting fixtures. The lights are a combination of surface mounted and recessed fixtures. The fluorescent light fixtures throughout the facility contain a mix of T12 lamps and magnetic ballasts and T8 lamps and electronic ballasts. Facility personnel stated that T12 lamps and ballasts are replaced with T18 lamps and ballasts when the fixtures fail. Interior lighting control is by motion sensor switches and local wall switches. Exterior lighting consists of HID fixtures located on the building perimeter.

D5031 - Public Address and Music Systems - Public Address System

The building includes a heavy density state of the art museum grade public address system. The public address system includes as a minimum: Amplifier, intercom/monitor, volume control, speakers (ceilings or walls), conduit and shielded wiring.

D5033 - Telephone Systems - Telephone System

The building includes a typical telephone system and consists of main switch, punch down blocks, conduit and wire, and outlets located throughout the facility.

D5035 - Television Systems - Television Systems

The building includes a state of the CCTV system. The system includes as a minimum: LCD displays, control equipment, conduit and wiring.

D5037 - Fire Alarm Systems - Fire Alarm System

This building includes an average density fire alarm system. The fire alarm system includes: head end equipment, pull stations at all exit doors, audio/visual strobes, visual strobes, smokes in some rooms, conduit, wire and connections.

D5038 - Security and Detection Systems - Security System - Card Access System

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The building includes a typical Card Access Security System. The Security System includes as a minimum: control panels, card swipe pads, conduit, and cabling.

D5039 - Local Area Networks - LAN System

Building includes an average density local area network system.

D5092 - Emergency Light and Power Systems - Emergency Battery Pack Lights - 1977 + 1985

The emergency lighting system includes a self contained battery pack and lights.

D5092 - Emergency Light and Power Systems - Emergency Battery Pack Lights - 2007

The emergency lighting system includes a self contained battery pack and lights.

D5092 - Emergency Light and Power Systems - Exit Signs - 1977 + 1985

The emergency lighting system includes the installation of Exit signs along the egress path. Installation includes: single and double sided exit signs, conduit, wire, boxes, conduit bends, connections, and circuit breakers.

D5092 - Emergency Light and Power Systems - Exit Signs -2007

The emergency lighting system includes the installation of Exit signs along the egress path. Installation includes: single and double sided exit signs, conduit, wire, boxes, conduit bends, connections, and circuit breakers.

E - Equipment and Furnishings - Food Service Counters - High End

Furnishings include deluxe quality food service tables, straight counters and curved counters.

E - Equipment and Furnishings - Laboratory Equipment - Basic Business

The building includes basic laboratory equipment and casework for an average business.

E - Equipment and Furnishings - Point of Sales Systems

The building includes point of sales systems located in the gift shop and main lobby.

G2041 - Fences and Gates - Fencing - Pier Perimeter

Railings along pier.

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ASSET REPLACEMENT VALUE

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
A1021-Pile Foundations	Structural Steel Pier Substructure (Apron) : Steel Columns/Piers with Structural Steel angle bracing.	25	125	2006	2028	4,444,250	3,555,400
A1021-Pile Foundations	Structural Steel Pier Substructure (Main Building) : Steel Columns/Piers with Structural Steel angle bracing.	25	125	2006	2028	8,267,500	6,614,000
B10-Superstructure	Superstructure - Multi Story - Wood - 1904	75	6	1904	2013	12,509	200,149
B10-Superstructure	Superstructure - Multi Story - Wood - 1922	75	6	1922	2013	37,527	600,425
B10-Superstructure	Superstructure - Multi Story - Wood - 2007	75	6	2007	2082	37,527	600,425
B2010-Exterior Walls	Wood Walls - Siding (Shingles)	60	94	1922	2014	102,938	109,800
B2020-Exterior Windows	Wood Windows - 1977	30	125	1977	2011	27,259	21,807
B2020-Exterior Windows	Wood Windows - 1998	30	125	1998	2028	18,173	14,538
B2020-Exterior Windows	Wood Windows - 2007	30	125	2007	2037	30,288	24,230
B2030-Exterior Doors	Door Assembly - 6 x 7 HM - 1977	30	125	1985	2015	25,752	20,602
B2030-Exterior Doors	Door Assembly - 6 x 7 HM - 2007	30	125	2007	2037	20,602	16,482
B2030-Exterior Doors	Door Assembly 5 - Average - 1977	30	125	1985	2015	23,140	18,512
B2030-Exterior Doors	Overhead Doors (Manually Operated)	30	125	1904	2014	13,596	10,877
B30-Roofing	Asphalt Shingled Roofing	20	125	2001	2021	159,260	127,408

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Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
B30-Roofing	Gutters and Downspouts - Maximum	30	125	2001	2031	37,157	29,725
C10-Interior Construction	Displays - Life of a Drifter	30	125	2003	2033	971,266	777,013
C10-Interior Construction	Displays - Life on the Edge & Inland Seas	30	125	2003	2033	466,000	372,800
C10-Interior Construction	Displays - PCR	30	125	1985	2015	731,188	584,950
C10-Interior Construction	Displays - Wave Tank	30	125	2007	2037	506,250	405,000
C10-Interior Construction	Displays - WOWW Tank	30	125	2007	2037	20,614,375	16,491,500
C10-Interior Construction	Restroom - Complete - Gang - 1977	30	125	1977	2008	76,123	60,898
C10-Interior Construction	Restroom - Complete - Gang - 2007	30	125	2007	2037	152,245	121,796
C10-Interior Construction	Restroom - Shower - Add	30	125	2007	2037	25,476	20,381
C1010-Partitions	Folding Partitions - Economy	15	125	1977	2014	21,350	17,080
C1010-Partitions	GWB Walls - Standard (Non-Painted)	50	63	1977	2027	150,375	240,600
C1010-Partitions	Sculptural Wall - 3 Coats	50	63	2007	2057	4,995	7,992
C1010-Partitions	Windows / Partitions - Average	50	125	1977	2027	6,222	4,977
C1020-Interior Doors	Swinging Doors - Average - 1977	50	125	1977	2027	74,130	59,304
C1020-Interior Doors	Swinging Doors - Average - 2007	50	125	2007	2057	28,929	23,143
C1020-Interior Doors	Swinging Doors - Pair - 6 x 7 - 1977	50	125	1977	2027	63,213	50,570
C20-Stairs	Stairs - Average - 1977	75	38	1977	2052	7,739	20,638
C20-Stairs	Stairs - Average - 2007	75	38	2007	2082	7,739	20,638

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Asset Snapshot Report

by Asset Name

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
C3010-Wall Finishes	Fiberglass Reinforced Plastic Panels	25	81	2007	2032	3,400	4,185
C3010-Wall Finishes	Painted Finish - Average (1 Coat Prime - 2 Coats Finish)	10	125	2004	2014	69,000	55,200
C3020-Floor Finishes	Access Flooring - High End	25	125	2007	2032	233,293	186,635
C3020-Floor Finishes	Carpeting 4 - Carpet Broadloom - Economy	10	125	1995	2008	78,499	62,799
C3020-Floor Finishes	Carpeting 5 - Carpet Tiles - Average	10	125	2004	2014	138,621	110,897
C3020-Floor Finishes	Epoxy Flooring - High End	50	125	2007	2057	16,464	13,171
C3020-Floor Finishes	VCT 4 - Average	10	125	1977	2011	1,541	1,233
C3020-Floor Finishes	Vinyl Sheet Goods	12	125	2007	2019	44,188	35,350
C3030-Ceiling Finishes	ACT Concealed Spline System	20	125	1977	2008	67,836	54,269
C3030-Ceiling Finishes	Fiberglass Reinforced Plastic Panels	25	81	2007	2032	1,028	1,265
C3030-Ceiling Finishes	GWB Taped and Finished	30	125	1977	2014	10,475	8,380
D1010-Elevators and Lifts	Hydraulic Passenger Elev - 1977	35	125	1977	2012	79,838	63,870
D1010-Elevators and Lifts	Hydraulic Passenger Elev - 2006	35	125	2006	2041	95,072	76,058
D2010-Plumbing Fixtures	Custodial/Utility Sinks	30	125	1904	2008	6,322	5,057
D2010-Plumbing Fixtures	Scullery Sinks	30	125	2007	2037	13,316	10,653
D2010-Plumbing Fixtures	Water Coolers - Wall Mount Dual Height	20	125	2007	2027	6,469	5,175
D2020-Domestic Water Distribution	Sea Water Circulation Pump - 1984	15	112	1984	2008	269,060	240,232
D2020-Domestic Water Distribution	Sea Water Circulation Pump - 2006	15	112	2006	2021	134,530	120,116

