

CHASE CENTER AND THE GOLDEN STATE WARRIORS: A WORLD-CLASS PARTNERSHIP



San Francisco Celebrates Its First World-Class Sports and Entertainment Facility

More than seven years in the making, the privately funded, \$1.4 billion Chase Center opened on September 6 to a sold-out crowd of Metallica fans.

Chase Center and its entertainment district — Thrive City — is located on private property on an 11-acre, four-city-block site in San Francisco's Mission Bay neighborhood. Sitting just 200 feet from the San Francisco Bay, Chase Center gives fans spectacular views of both the Bay and the city's downtown.



Warriors
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Art installations
Pro wrestling
Stand-up comedy
Family shows
Brew stands
Crafted cocktails

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CHASE  **CENTER**

Basketball Returns to San Francisco

The six-time NBA Champion Golden State Warriors will host their first pre-season game in their new home on October 5 against the Los Angeles Lakers and their first regular-season game on October 24 against the LA Clippers. It will be the first time in almost 50 years — since January 29, 1971 — that the Warriors will play in San Francisco.

Inspired by San Francisco's rich maritime history and the flowing water of the Bay, Chase Center's exterior gleams like rolling waves. Framed by two 11-story office buildings (which Uber has leased for 20 years as their corporate headquarters) and fronted by the "Gatehouse," Thrive City is a city within a city.

The district includes more than two dozen retail locations, 3.2 acres of publicly accessible plazas and open space that contains a 68'x38', 2,584-square-foot outdoor video board, and a 950-space subterranean parking structure that has multiple car charging stations.

"The most challenging thing about development in San Francisco is land," said Rick Welts, president and chief operating officer of the Golden State Warriors. "It's a tiny city, and there are very few parcels of land of the size we

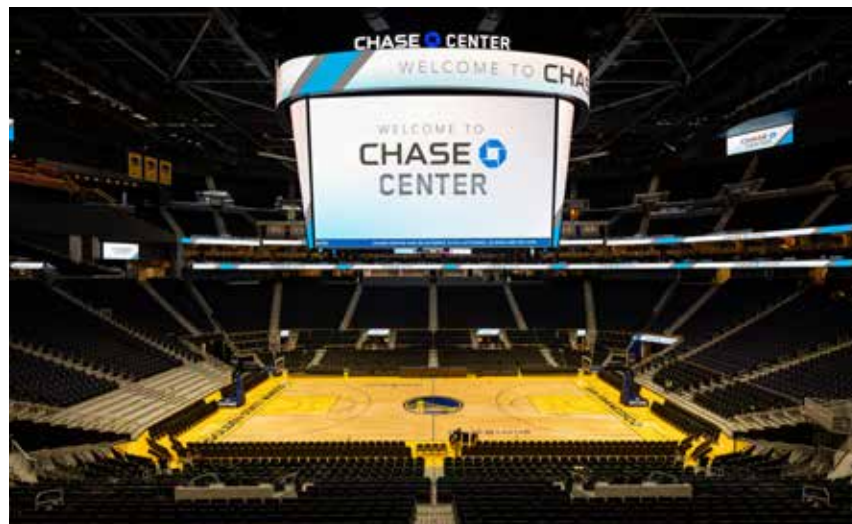
needed to build an arena."

Chase Center is the first privately financed sports arena or stadium built on private property in more than two decades. "The reality of the Bay Area is that, politically, seeking public funds for a sports facility was going to be a non-starter," Welts said. "Building the arena on private land eliminated a lot of regulatory hurdles."

"It's the first world-class sports and entertainment facility in San Francisco's history," Welts added. In fact, prior to the opening of the 18,064-seat Chase Center, San Francisco was the only city of the country's 25 most populous that was without a full-size (12,000 seats) arena.

The demand for the arena is intense. In addition to Warriors games, Chase Center will feature a wide array of concerts, family shows, performances, cultural and community events and other programming, ultimately hosting nearly 200 events every year.

"Our goal is to have the great artists of the world feel like their resume is not complete until they have played Chase Center," said Welts. "We want to be in the conversation as one of the most prestigious venues for artists to perform."



JASON O'REAR, CHASE CENTER

With the largest LED content for a scoreboard in the NBA, each of the 18,064 fans in Chase Center's seating bowl can easily see all the stats, action and highlights featured on the screen.