Exhibit G – VFA Asset Snapshot Report Pier 59



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Asset Snapshot Report

by Asset Name

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
D2020-Domestic Water Distribution	Sea Water Distribution	30	113	2006	2036	486,096	432,086
D2020-Domestic Water Distribution	Water Dist Complete	30	113	2007	2037	131,391	116,792
D2020-Domestic Water Distribution	Water Heater - Elec	10	112	2007	2017	4,607	4,113
D2020-Domestic Water Distribution	Water Heater - Elec - 30 Gal	10	112	2002	2012	2,020	1,804
D2020-Domestic Water Distribution	Water Heater - Elec - 80 Gal	10	112	1988	2008	3,297	2,944
D2030-Sanitary Waste	Sanitary Waste - Pumped Disch	50	112	1970	2013	109,571	97,831
D2090-Other Plumbing Systems	Exhibit Equipment - LOTE	20	125	2000	2020	158,974	127,179
D2090-Other Plumbing Systems	Exhibit Equipment - PCR	20	125	2000	2020	266,758	213,406
D2090-Other Plumbing Systems	Fish Tank Equipment - Filter and Pump - PCR	20	125	1985	2008	252,055	201,644
D2090-Other Plumbing Systems	Fish Tank Equipment - Filter and Pump - WOWW	20	125	2007	2027	510,629	408,503
D2090-Other Plumbing Systems	Tank Equipment - Wave Generator - Wave Tank	20	125	2007	2027	56,250	45,000
D2090-Other Plumbing Systems	Tank Equipment - Wave Generator - WOWW Tank	20	125	2007	2027	125,000	100,000
D3012-Gas Supply System	Natural Gas Service to Bldg	40	125	1970	2010	7,326	5,861
D3020-Heat Generating Systems	Boiler HW - Gas Fired	30	125	2003	2033	135,858	108,686
D3040-Distribution Systems	Central AHU - VAV System w/Distribution	25	125	2007	2032	499,581	399,665
D3040-Distribution Systems	Exhaust System - General Building	25	125	1985	2010	48,624	38,899
D3040-Distribution Systems	Exhaust System - Restroom	20	125	2007	2027	107,494	85,995
D3040-Distribution Systems	Exhaust System - Restroom Fan	20	125	2007	2027	4,086	3,269
D3040-Distribution Systems	Heat Exchanger - Liquid/Liquid - Plate and Frame	25	125	1985	2010	71,978	57,582

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Asset Snapshot Report

by Asset Name

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
D3040-Distribution Systems	Heat Exchanger - Steam/HW - Shell and Tube	20	125	2007	2027	104,179	83,343
D3040-Distribution Systems	Perimeter Heat - Electric Baseboard and Radiant Panels	30	112	1977	2008	8,116	7,246
D3050-Terminal and Package Units	Furnace - Gas Fired	25	125	1977	2008	84,371	67,497
D3050-Terminal and Package Units	Unit Heaters - Gas Fired Radiant Heaters	15	112	2007	2022	4,936	4,408
D3060-Controls and Instrumentation	DDC System	20	125	2007	2027	174,459	139,567
D3060-Controls and Instrumentation	DDC System - Life Support	20	125	2007	2027	235,887	188,710
D40-Fire Protection	Dry Sprinkler System	35	125	2007	2042	455,142	364,114
D40-Fire Protection	Fire Extinguishers - Dry Chem w/Cabinet	30	105	2008	2038	1,550	1,476
D5012-Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders - 1977	30	125	1977	2008	182,024	145,619
D5012-Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders - 1985	30	125	1985	2014	121,167	96,934
D5012-Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders - 2007	30	125	2007	2036	217,801	174,241
D5012-Low Tension Service and Dist.	Main Electrical Service	30	125	2007	2036	200,067	160,054
D5021-Branch Wiring Devices	Branch Wiring - Equipment & Devices - 1977	30	125	1977	2008	117,467	93,974
D5021-Branch Wiring Devices	Branch Wiring - Equipment & Devices - 1985	30	125	1985	2014	78,194	62,555
D5021-Branch Wiring Devices	Branch Wiring - Equipment & Devices - 2007	30	125	2007	2036	140,562	112,449
D5022-Lighting Equipment	Exhibit Lighting	20	100	2007	2026	237,720	237,720
D5022-Lighting Equipment	Lighting Fixtures	20	125	2007	2026	384,947	307,957

Exhibit G – VFA Asset Snapshot Report Pier 59



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Asset Snapshot Report

by Asset Name

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
D5031-Public Address and Music Systems	Public Address System	15	125	2007	2021	753,413	602,731
D5033-Telephone Systems	Telephone System	10	106	2007	2016	194,958	183,490
D5035-Television Systems	Television Systems	15	125	2007	2021	470,588	376,470
D5037-Fire Alarm Systems	Fire Alarm System	10	125	2000	2008	230,051	184,041
D5038-Security and Detection Systems	Security System - Card Access System	10	125	2000	2008	48,669	38,935
D5039-Local Area Networks	LAN System	15	106	2007	2021	188,739	177,637
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights - 1977 + 1985	10	125	1985	2008	27,389	21,911
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights - 2007	10	125	2007	2016	19,675	15,740
D5092-Emergency Light and Power Systems	Exit Signs - 1977 + 1985	10	125	1985	2008	34,204	27,363
D5092-Emergency Light and Power Systems	Exit Signs -2007	10	125	2007	2016	24,571	19,657
E-Equipment and Furnishings	Food Service Counters - High End	25	125	2007	2032	74,948	59,958
E-Equipment and Furnishings	Laboratory Equipment - Basic Business	30	125	1977	2014	1,202,425	961,940
E-Equipment and Furnishings	Point of Sales Systems	10	125	2007	2017	134,010	107,208
G2041-Fences and Gates	Fencing - Pier Perimeter	25	125	2007	2032	184,578	147,662
						Subtotal	39,922,071
Total Replacement Value							39,922,071



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REQUIREMENTS AND RENEWALS

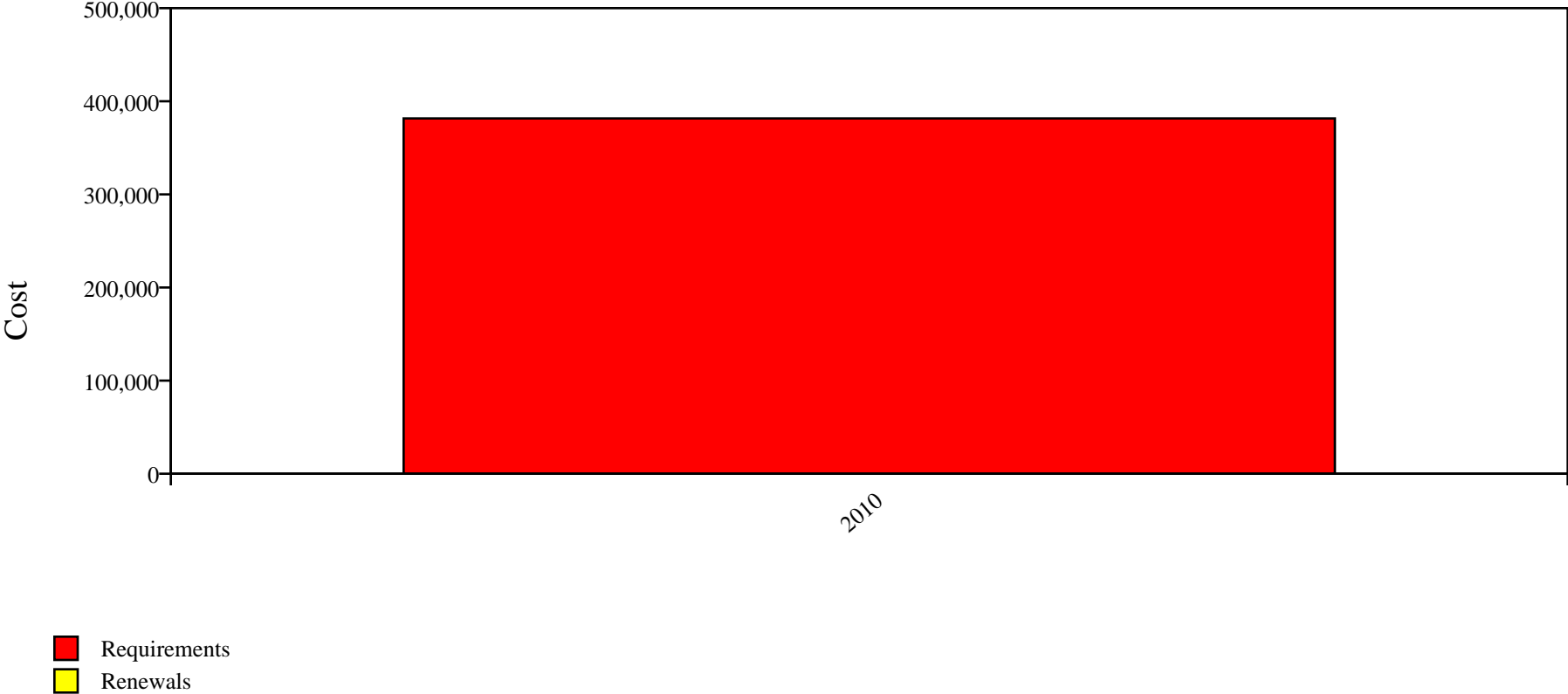


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Asset Snapshot Report

Requirement Name / Renewals	Prime System	Category	Priority	Action Date	by Asset Name Cost
Cathodic Protection - GACP	A1021-Pile Foundations	Modernization	2- Potentially Critical	12/02/2010	379,000
Equipment - Access Ladder	B10-Superstructure	Beyond Useful Life	2- Potentially Critical	12/02/2010	2,567
				2010 Subtotal	381,567

Exhibit H – VFA Asset Snapshot Report Pier 60



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Asset Snapshot Report

by Asset Name

Region: Seattle Aquarium
Campus: Seattle Aquarium

Asset Name: Pier 60 Building
Asset Number: 60

STATISTICS

FCI Cost: 15,364,051	FCI: 0.84
Total Requirements Cost: 15,364,051	RI: 0.84

Current Replacement Value	18,298,223	Size	27,350 SF
Address 1	1483 Alaskan Ave.	Address 2	-
City	Seattle	State/Province/Region	Washington

PHOTO



Primary Photo

-

ASSET DESCRIPTION

The Pier 60 Building, at the Seattle Aquarium, is a two story (with a third level of public overlook) reinforced concrete framed structure with 54,448 sq/ft. The building was originally constructed in 1977. The building houses the administrative functions of the aquarium along with animal display areas, tanks, and extensive mechanical & electrical systems specific to a Municipal Aquarium.

The building structure is supported by a precast reinforced concrete pier substructure and a two part reinforced concrete slab. The exterior and interior walls are a reinforced concrete construction. The sloped roof consists of a "Gaco" membrane roofing, the exterior windows are wood framed with single pane glass and the exterior doors are predominately hollow metal.

Per the 2003 International Building Code, Chapter 3, section 303.1, the building is classified as Assembly Group A-3, Chapter 3, Section 303.1 and Table 6-A, the building construction is Type II-B or better, as determined from field observations.

SYSTEMS DESCRIPTION

A1021 - Pile Foundations - Superstructure - Single Story - Wood

Wood framed, single-story building with wood wall and roof framing. Located on the upper level, forms a canopy structure.

A1021 - Pile Foundations - Timber Finger Pier : Timber Decking on Timber Piles

Wood/Timber Piers, with Wood/Timber framing, Wood Decking, Wood Piles and cross bracing, 3" x 12" framing and 3" decking. This includes the Finger Pier on the West side, Alaskan Way apron on the Northeast side and the East side connector finger pier that extends to Pier 59. This estimate includes mobilization.

This information has been collected from reports and interviews supplied by The Seattle Aquarium, Tinnea Associates; Seattle, WA., Berger/Abram Engineers Inc; Federal Way, WA. and American Civil Constructors West Coast, Inc.; Seattle, WA

B10 - Superstructure - Concrete Pier Substructure : Prestressed Concrete Decking on Precast Concrete Piles

Piers, with Precast Reinforced Concrete Piles, steel angle bracing, and precast reinforced concrete beams supporting a two part decking consisting of precast concrete panels with a poured concrete topping deck. This includes the Pier/Substructure directly under the Pier 60 building.

This information has been collected from reports and interviews supplied by The Seattle Aquarium, Tinnea Associates; Seattle, WA and Berger/Abram Engineers Inc; Federal Way, WA.

This information has been collected from reports and interviews supplied by The Seattle Aquarium, Tinnea Associates; Seattle, WA and Berger/Abram Engineers Inc; Federal Way, WA.

B10 - Superstructure - Superstructure - Multi Story - Concrete

Multi story light-weight spec office type structure with specific reinforced concrete construction.

B1014 - Ramps - Accessible Ramps - Exterior Concrete

Concrete in place, handicapped ramp w/cheek walls & rails both sides, 5' wide. This includes the ramp that works it's way through the display areas.

B1015 - Exterior Stairs and Fire Escapes - Exterior Stairs - Entrance - Concrete

Exterior Concrete Stairs (6' wide x 5 risers) with railing.

B2010 - Exterior Walls - Concrete Walls - (CIP)

The exterior walls are of cast in place concrete.

B2010 - Exterior Walls - Wood Walls - Siding

The exterior walls are of wood siding and wood stud exterior wall framing. Located on the upper level.

B2020 - Exterior Windows - Aluminum Windows

The building includes aluminum framed exterior units, with insulating glass. Located on the upper level surrounding the domed tank. Windows in good condition leading to extended life.

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Asset Snapshot Report

by Asset Name

B2030 - Exterior Doors - Door Assembly - 6 x 7 HM

Exterior doors include pr. 3 x 7 steel doors and steel frame with hinges, locksets (lever), exit hardware and closers. Includes painted doors and painted frame.

B2030 - Exterior Doors - Door Assembly 5 - Average

The exterior doors include high range, moderate cost assemblies for structures such as low rise office buildings and hospitals, courthouses, class room or dorm buildings, factories, hotels and jails. Door types include single aluminum frame glass doors, solid doors and overhead doors.

B2030 - Exterior Doors - Overhead Doors (Electrically Operated)

Overhead Door, steel, alum, or fiberglass, rolling, electric operation

B30 - Roofing - Elastomeric Coating - Gaco Roof

The roofing system is of elastomeric coating and insulation over concrete deck.

This information was coordinated with input from the Tinnea & Associates report to The Seattle Aquarium, dated February 2009.

B30 - Roofing - Metal Roofing - Economy

The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.

C10 - Interior Construction - Displays - Family Orca Center

This included the Family Orca Center display.

A non-Means line item is used for pricing based on information provided by The Seattle Aquarium.

C10 - Interior Construction - Displays - Puget Sound Fish Exhibit

This included the Puget Sound Fish display. Note: No RS Means system exists. A non-Means line item is used for pricing based on information provided by The Seattle Aquarium.