Year-Round Activities for the Thrive City Entertainment District

Thrive City is the name of the physical area surrounding Chase Center. As a community gathering space, Thrive City will feature a slate of year-round health and wellness programming. Scheduled events include Get Fit clinics, yoga sessions, farmers' markets, medical screenings and physicals, ice

skating, exercise classes, family-oriented events and activities geared towards improving mental health and wellness. Kaiser Permanente, the country's largest integrated non-profit health care system, is the principle sponsor of these community health events and activities.

Thrive City is also the site of retail

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stores and restaurants that will provide daily dining and entertainment options.

Currently, Thrive City includes a 10,000-square-foot Warriors Shop, a concept by Chef Michael Mina, b8ta, Belly & Sweet Belly, Dumpling Time, Gott's Roadside, Nachoria, Miller & Lux by Tyler Florence, Mission Bay Wine Bar, Warriors Hooptopia and Chase Bank. When fully operational, Thrive City will feature more than 100,000 square feet of restaurant and retail space and 580,000 square feet of office space.

Greeting people as they enter Thrive City is the Gatehouse, a 5,000-square-foot building that encloses the main plaza, creating a more intimate environment for the entertainment district. The Gatehouse has two retail areas — one each at

street and event level. NBC Sports Bay Area's pre- and postgame shows are broadcast from the Gatehouse's event-level side on Thrive City's west plaza. The Gatehouse's street level location is leased for b8ta, a software-powered retailer that creates interactive shopping experiences that are beneficial for consumers and makers alike. The Gatehouse also features Chase Center's version of Spanish steps, on Thrive City's west plaza, which has seating for up to 250 guests. "It's a beautiful architectural element," said Welts. "People can sit on the sweeping steps that overlook our main plaza and watch the many events and activities happening there."

A range of art is on display at Thrive City, including "Seeing spheres", the area's signature piece by Danish artist Olafur Eliasson. Five polished steel balls measuring 15 and a half feet, each weighing two tons, are arranged in a circle, creating a walk-through "house of mirrors."

"Only in the Bay Area" Options Highlight the Food and Beverage Experience

One of the highlights of Chase Center is its first-of-a-kind hospitality partnership between Bon Appétit Management Co. and Levy. Bon Appétit handles the food and cooking operations, while back-of-house systems and customer analytics are provided by Levy.

Bon Appétit, a leader in environmentally friendly and socially responsible sourcing, aims to buy at least 20 percent of its ingredients from its more than 200 Farm to Fork partners within 150 miles of the Bay Area. Seafood will meet Seafood Watch's sustainability standards. The eggs are cage-free and the meat and poultry must be raised without nontherapeutic antibiotics.

The food and beverage program, under the direction of culinary director Mark Jeffers, features "Only in the Bay Area" experiences, including six local and iconic Bay Area restaurants in Chase Center.

This includes Big Nate's BBQ, from the late Warriors Hall of Famer Nate Thurmond. Big Nate's BBQ was originally a brick and mortar restaurant in San Francisco. Prior to Thurmond's death in 2016, Bon Appétit partnered with him to revive his restaurant in Chase Center. Reminiscent of his original restaurant, the eatery in Chase Center serves smoky, saucy barbecued brisket and pulled pork sandwiches.

The other Only in the Bay Area experiences are Bakesale Betty from Oakland; Tacolicious, Tony G's Pizza and Hot Dog Bill's from San Francisco; and Sam's Chowder House from Half Moon Bay.

Another unique aspect of Chase Center's food and beverage offerings is the Taste Makers program, which brings additional Bay Area flavors to the arena via rotating restaurant partners and individual wholesale items. Two of the initial restaurant partners



Guests take a break on the steps of the Gatehouse in Thrive City.

are Old Skool Café and La Cocina.

Old Skool Café is a non-profit jazz supper club restaurant founded in San Francisco's Bayview neighborhood by Teresa Goines, a former corrections officer. It's operated by young people aged 16 to 22, who have come out of jail, foster care or other traumatic life circumstances and challenges. Bon Appétit has set up an externship program to provide further training and a pathway to future employment. Old Skool Café sells its famous peanut stew, baked mac and cheese and sweet potato tartelettes, as well as a new Creole meatball po-boy from its kiosk on the upper concourse.

Also a non-profit, La Cocina is an economic-justice-focused incubator for food businesses run by talented food entrepreneurs, primarily women, from low-income communities and communities of color. La Cocina's kiosk on Chase Center's main concourse will feature a new vendor each year. The first occupant is Alicia's Tamales Los Mayas. Founder Alicia Villanueva started with La Cocina in 2010 and offers handcrafted, authentic vegetable, queso and bean tamales.

The suite and club menus throughout the arena also feature a taste of

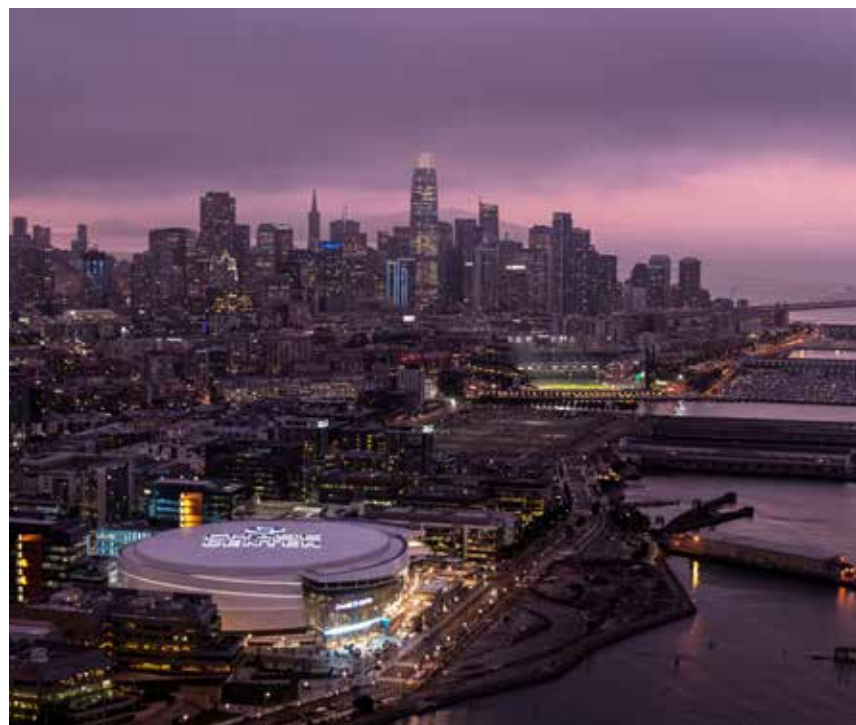


Big Nate's BBQ is one of the six iconic "Only in the Bay Area" food experiences inside Chase Center.

San Francisco and northern California and will change with the seasons. While items such as Big Nate's pulled pork sandwiches and Bakesale Betty's fried chicken sandwiches are woven into the menus in the premium spaces, the majority of options feature food not commonly found in an arena, such as braised short ribs, salads with beets, summer squash, goat cheese and more. The variety and offerings are what guests would find at one of San Francisco's top restaurants.

It takes a team of 10 chefs, 200 culinarians and more than 400 cooks and other stand workers to provide the

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Chase Center proudly anchors the Mission Bay neighborhood, with downtown San Francisco in the background and the Bay Bridge to the east.



"Only in the Bay Area" food and beverage options are featured throughout Chase Center.

Chase Center BY THE NUMBERS

- **\$1.4 billion** — cost to build the Chase Center
- **580,000** square feet — office/lab space
- **100,000** square feet — leasable restaurant and retail space
- **18,064** — seating capacity
- **17,000** — tons of steel used in the mixed-use development
- **10,000** square feet — size of the Warriors Shop at Thrive City
- **9,699** — square feet of LED display on the scoreboard (most in the NBA)
- **2,000+** — public parking spaces within a half mile of Chase Center
- **950** — onsite car parking spaces
- **300** — bike valet parking spaces
- **200** — events per year
- **87** — original pieces of artwork at Chase Center and Thrive City
- **60** — theater boxes
- **44** — suites
- **36** — eateries
- **32** — courtside lounges
- **11** acres — area of Chase Center and Thrive City
- **3.2** acres — onsite plazas and open space available to the public

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JASON O'REAR, CHASE CENTER

"Play Sculpture" by Isamu Noguchi brightens up the plaza in Thrive City.