C10 - Interior Construction - Displays - Salmon Alcove

This included the Salmon Alcove display. Note: No RS Means system exists. A non-Means line item is used for pricing based on information provided by The Seattle Aquarium.

C10 - Interior Construction - Displays - Salmon Overhead Viewing Window

This included the Salmon Overhead Viewing Window display. Note: No RS Means system exists. A non-Means line item is used for pricing based on information provided by The Seattle Aquarium.

C10 - Interior Construction - Displays - Sound to Mountains & River Otter

This included the Sound to Mountain and River Otter displays. Note: No RS Means system exists. A non-Means line item is used for pricing based on information provided by The Seattle Aquarium.

C10 - Interior Construction - Displays - Tide Pool

This included the Tide Pool display. Note: No RS Means system exists. A non-Means line item is used for pricing based on information provided by The Seattle Aquarium.

C10 - Interior Construction - Displays - Underwater Dome

This included the Underwater Dome display. Note: No RS Means system exists. A non-Means line item is used for pricing based on information provided by The Seattle Aquarium.

C10 - Interior Construction - Restroom - Complete - Double

Complete restroom including fixtures, accessories, wall, floor, and ceiling finishes, lighting, exhaust and outlets. Handicap compliant. Fire alarm devices are not included. Located in the basement.

C10 - Interior Construction - Restroom - Complete - Gang

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Asset Snapshot Report

by Asset Name

Complete restroom including fixtures, accessories, wall finishes, floor finishes, ceiling finishes, exhaust, lighting fixtures and receptacles. Accessible compliant. Fire alarm devices are not included.

C10 - Interior Construction - Restroom - Shower - Add

Add a shower to a restroom - single stall, accessible compliant. Located in the basement.

C1010 - Partitions - Concrete Walls - Plain

Interior walls are of 8-in. concrete, light and regular weight, with no finish.

C1010 - Partitions - Windows/Storefront Partitions - Average

Building interior includes economy grade windows and storefront partitions. Located in the mechanical room office on the lower level.

C1020 - Interior Doors - Swinging Doors - Average

Interior doors include 3' x 7' doors with hinges, lockset and closer. Includes steel and wood (birch and oak) faced rated doors, painted doors and frames. Interior doors receive more wear due to abrasive salt water environment and due to amount of traffic in space leading to lower observed years remaining.

C1020 - Interior Doors - Swinging Doors - Pair - 6 x 7

Interior doors include pr. non-rated 3 x 7 wood doors and steel frame with hinges, locksets (lever) and closers. Includes finished doors and painted frame.

C20 - Stairs - Stairs - Average

The interior stairs consist of 12 risers per flight with landing and 2 flights per story. Approximately 28 LF of center rail plus 28 feet of wall rail per flight.

C3020 - Floor Finishes - Carpeting 3 - Carpet Broadloom - Medium Range

Floor finishes include medium priced carpeting and base for average office areas. Located in the interior/exterior exhibit and ramp. Carpet is like a walk off carpet and in good condition leading to extended life.

C3020 - Floor Finishes - Carpeting 5 - Carpet Tiles - Average

Floor finishes include a standard range carpet tiles (18 x 18 modules or 24 x 24) and vinyl or rubber base, for medium traffic areas.

D1010 - Elevators and Lifts - Traction Geared Freight Elev - Low Rise

The conveying equipment includes a low rise chain drive freight elevator, for 2 stories. Note: The RS Means line item does not exactly match the system in the field, but is used for budgetary purposes.

D20 - Plumbing - Sump Pump - Submersible

The water drainage system includes 1/2 HP submersible pumps. Note: available Means cost line items for alarm system selected for budgetary purposes only.

D2010 - Plumbing Fixtures - Custodial/Utility Sinks

The plumbing fixtures include floor mounted PE custodial/utility sink. Includes rough-in and faucet.

D2010 - Plumbing Fixtures - Laundry / Service Sinks

The plumbing fixtures include floor mounted laundry / service sinks. Includes rough-in and faucet.

D2010 - Plumbing Fixtures - Water Coolers - Wall Mount

Plumbing fixtures include wall-mounted water coolers.

D2020 - Domestic Water Distribution - Water Dist Complete

The building domestic water distribution system includes a four inch main line, water meter, rpz backflow preventer, with rough ins included. This system does not include a water heater.

D2020 - Domestic Water Distribution - Water Heater - Elec

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Asset Snapshot Report

by Asset Name

The domestic hot water is provided by a 40-gallon electric water heater.

D2020 - Domestic Water Distribution - Water Heater - Elec - Comm

The domestic hot water is provided by an 80-gallon commercial grade electric water heater, with electronic modulating step control and recirculation pump. Note: Available RS Means circulating pump selected for budgetary purposes.

D2020 - Domestic Water Distribution - Water Heater - Elec - Point of Use

The domestic hot water is provided by 2.5-gallon point of use electric water heaters.

D2030 - Sanitary Waste - Sanitary Waste - Pumped Disch

The building includes an average sanitary waste system, of cast iron piping, with sewage ejector pump and discharge to the municipal system. System is aging more rapidly than BOMA standards, primarily due to the environment.

D2090 - Other Plumbing Systems - Drip Irrigation System - Plants

The building utilizes a drip type irrigation system to water plants. System line items chosen for budgetary purposes and may not exactly match the equipment utilized.

D2090 - Other Plumbing Systems - Exhibit Equipment - Fur Seals and Sea Otters

This system includes the mechanical display equipment for the Fur Seal and Sea Otter exhibits. Equipment includes circulation pumps and filters. Some of this equipment is not available in RS Means. Equipment in line items has been chosen for budgetary purposes.

D2090 - Other Plumbing Systems - Exhibit Equipment - Stream Effects

This system includes the mechanical display equipment for the Stream Effects exhibits. Equipment includes circulation pumps and filters. Some of this equipment is not available in RS Means. Equipment in line items has been chosen for budgetary purposes.

D2090 - Other Plumbing Systems - Fish Tank Equipment - Salmon Raceway - Filter and Pump

The building includes pool filtration, treatment and pumping system, including equipment related piping and valves. This system supports the Salmon Raceway. This system is used for budget purposes and has been modified to reflect the costs of the filtration systems of the large water tanks and filters.

D2090 - Other Plumbing Systems - Fish Tank Equipment - Salt Water - Filter and Pump

The building includes pool filtration, treatment and pumping system, including equipment related piping and valves. This system is used for budget purposes and has been modified to reflect the costs of the filtration systems of the large sea water tanks.

D2090 - Other Plumbing Systems - Water Sprinkler System - Underwater Viewing Tank

The building utilizes a circular spray type irrigation system to spray water on top of the main tank on Pier 60.

D3030 - Cooling Generating Systems - Chiller - Reciprocating wo Cooling Tower

Cooling medium is provided by a water cooled reciprocating chiller. This chiller is used for the dehumidification system.

D3040 - Distribution Systems - Central AHU - Const Volume w/Distribution

The HVAC system includes constant volume air handling units, distribution ductwork, diffusers and plenum return. This system includes electric duct heating.

D3040 - Distribution Systems - Heat Exchanger - Liquid/Liquid - Plate and Frame

Plate and frame heat exchangers are used to heat the sea water used in the fish tanks.

D3040 - Distribution Systems - Heat Exchanger - Steam/HW - Shell and Tube

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by Asset Name

The HVAC system includes a steam to HW shell and tube heat exchanger. This heat exchanger is used for the dehumidification system.

D3050 - Terminal and Package Units - Window AC Units

Cooling is provided by a 12000 BTUH thru wall or window air conditioning unit where individual count is more appropriate than SF calculation. These are used in the rest rooms.

D3060 - Controls and Instrumentation - DDC/Pneumatic System - Hybrid

HVAC controls include average DDC system for system optimization, basic pc control, moderate sensor types and quantities. System includes pneumatic activation of control valves and dampers.