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exceptional, freshly cooked food options Chase Center offers in its 36 eateries — each with its own small kitchen — along with additional full kitchens and action areas within the premium clubs.

To quench any thirst, Chase Center features 562 beer taps at 20 permanent and five portable bars. There are 36 fountain machines which offer 288 soda taps. Through Chase Center's app, fans can order their food and pick it up at dedicated mobile pickup lines at select eateries. They can also pick up their own beverages from beverage hydration stations.

The alcohol offerings also set Chase Center apart. To design a distinctive cocktail and spirits program, Bon Appétit brought in Bon Vivants Hospitality, founded by hospitality veterans Josh Harris and Morgan

Schick — owners of BonVoyage! and Trick Dog, the James Beard Foundation Award-nominated San Francisco cocktail bar. Using fresh, high-quality ingredients and creativity, while maximizing structural efficiency and delivering gracious hospitality, the cocktail program showcases Chase Center's great liquor partners and its beverage Taste Makers. In an unusual move for a venue this size, the cocktails will use fresh juice. Additionally, local wine, craft beer and sake makers will also be available throughout the arena.

Bon Appétit takes a multi-pronged approach to reducing waste in its kitchens, including composting, cooking in small batches to order and using a proprietary, company-developed app that lets chefs monitor and track their kitchen's food waste in order to minimize it. Bon Appétit has also partnered with local nonprofit Food Runners to recover excess edible food and deliver it to shelters and other hunger-relief organizations.

To minimize waste, Chase Center will use compostable items throughout the general eateries and reusable glass and silver dinnerware in the premium spaces.

First Class All the Way

Chase Center features a level of sophistication and quality not typically found in sports arenas. From its grand lobby entrances to its wide concourses and superior finishing touches, Chase Center offers mainstream fans



JASON O'REAR, CHASE CENTER

Alexander Calder's mobile, "Untitled", greets visitors in the West Entrance Lobby.

the ultimate experience.

"Every single space is a premium space," said Trevor DeLong, senior superintendent for Mortenson Construction. "Whether you're on an upper concourse, the main concourse, in a courtside suite, the bowl or in the lobbies, it's all premium."

Premium suites, lounges and boxes add a touch of elegance. Chase Center tapped into the wine culture of neighboring Napa Valley for its 32 courtside lounges. These lounges feature vaulted wine-barrel ceilings and oversized media walls, giving fans a clear picture into the arena, while enjoying the finest food and beverage.

Fans in the 60 theater boxes enjoy the action in plush, private balcony seats that include a private, exclusive dining area.

One of the best aspects of Chase Center is that every ticket includes a premium experience with access to a club space. Modelo Cantina, which is a restaurant and bar area available to anyone in the building, sits just above the upper concourse on the north end of the arena.

Beautifying Chase Center with a Carefully Curated Art Program

In addition to Chase Center's signature piece, "Seeing spheres" by Danish artist Olafur Eliasson, the Warriors partnered with the San Francisco Museum of Modern Art (SFMOMA), Sports and the Arts (SATA) and JPMorgan Chase to create a robust art program.

SFMOMA loaned Chase Center two sculptures — "Untitled," a mobile by Alexander Calder, and "Play Sculpture" by Isamu Noguchi. "Untitled," which was created in 1963, weighs 700 pounds and measures 12'x27'x12'3", greets guests in the west entrance lobby. "Play Sculpture" was created in 1975 and fabricated in 2017. It measures 3'6"x8'6"x8'6" and is featured in the Thrive City esplanade near the northeast side of the site.

SFMOMA also commissioned original artwork from Oakland painter David Huffman and the San Francisco pair of Amanda Hughen and Jennifer Starkweather. These paintings are on display in the lobby of the arena's east entrance.

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A Star-Studded Performance Schedule

Beginning with its opening on September 6, Chase Center will host a who's who of the music world, including: Metallica and the San Francisco Symphony, Dave Matthews Band, Eric Clapton, Bon Iver, Elton John, Chance the Rapper, John Mayer, Mumford & Sons and Janet Jackson.

In addition to Warriors basketball, upcoming events to round out 2019 include:

9/23	WWE Monday Night
9/24	WWE Smackdown Live
9/28	Eric Church
10/8	Jonas Brothers
10/9	The Who
10/13	Logic
10/17	Phil Collins
10/19	Marc Anthony
10/26	Sara Bareilles
11/12	Santana
11/20	The Black Keys
11/21	Cher
11/24	Bad Bunny
11/29	The Chainsmokers
12/5	Andrea Bocelli with San Francisco Symphony and Chorus
12/7	Trevor Noah
12/14	Illenium
12/17, 12/18	Ariana Grande
12/21	AI Attles Classic



SPORTS AND THE ARTS

"Chase Center After Dark" is one of three oil paintings and eight watercolors from nationally acclaimed artist Bart Forbes.



SPORTS AND THE ARTS

With her painting, "Do It For the Bay", Nina Fabunmi is one of many Bay Area artists featured in Chase Center.

REDEFINING WHAT'S POSSIBLE

WELCOME TO CHASE CENTER

To successfully deliver the nation's premier sports + entertainment destination, Mortenson | Clark brought together traveling sports professionals, local market expertise, and a passion for creating opportunities for local business and residents.

photo credit: Jason O'Rear/Chase Center

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A collection of more than 300 pieces of art adorns the walls of Chase Center. Chosen by SATA, 33 artists created 87 original works of art. Selections range from sports- and entertainment-centric pieces to Bay Area pieces to abstracts and photographs.

The artists range from Nina Fabunmi, one of the many local Bay Area artists, to Bart Forbes, who is featured in the Smithsonian and the National Portrait Gallery. In selecting the artists, SATA ensured that each had their own style and there was no competition among the pieces so that each selection stands out. The goal was to bring the most interesting, most poignant and most thought-provoking pieces of art to the captive audiences at Chase Center.

Forbes, the recipient of the 1986 Sports Artist of the Year Award and a member of the Society of Illustrators Hall of Fame, created 11 pieces for Chase Center. Three oil paintings commemorate the arena and the 2018 and 1975 NBA championships. Eight watercolors feature coaches and players from the 2018 and 1975 championship teams.

Fabunmi was commissioned for her "Do it for the Bay" painting, which captures a diverse crowd of fans watching a Warriors' game and showing support for their team.

Additionally, JPMorgan Chase tapped into its vast art collection for works that are featured in the Chase Lounge and the JPMorgan Club.

"Art is very important to the whole experience at Chase Center," said Frank Nakano, head of sports and entertainment for JPMorgan Chase. "We're excited to be able to show-



Two of Chase Center's premium spaces are named for the arena's naming rights partner JPMorgan Chase — the Chase Club and JPMorgan Club.

case our great archives."

"One of the great, unexpected surprises is our investment in art," said Welts. "It's going to get a lot of attention. Our public art will become a must-see when people visit San Francisco."

With up to 18,000 people a night attending nearly 200 events a year, the art featured at Chase Center will get more viewings and more attention than similar pieces on display in museums.

More Than a Name on the Building

In 2016, JPMorgan Chase signed a 20-year agreement with the Warriors for naming rights to the arena. CAA Property Sales, who represented the Warriors, and CAA Brand Consulting, who represented Chase, brokered the deal.

"The Bay Area is an important market for us," said Nakano. "We see Chase Center as an extension of our commitment to the region. We know how to activate around venues, so our sponsorship is less about our name on the building and more about how we have so many benefits for our customers on a year-round basis. We're excited about 200 nights of entertainment."

"We knew JPMorgan Chase was expanding in California and thought this would be a great opportunity for them," said Paul Danforth, global head of sales at CAA Sports.

"Part of the value proposition for our consulting clients is access to CAA's connectivity, including getting a first look at opportunities for emerging projects," said Greg Luckman, global head of CAA Brand Consulting. "With the CAA Sports Property Sales team engaged by the Warriors, we were able to bring this project to Chase even before it went to the market because we knew it would fit with their broader multipurpose arena strategy."

Based on the concept of inclusivity, Chase's broad activation plans ensure there's something for everyone in the Bay Area. In celebration of the opening of the venue and as part of a local sweepstakes that gave fans the chance to participate in activations at local Chase branches, Chase awarded one lucky Bay Area resident



JASON O'REAR, CHASE CENTER

with tickets to all Chase Center events in 2019. Chase is also launching several community initiatives focusing on financial literacy and workforce readiness in the Bay Area. Inside the venue, Chase will have a variety of benefits for Chase cardholders, including discounts on merchandise and eateries, along with early entry and Chase Lounge access for select events. For the Metallica concert on the arena's opening night and for the Warriors' inaugural event, Chase cardholders received 50 percent off all eatery purchases.