D40 - Fire Protection - Dry Sprinkler System

The fire protection systems include a dry fire sprinkler system. Includes air pump, controls and manual discharge.

D40 - Fire Protection - Fire Extinguishers - Dry Chem w/Cabinet

Handheld type dry chemical fire extinguishers are located throughout the building, as required. Includes cabinets.

D5012 - Low Tension Service and Dist. - Distribution Equipment, Motor Control Centers

Electrical power for mechanical equipment is distributed throughout the facility from the main switchboards via conduit and wire feeders that supply 480Y/277-Volt motor control centers that provide power to motors and mechanical equipment.

D5012 - Low Tension Service and Dist. - Distribution Equipment, Panelboards, and Feeders

Electrical power is distributed throughout the facility from the main switchboards via conduit and wire feeders that supply 480Y/277-Volt panelboards, and 480- 208Y/120-Volt step-down transformers that provide power to lighting and appliance branch circuit installed throughout the facility.

D5012 - Low Tension Service and Dist. - Main Electrical Service

Power for this building originates at a utility owned electrical vault located on an adjacent pier. From this vault a 800A, 480Y/277V feeder is installed under the pier and terminates in the main switchboard located in the main electrical room. This equipment consists of 2, 800A 480Y/277V switchboard section bolted together to form a single main switchboard. Section 1 contains the metering equipment, and the main service disconnect, and section 2 contains the main distribution equipment.

D5021 - Branch Wiring Devices - Branch Wiring - Equipment & Devices

Branch wiring for this building consists of a mix of conduit and wire or armored clad cable installed throughout the facility and includes a typical concentration of branch wiring, devices, and utilization equipment.

D5022 - Lighting Equipment - Exhibit Lighting

Exhibit Lighting system includes master control panel, spots, and track lighting, conduit and wire.

D5022 - Lighting Equipment - Lighting Fixtures

The interior is provided primarily by fluorescent lighting fixtures. The lights are a combination of surface mounted and recessed fixtures. The fluorescent light fixtures throughout the facility contain a mix of T12 lamps and magnetic ballasts and T8 lamps and electronic ballasts. Facility personal stated that T12 lamps and ballasts are replaced with T18 lamps and ballasts when the fixtures fail. Interior lighting control is by motion sensor switches and local wall switches. Exterior lighting consists of HID fixtures located on the building perimeter.

D5031 - Public Address and Music Systems - Public Address System

The building includes a heavy density state of the art museum grade public address system. The public address system includes as a minimum: Amplifier, intercom/monitor, volume control, speakers (ceilings or walls), conduit and shielded wiring.

D5033 - Telephone Systems - Telephone System

The building includes a typical telephone system and consists of main switch, punch down blocks, conduit and wire, and outlets located throughout the facility.

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Asset Snapshot Report

by Asset Name

D5035 - Television Systems - Television Systems

The building includes a state of the CCTV system. The system includes as a minimum: LCD displays, control equipment, conduit and wiring.

D5037 - Fire Alarm Systems - Fire Alarm System

This building includes an average density fire alarm system. The fire alarm system includes: head end equipment, pull stations at all exit doors, audio/visual strobes, visual strobes, smokes in some rooms, conduit, wire and connections.

D5039 - Local Area Networks - LAN System

Building includes an average density local area network system.

D5092 - Emergency Light and Power Systems - Emergency Battery Pack Lights

The emergency lighting system includes a self contained battery pack and lights.

D5092 - Emergency Light and Power Systems - Exit Signs

The emergency lighting system includes the installation of Exit signs along the egress path. Installation includes: single and double sided exit signs, conduit, wire, boxes, conduit bends, connections, and circuit breakers.

E - Equipment and Furnishings - Laboratory Equipment - Basic Business

The building includes basic laboratory equipment and casework for an average business.

E10 - Equipment - Trash Compactor

Equipment attached to the building includes a trash compactor.

E1010 - Commercial Equipment - Walk-In Freezer - Animal Food Storage

Walk-in freezer for the storage of food for the fish and animals.

E1090 - Other Equipment - Diving Equipment - Dive Tank Compressors

Compressors used to fill divers' air tanks.

G2030 - Pedestrian Paving - Pedestrian Pavement - Pavers

Sidewalk - brick pavers, bedding, mortar, 1" thick and Brick paving, 4" x 8" x 2-1/4", dry, on edge (8/S.F.) Located on the upper level.

G2030 - Pedestrian Paving - Pedestrian Pavement - Stamped Concrete

Sidewalk - cast-in-place concrete, 5" thick, 3000 PSI, 6x6-#10 mesh, broom finish with 2" sand bedding. Stamped concrete is cracking and and breaking apart leading to lower observed years.

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Asset Snapshot Report

by Asset Name

ASSET REPLACEMENT VALUE

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
A1021-Pile Foundations	Superstructure - Single Story - Wood	75	6	1977	2052	890	14,237
A1021-Pile Foundations	Timber Finger Pier : Timber Decking on Timber Piles	30	125	1977	2008	2,360,000	1,888,000
B10-Superstructure	Concrete Pier Substructure : Prestressed Concrete Decking on Precast Concrete Piles	30	125	1977	2014	7,042,125	5,633,700
B10-Superstructure	Superstructure - Multi Story - Concrete	75	6	1977	2052	46,343	741,487
B1014-Ramps	Accessible Ramps - Exterior Concrete	50	13	2007	2057	5,149	41,192
B1015-Exterior Stairs and Fire Escapes	Exterior Stairs - Entrance - Concrete	50	125	1977	2027	2,749	2,199
B2010-Exterior Walls	Concrete Walls - (CIP)	75	6	1977	2051	19,845	317,520
B2010-Exterior Walls	Wood Walls - Siding	60	94	1977	2037	5,147	5,490
B2020-Exterior Windows	Aluminum Windows	30	125	1977	2014	78,851	63,081
B2030-Exterior Doors	Door Assembly - 6 x 7 HM	30	125	1977	2008	5,150	4,120
B2030-Exterior Doors	Door Assembly 5 - Average	30	125	1977	2008	3,857	3,085
B2030-Exterior Doors	Overhead Doors (Electrically Operated)	30	125	1977	2014	5,031	4,025
B30-Roofing	Elastomeric Coating - Gaco Roof	25	125	1994	2010	42,234	33,788
B30-Roofing	Metal Roofing - Economy	50	125	1977	2027	77,648	62,118
C10-Interior Construction	Displays - Family Orca Center	30	125	2003	2033	100,000	80,000
C10-Interior Construction	Displays - Puget Sound Fish Exhibit	30	125	1977	2014	62,500	50,000
C10-Interior Construction	Displays - Salmon Alcove	30	125	1987	2017	56,250	45,000

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Asset Snapshot Report

by Asset Name

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
C10-Interior Construction	Displays - Salmon Overhead Viewing Window	30	125	1985	2015	35,000	28,000
C10-Interior Construction	Displays - Sound to Mountains & River Otter	30	125	1993	2023	1,500,000	1,200,000
C10-Interior Construction	Displays - Tide Pool	30	125	1988	2018	250,000	200,000
C10-Interior Construction	Displays - Underwater Dome	30	125	1989	2019	1,500,000	1,200,000
C10-Interior Construction	Restroom - Complete - Double	30	125	1977	2008	44,833	35,866
C10-Interior Construction	Restroom - Complete - Gang	30	125	2007	2037	76,123	60,898
C10-Interior Construction	Restroom - Shower - Add	30	125	1977	2008	25,476	20,381
C1010-Partitions	Concrete Walls - Plain	50	63	1977	2027	217,875	348,600
C1010-Partitions	Windows/Storefront Partitions - Average	50	125	1977	2027	9,023	7,219
C1020-Interior Doors	Swinging Doors - Average	50	125	1977	2013	18,080	14,464
C1020-Interior Doors	Swinging Doors - Pair - 6 x 7	50	125	1977	2027	38,900	31,120
C20-Stairs	Stairs - Average	75	38	1977	2052	23,218	61,915
C3020-Floor Finishes	Carpeting 3 - Carpet Broadloom - Medium Range	10	125	1977	2010	61,875	49,500
C3020-Floor Finishes	Carpeting 5 - Carpet Tiles - Average	10	125	2004	2014	15,275	12,220
D1010-Elevators and Lifts	Traction Geared Freight Elev - Low Rise	35	125	1976	2011	172,854	138,283
D20-Plumbing	Sump Pump - Submersible	12	112	1976	2008	3,675	3,282
D2010-Plumbing Fixtures	Custodial/Utility Sinks	30	125	1976	2008	3,161	2,529
D2010-Plumbing Fixtures	Laundry / Service Sinks	30	125	2007	2037	2,587	2,069
D2010-Plumbing Fixtures	Water Coolers - Wall Mount	20	125	2007	2027	2,156	1,725
D2020-Domestic Water Distribution	Water Dist Complete	30	113	1976	2008	66,000	58,666

Exhibit H – VFA Asset Snapshot Report Pier 60



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Asset Snapshot Report

by Asset Name

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
D2020-Domestic Water Distribution	Water Heater - Elec	10	112	1991	2008	2,369	2,115
D2020-Domestic Water Distribution	Water Heater - Elec - Comm	15	112	2005	2020	16,053	14,333
D2020-Domestic Water Distribution	Water Heater - Elec - Point of Use	10	112	1999	2009	886	791
D2030-Sanitary Waste	Sanitary Waste - Pumped Disch	50	112	1976	2013	55,039	49,142
D2090-Other Plumbing Systems	Drip Irrigation System - Plants	20	125	2000	2020	6,090	4,872
D2090-Other Plumbing Systems	Exhibit Equipment - Fur Seals and Sea Otters	20	125	2000	2020	189,375	151,500
D2090-Other Plumbing Systems	Exhibit Equipment - Stream Effects	20	125	2000	2020	136,946	109,557
D2090-Other Plumbing Systems	Fish Tank Equipment - Salmon Raceway - Filter and Pump	20	125	1977	2008	535,384	428,307
D2090-Other Plumbing Systems	Fish Tank Equipment - Salt Water - Filter and Pump	20	125	1977	2027	590,371	472,297
D2090-Other Plumbing Systems	Water Sprinkler System - Underwater Viewing Tank	20	125	2000	2020	7,324	5,859
D3030-Cooling Generating Systems	Chiller - Reciprocating wo Cooling Tower	20	125	1976	2008	72,375	57,900
D3040-Distribution Systems	Central AHU - Const Volume w/Distribution	25	125	1976	2008	445,778	356,622
D3040-Distribution Systems	Heat Exchanger - Liquid/Liquid - Plate and Frame	25	125	1977	2008	110,134	88,107
D3040-Distribution Systems	Heat Exchanger - Steam/HW - Shell and Tube	20	125	1977	2008	62,433	49,947
D3050-Terminal and Package Units	Window AC Units	10	105	1990	2008	1,270	1,210
D3060-Controls and Instrumentation	DDC/Pneumatic System - Hybrid	25	125	2000	2025	155,365	124,292
D40-Fire Protection	Dry Sprinkler System	35	125	1976	2011	228,624	182,900

Exhibit H – VFA Asset Snapshot Report Pier 60



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Asset Snapshot Report

by Asset Name

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
D40-Fire Protection	Fire Extinguishers - Dry Chem w/Cabinet	30	105	2008	2038	778	741
D5012-Low Tension Service and Dist.	Distribution Equipment, Motor Control Centers	30	125	1977	2008	203,465	162,772
D5012-Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders	30	125	1977	2008	261,702	209,361
D5012-Low Tension Service and Dist.	Main Electrical Service	30	125	1977	2008	104,910	83,928
D5021-Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1977	2008	168,886	135,109
D5022-Lighting Equipment	Exhibit Lighting	20	100	1977	2008	119,410	119,410
D5022-Lighting Equipment	Lighting Fixtures	20	125	1977	2008	193,364	154,691
D5031-Public Address and Music Systems	Public Address System	15	125	2007	2021	378,450	302,760
D5033-Telephone Systems	Telephone System	10	106	2005	2014	97,930	92,170
D5035-Television Systems	Television Systems	15	125	2007	2021	236,383	189,106
D5037-Fire Alarm Systems	Fire Alarm System	10	125	1977	2008	115,558	92,446
D5039-Local Area Networks	LAN System	15	106	2007	2021	94,806	89,229
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	10	125	2007	2016	23,641	18,913
D5092-Emergency Light and Power Systems	Exit Signs	10	125	2007	2016	34,204	27,363
E-Equipment and Furnishings	Laboratory Equipment - Basic Business	30	125	1977	2008	2,349,023	1,879,219
E10-Equipment	Trash Compactor	30	100	2003	2033	21,866	21,866
E1010-Commercial Equipment	Walk-In Freezer - Animal Food Storage	20	100	1977	2008	18,926	18,926
E1090-Other Equipment	Diving Equipment - Dive Tank Compressors	10	100	2007	2017	120,000	120,000
G2030-Pedestrian Paving	Pedestrian Pavement - Pavers	25	63	1977	2014	5,572	8,915

Exhibit H – VFA Asset Snapshot Report Pier 60



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Asset Snapshot Report

by Asset Name

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
G2030-Pedestrian Paving	Pedestrian Pavement - Stamped Concrete	25	63	1995	2012	3,603	5,765
						Subtotal	18,298,223
					Total Replacement Value		18,298,223