In further celebration of the arena's opening, Chase teamed up with Stephen Curry to host local area young women to a "Sweatworking" event themed around girls' equity and equality and financial health. Chase also hosted a block party in the Thrive City plaza that not only celebrated the opening of Chase Center, but also featured a live telecast of the U.S. Open women's singles final, another of Chase's marquee partnerships.

"Our partnership reinforces the value of being a Chase customer," said Nakano. "I'm excited about connecting Chase Center as part of our larger venue strategy."

"Chase Center has been the most successful program of any new stadium or arena to date," said Welts. "We have more contractually obligated income from our naming rights partner, founding partners and suites than has ever been accomplished. I

want our marketing partners to feel that the platform we've created with the Warriors, with our entertainment, with Chase Center, is the most powerful vehicle they can invest their money in — and look for ways to invest more behind it."

Delivering the Ultimate Fan-Connected Experience

It takes a team to deliver the ultimate fan-connected experience and Google Cloud, Corning and Verizon are three of the companies that deliver for fans at Chase Center.

Google Cloud, as one of Chase Center's founding partners, is the Official Public Cloud Provider of the Warriors.

"We couldn't be happier to partner with the Golden State Warriors to help them transform their organization from a basketball team into a sports, media, entertainment and technology company," said Alison Wagonfeld, Google Cloud's chief marketing officer. "The Warriors share our passion for using data analytics to make better decisions and we're excited to help them build their state-of-the-art fan experience. This isn't a mainstream marketing sponsorship. This is an opportunity to help the Warriors use Google's sophisticated cloud technology to deliver on their vision."

As part of the sponsorship, Google

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Chase Center Partners

NAMING RIGHTS PARTNER

- JPMorgan Chase

FOUNDING PARTNERS

- Accenture
- Adobe
- Google Cloud
- Hewlett Packard Enterprise (HPE)
- Kaiser Permanente
- Oracle
- PepsiCo
- Rakuten
- RingCentral
- Ticketmaster
- United Airlines
- Verizon

CONSTRUCTION PARTNERS

- Mortenson | Clark Joint Venture — general contractors
- MANICA Architecture — lead architect
- Kendall Heaton Associates — architect of record
- Gensler — interior architect
- CAA ICON — investors' representative



Thrive City on Chase Center's opening night — the Metallica and the San Francisco Symphony concert on Sept. 6.

JASON O'REAR, CHASE CENTER

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A 68'x38' video board in Thrive City shows Warriors clips and highlights of upcoming events.



The Warriors Shop at Thrive City.

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Cloud is hosting Chase Center's and the Warriors' mobile app and website. The company is helping with digital navigation in the building and using data and analytics to help the team micro-target their promotions and marketing.

"We're excited to take the same cloud technology that powers Google's popular consumer products and apply it to apps and services for sports fans," said Wagonfeld.

Verizon chose Corning's all optical distributed antenna system, which makes it possible for fans that don't connect to the Wi-Fi system to still have enhanced cellular connectivity. Verizon, which is Chase Center's wireless tech provider, delivers the arena's in-event texting service.

"From a Warriors game to a Metallica concert, anyone attending a major event at an arena or stadium expects to be able to connect seamlessly and share their experiences with friends around the world," said Jessica Koch, director of ONE Business Development at Corning Optical

Communications. "Corning is excited to be partnering with Verizon to bring this connected experience to life at the state-of-the-art Chase Center."

Giving Fans a Birds-Eye View

Chase Center features the NBA's largest scoreboard when it comes to LED available content. Six times the size of the scoreboard at Oracle Arena, Chase Center's center-hung video board measures 82'9" wide and 52'8" tall and contains close to 9,700 square feet of surface LED space. Developed by Samsung, it takes 15 individual displays to make up the entire 1080p unit.

Chase Center's scoreboard, which contains almost 75 million LEDs, is 1.5 times as big as the Sacramento King's 6,100-square-foot display in Golden 1 Center. It's more than twice as big as the most recent scoreboard, the Atlanta Hawks' 4,500-square-foot display that was installed in State Farm Arena in 2018.

"A project of this size and scope doesn't happen overnight," said Don Szczepaniak, president and CEO of

Prismview. "It took years of planning and working side-by-side with the Warriors organization to deliver a truly immersive fan experience. From the stunning outdoor LED screen to the massive center hung with 24 million pixels, Chase Center is a world-class venue. We are very proud and grateful to be a part of this project."

Featuring the Largest Team Store in the League

With a 10,000-square-foot flagship retail store in Thrive City and more locations inside Chase Center, the Warriors boast the largest aggregate retail footprint in the NBA. The stores, operated by Fanatics as part of a new 10-year omnichannel retail deal (which also includes e-commerce), are open year-round. The Warriors Shops at Thrive City and inside Chase Center are in addition to the team's current Warriors Shops throughout the Bay Area — in Walnut Creek, San Francisco and San Jose.

In addition to customizable jerseys, Fanatics also has an on-demand, customizable T-shirt station available to

fans. The ability to customize on the spot allows the stores to capitalize on unpredictable micro moments, such as record-breaking performances and incredible player and team feats, which let fans create real-time, in-the-moment products.

Additional fan-friendly options the team stores offer include:

• Click and Collect Ordering —

Fans can browse and check out a wide assortment of merchandise from the Warriors app and have the ability to pick up their selections in the store before or after the game.

• Endless Aisle Kiosks —

Dedicated areas where fans can shop the Warriors full collection of merchandise (including gear not featured in the store) and have it shipped anywhere in North America.

• In-suite Deliveries —

Fans seated in premium areas can shop a dedicated assortment of team products that can be delivered to their suites within 20 minutes of purchase.

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Alicia's Tamales Los Mayas in the La Cocina stand and Old Skool Café are two of the rotating restaurant partners in Chase Center's Taste Maker program.

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Arriving by Boat, Bus, Train or Bike...

People have a wide array of options to flock to their new entertainment destination. With its location by the Bay, Chase Center can be reached by ferry, bus, train, car, bike or on foot. The Warriors and Chase Center made a \$29 million upfront contribution to infrastructure improvements, while Chase Center will generate another \$14 million annually to support increased city services.

Light rail and bus stops are within one block of the arena. Fans taking the ferry will arrive just two blocks from the arena until a permanent landing with direct water access opens in late 2021. "We're a transit-first arena," said Welts. In fact, as part of their commitment to public transportation, Chase Center and the Warriors worked closely with the San Francisco Municipal Transportation Agency to develop a program where a ticket to any event at Chase Center is valid for free transportation on San Francisco's Muni light rail system on the same day. "We want to encourage people to take public transportation to Chase Center," Welts said.

Additionally, with 300 bike valet parking spaces, Chase Center is one of the country's most bike-friendly arenas. And for fans wishing to drive, there are thousands of parking spaces within 3/4 mile of Chase Center.

Keeping the Team Together

"The most important thing we could do for the Warriors was to build the type of world-class facility that would ensure we could compete for the best player talent, and field championship-caliber teams as far in the future as we could look," said Welts.

The team's offices and world-class training facility are located within Chase Center. Players come to work to the same place every day. Whether it's for a game or practice, they'll use the same locker, have familiarity with the same facilities and be working side-by-side with the business operations staff.

"We want all our employees in the same place," said Welts. "We believe this enhances the work environment and leads to a more cohesive culture. So we built our practice facility as part of Chase Center itself."

A Complex Construction Project

With only a 32-month construction window, the LEED Gold Certified Chase Center was built with an aggressive schedule. The Chase Center/Thrive City project involved more than two million square feet of construction spread across five structures.

Under the direction of joint venture partners Mortenson Construction and Clark Construction, as many as 1,500 craft workers were onsite completing as much as \$2.8 million of work daily during peak construction periods. In

total, a diverse workforce of 9,800 craft workers, many from the Bay Area, put in more than five million work hours on Chase Center. This included more than 260 firms, from engineers and consultants to trade contractors

"The cool part about this joint venture is you get the best of two of the biggest companies in the nation. It was a perfect fit."

TREVOR DELONG
Senior Superintendent
Mortenson Construction

and vendors.