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REQUIREMENTS AND RENEWALS

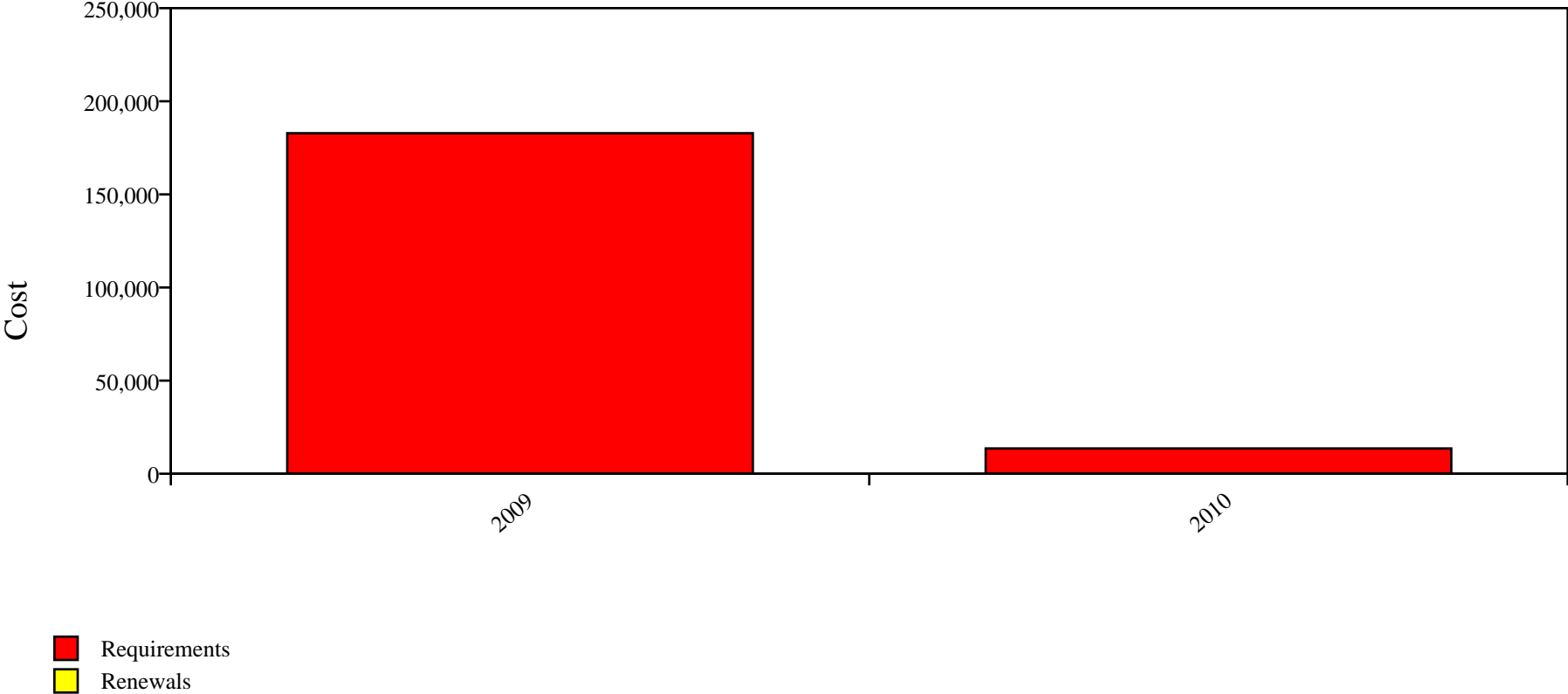


Exhibit H – VFA Asset Snapshot Report Pier 60



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Asset Snapshot Report

					by Asset Name	
Requirement Name / Renewals	Prime System	Category	Priority	Action Date	Cost	
Concrete Panels & Support Beams	B10-Superstructure	Beyond Useful Life	1- Currently Critical	12/02/2009	104,000	
Mammal Tanks - Loss of Concrete Reinforcement	B10-Superstructure	Reliability	1- Currently Critical	12/02/2009	37,000	
Stairs - Concrete Riser and Nosing Aging	C20-Stairs	Reliability	1- Currently Critical	12/02/2009	3,106	
Timber Decking, Pile Caps & Cross Bracing	A1021-Pile Foundations	Beyond Useful Life	1- Currently Critical	12/02/2009	11,750	
Timber Piles : Posting of Timber Piles	A1021-Pile Foundations	Beyond Useful Life	1- Currently Critical	12/02/2009	27,000	
					2009 Subtotal	182,856
Dome Tank - Interior Ceiling is Corroding & Leaking	B10-Superstructure	Reliability	2- Potentially Critical	12/02/2010	10,000	
Superstructure - Concrete Column Damaged	B10-Superstructure	Reliability	2- Potentially Critical	12/02/2010	3,575	
					2010 Subtotal	13,575

Exhibit I - Asset List Allocated by Responsible Party

Resp.	Pier #	System - Unifomat	System - Name	Cost	Notes/Changes
City	Pier 59	B10 - Superstructure	Superstructure - Multi Story - Wood - 1922	\$37,527	
City	Pier 59	B10 - Superstructure	Superstructure - Multi Story - Wood - 1904	\$12,509	
City	Pier 59	B2010 - Exterior Walls	Wood Walls - Siding	\$158,804	
City	Pier 59	B2020 - Exterior Windows	Wood Windows - 1977	\$67,000	
City	Pier 59	B2030 - Exterior Doors	Door Assembly - 6 x 7 HM - 1977	\$25,752	
City	Pier 59	B2030 - Exterior Doors	Door Assembly 5 - Average - 1977	\$23,140	
City	Pier 59	B2030 - Exterior Doors	Sliding Wood Doors (Manually Operated)	\$60,000	
City	Pier 59	D1010 - Elevators and Lifts	Hydraulic Passenger Elev - 1977	\$138,000	Increased price due to access and code issues
City	Pier 59	D2020 - Domestic Water Distribution	Sea Water Circulation Pump - 1984	\$490,000	There are 2 pumps in need of replacement includes VFD/Controls
City	Pier 59	D2020 - Domestic Water Distribution	Water Heater - Elec - 80 Gal	\$3,297	The City will replace this equipment only as part of a larger renovation project.
City	Pier 59	D2020 - Domestic Water Distribution	Water Heater - Elec - 30 Gal	\$2,020	The City will replace this equipment only as part of a larger renovation project.
City	Pier 59	D2020 - Domestic Water Distribution	Water Heater - Elec	\$4,607	The City will replace this equipment only as part of a larger renovation project.
City	Pier 59	D2030 - Sanitary Waste	Sanitary Waste - Pumped Discharge	\$109,571	Replumbs sewage to new vault
City	Pier 59	D3040 - Distribution Systems	Heat Exchanger - Liquid/Liquid - Plate and Frame	\$71,978	This is a dehumidifier, part of the HVAC System
City	Pier 59	D3040 - Distribution Systems	Exhaust System - General Building	\$48,624	
City	Pier 59	D3040 - Distribution Systems	Perimeter Heat - Electric Baseboard and Radiant Panels	\$8,116	The City will replace this equipment only as part of a larger renovation project.
City	Pier 59	D3050 - Terminal and Package Units	Furnace - Gas Fired	\$84,371	
City	Pier 59	D5012 - Low Tension Service and Dist.	Distribution Equipment, Panel Boards, and Feeders - 1985	\$121,167	
City	Pier 59	D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices - 1977	\$117,467	
City	Pier 59	D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices - 1985	\$78,194	
City	Pier 59	D5037 - Fire Alarm Systems	Fire Alarm System	\$230,051	
City	Pier 59	D5038 - Security and Detection Systems	Security System - Card Access System	\$100,000	Increased pricing to reflect actual costs and cameras
City	Pier 59	D5092 - Emergency Light and Power Systems	Emergency Battery Pack Lights - 1977 + 1985	\$12,000	
City	Pier 59	D5092 - Emergency Light and Power Systems	Exit Signs -2007	\$24,571	
City	Pier 59	D5092 - Emergency Light and Power Systems	Emergency Battery Pack Lights - 2007	\$19,675	
City	Pier 60	A1021 - Pile Foundations	Timber Finger Pier : Timber Decking on Timber Piles	\$2,360,000	
City	Pier 60	B2030 - Exterior Doors	Door Assembly - 6 x 7 HM	\$5,150	
City	Pier 60	B2030 - Exterior Doors	Door Assembly 5 - Average	\$3,857	
City	Pier 60	B2030 - Exterior Doors	Overhead Doors (Electrically Operated)	\$5,031	Not electrically operated.
City	Pier 60	B30 - Roofing	Elastomeric Coating - Gaco Roof	\$42,234	Roofing coating for the bird exhibit
City	Pier 60	C10 - Interior Construction	Displays - Salmon Overhead Viewing Window	\$90,000	Much higher price- old \$ from 1984
City	Pier 60	C1020 - Interior Doors	Swinging Doors - Average	\$18,080	Main public entrance doors to Pier 60
City	Pier 60	B10 - Superstructure	Concrete Pile Structure	\$104,000	
City	Pier 60	B10 - Superstructure	Superstructure Concrete Column Damage	\$3,575	
City	Pier 60	D20 - Plumbing	Sump Pump - Submersible	\$3,675	Part of the sewage lift station system
City	Pier 60	D2020 - Domestic Water Distribution	Water Dist Complete	\$66,000	
City	Pier 60	D2020 - Domestic Water Distribution	Water Heater - Elec	\$2,369	The City will replace this equipment only as part of a larger renovation project.
City	Pier 60	D2020 - Domestic Water Distribution	Water Heater - Elec - Point of Use	\$886	The City will replace this equipment only as part of a larger renovation project.
City	Pier 60	D2020 - Domestic Water Distribution	Water Heater - Elec - Comm	\$16,053	The City will replace this equipment only as part of a larger renovation project.
City	Pier 60	D2030 - Sanitary Waste	Sanitary Waste - Pumped Discharge	\$55,039	
City	Pier 60	D3030 - Cooling Generating Systems	Chiller - Reciprocating w/o Cooling Tower	\$72,375	
City	Pier 60	D3040 - Distribution Systems	Central Air Handling Unit - Const Volume w/Distribution	\$445,778	
City	Pier 60	D3040 - Distribution Systems	Heat Exchanger - Steam/HW - Shell and Tube	\$62,433	This is a dehumidifier, part of the HVAC system,
City	Pier 60	D40 - Fire Protection	Dry Sprinkler System	\$228,624	
City	Pier 60	D5012 - Low Tension Service and Dist.	Main Electrical Service	\$104,910	
City	Pier 60	D5012 - Low Tension Service and Dist.	Distribution Equipment, Panel boards, and Feeders	\$261,702	
City	Pier 60	D5012 - Low Tension Service and Dist.	Distribution Equipment, Motor Control Centers	\$203,465	
City	Pier 60	D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	\$168,886	

Exhibit I - Asset List Allocated by Responsible Party

Resp.	Pier #	System - Unifomat	System - Name	Cost	Notes/Changes
City	Pier 60	D5022 - Lighting Equipment	Lighting Fixtures	\$193,364	
City	Pier 60	D5037 - Fire Alarm Systems	Fire Alarm System	\$115,558	
City	Pier 60	D5092 - Emergency Light and Power Systems	Emergency Battery Pack Lights	\$23,641	
City	Pier 60	D5092 - Emergency Light and Power Systems	Exit Signs	\$34,204	
City	Pier 60	E10 - Equipment	Trash Compactor	\$21,866	The City will replace this equipment only as part of a larger renovation project.
City	Pier 60	G2030 - Pedestrian Paving	Pedestrian Pavement - Stamped Concrete	\$51,600	
City	Pier 60	G2030 - Pedestrian Paving	Pedestrian Pavement - Pavers	\$5,572	
City	Pier 60	B10 - Superstructure	Dome Tank Entrance Corroded and leaking	\$10,000	Corrosion, integral to exhibit and building structure
City	Pier 60	C20 -Stairs	Stairs Concrete Nosing	\$3,106	
City	Pier 60	A1021 - Pile Foundations	Timber Piles - Posting of Piling	\$27,000	
City	Pier 60	B10 - Superstructure	Mammal tanks - Loss of Concrete	\$37,000	Corrosion, integral to exhibit and building structure
City	Pier 60	A1021 - Pile Foundations	Timber decking pile caps and cross bracing	\$11,750	
SEAS	Pier 59	C10 - Interior Construction	Restroom - Complete - 1977	\$66,158	
SEAS	Pier 59	C10 - Interior Construction	Restroom - Complete - Double - 1977	\$39,886	
SEAS	Pier 59	C10 - Interior Construction	Displays - Pacific Coral Reef	\$731,188	
SEAS	Pier 59	C1010 - Partitions	Folding Partitions - Economy	\$21,350	
SEAS	Pier 59	C3010 - Wall Finishes	Painted Finish - Average (1 Coat Prime - 2 Coats Finish)	\$69,000	
SEAS	Pier 59	C3010 - Wall Finishes	Painted Finish - Average (1 Coat Prime - 2 Coats Finish)	\$69,000	
SEAS	Pier 59	C3020 - Floor Finishes	Carpeting 4 - Carpet Broadloom - Economy	\$78,499	
SEAS	Pier 59	C3020 - Floor Finishes	VCT 4 - Average	\$1,541	Vinyl flooring
SEAS	Pier 59	C3020 - Floor Finishes	Carpeting 5 - Carpet Tiles - Average	\$138,621	
SEAS	Pier 59	C3020 - Floor Finishes	Carpeting 5 - Carpet Tiles - Average	\$138,621	
SEAS	Pier 59	C3020 - Floor Finishes	Vinyl Sheet Goods	\$44,188	
SEAS	Pier 59	C3020 - Floor Finishes	Carpeting 5 - Carpet Tiles - Average	\$138,621	
SEAS	Pier 59	C3030 - Ceiling Finishes	ACT Concealed Spline System	\$67,836	Ceiling tiles and supports
SEAS	Pier 59	C3030 - Ceiling Finishes	GWB Taped and Finished	\$10,475	
SEAS	Pier 59	D2010 - Plumbing Fixtures	Custodial/Utility Sinks	\$6,322	
SEAS	Pier 59	D2090 - Other Plumbing Systems	Fish Tank Equipment - Pacific Coral Reef Exhibit	\$252,055	
SEAS	Pier 59	D2090 - Other Plumbing Systems	Exhibit Equipment - Life on the Edge	\$158,974	
SEAS	Pier 59	D2090 - Other Plumbing Systems	Exhibit Equipment - Pacific Coral Reef	\$266,758	
SEAS	Pier 59	D5033 - Telephone Systems	Telephone System	\$194,958	
SEAS	Pier 59	E - Equipment and Furnishings	Point of Sales Systems	\$134,010	
		Pier 59 Subtotal			
SEAS	Pier 60	C10 - Interior Construction	Restroom - Shower - Add	\$25,476	This is an exposed shower stall adjacent to restrooms used by staff and volunteer divers
SEAS	Pier 60	C10 - Interior Construction	Restroom - Complete - Double	\$44,833	Restrooms used by staff and volunteer divers
SEAS	Pier 60	C10 - Interior Construction	Displays - Puget Sound Fish Exhibit	\$145,000	Increased pricing to reflect actual expected costs
SEAS	Pier 60	C10 - Interior Construction	Displays - Salmon Alcove	\$56,250	
SEAS	Pier 60	C10 - Interior Construction	Displays - Tide Pool	\$250,000	
SEAS	Pier 60	C3020 - Floor Finishes	Carpeting 3 - Carpet Broadloom - Medium Range	\$61,875	
SEAS	Pier 60	C3020 - Floor Finishes	Carpeting 5 - Carpet Tiles - Average	\$15,275	
SEAS	Pier 60	C3020 - Floor Finishes	Carpeting 5 - Carpet Tiles - Average	\$15,275	
SEAS	Pier 60	C3020 - Floor Finishes	Carpeting 5 - Carpet Tiles - Average	\$15,275	
SEAS	Pier 60	D2010 - Plumbing Fixtures	Custodial/Utility Sinks	\$3,161	
SEAS	Pier 60	D2090 - Other Plumbing Systems	Fish Tank Equipment - Salmon Raceway - Filter and Pump	\$535,384	
SEAS	Pier 60	D2090 - Other Plumbing Systems	Exhibit Equipment - Stream Effects	\$136,946	
SEAS	Pier 60	D2090 - Other Plumbing Systems	Exhibit Equipment - Fur Seals and Sea Otters	\$189,375	
SEAS	Pier 60	D2090 - Other Plumbing Systems	Drip Irrigation System - Plants	\$6,090	
SEAS	Pier 60	D2090 - Other Plumbing Systems	Water Sprinkler System - Underwater Viewing Tank	\$7,324	
SEAS	Pier 60	D3040 - Distribution Systems	Heat Exchanger - Liquid/Liquid - Plate and Frame	\$110,134	Exhibit water temp controller
SEAS	Pier 60	D5022 - Lighting Equipment	Exhibit Lighting	\$119,410	
SEAS	Pier 60	D5033 - Telephone Systems	Telephone System	\$97,930	
SEAS	Pier 60	E1010 - Commercial Equipment	Walk-In Freezer - Animal Food Storage	\$48,000	Increased price to reflect bids/corrosion resistance
SEAS	Pier 60	E1090 - Other Equipment	Diving Equipment - Dive Tank Compressors	\$120,000	

Exhibit I - Asset List Allocated by Responsible Party

Resp.	Pier #	System - Unifomat	System - Name	Cost	Notes/Changes
		Pier 60 Subtotal			
UNALLOCA	Pier 59	E - Equipment and Furnishings	Laboratory Equipment - Basic Business	\$1,202,425	
UNALLOCA	Pier 60	C10 - Interior Construction	Displays - Underwater Dome	\$1,500,000	Project is a corrosion and waterproofing issue. By necessity, it requires removal and replacement of exhibitry. These costs only reflect the exhibitry expense.
UNALLOCA	Pier 60	E - Equipment and Furnishings	Laboratory Equipment - Basic Business	\$2,349,023	