"Delivering on the dream and vision for Chase Center and Thrive City required the coordinated efforts of the entire team, but specifically of Mortenson | Clark and their subcontractors," said Peter Bryan, vice president of construction and development for the Warriors. "We transformed the site from an undeveloped brown field to what is the gold standard of sports and entertainment venues in the world, along with two office buildings, more than two dozen retail locations and below-grade parking. As venues go, the level of finish, attention to detail and options for guests and our corporate partners are unparalleled. Behind the scenes, the complexity of the systems and infrastructure to support the guest experience and deliver a sustainable facility required countless hours of coordination, planning and careful execution. Witnessing the excitement and joy of our guests and partners as the lights dropped and the music commenced on September 6 was the moment we all had worked so hard to achieve. It was magical and a moment I will never forget."

"The cool part about this joint venture is you get the best of two of the biggest companies in the nation," said DeLong. "It was a perfect fit. We've got Clark Construction and all

of their resources nationwide. But they're also local, so they have all of the subcontractor relationships, all of the city official relationships and everything you need to be successful as a builder. With Mortenson, we have a vast amount of sports experience, and with our traveling team members, it all came together."

"Navigating a joint venture can be challenging," said Jim McLamb, senior vice president of Clark Construction and project director for Chase Center's construction, "but our two firms quickly and seamlessly blended together as one team, united by a passion for building and our commitment to a shared set of values, such as safety, client service, schedule certainty, quality and innovation."

To keep a project of this enormity moving on schedule, construction of the arena was divided into quadrants. Each quadrant had its own construction schedule. This allowed the team to have all levels of each quadrant progressing at the same time in the same direction.

Taking advantage of the latest cutting-edge technology, advanced 4D modeling was used on every aspect of the building during design and construction. With this technology, crews were able to build the project virtually and prove their plan before the actual build started so they could work out any needed logic. The construction schedule included 35,000 activities and each activity was built virtually before it happened on the construction site. This was a major factor in keeping the construction on schedule.

"This was the most challenging, complicated project I've been a part of," said DeLong. "There was no repetition in the construction. Nothing was done in a cookie-cutter fashion. There were challenges around every corner."

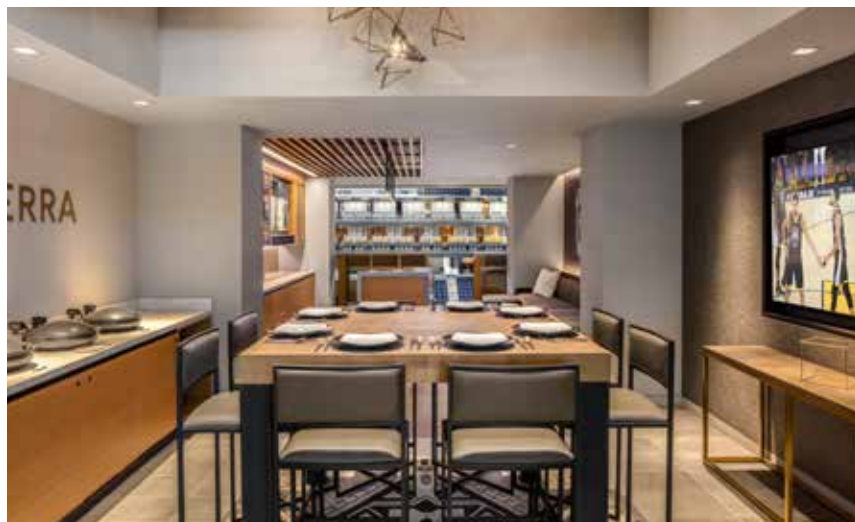
The Mortenson | Clark construction team set a new safety landmark with Chase Center. The typical total recordable incident rate (TRIR) of injuries such as broken bones, stitches or other minor incidents that would prevent a worker from doing his or her job averages 3.1 on construction sites. With more than five million work hours,

SEE CHASE CENTER, PAGE 11A



"Seeing spheres" by Danish artist Olafur Eliasson is Chase Center's signature piece of art and greets fans at Chase Center's East Entrance.

CHASE CENTER AND THE GOLDEN STATE WARRIORS: A WORLD-CLASS PARTNERSHIP



Fans in Chase Center's 44 Club Suites get a great view of the action and premium food and beverage options.

CHASE CENTER, FROM PAGE 10A

that would equate to 70 people suffering injuries. But Chase Center was built with TRIR of 0.5, with only 12 people receiving injuries. "With this project, we proved there's a path to zero injuries," said DeLong.

"Safety was paramount for us," said McLamb. "We maintained a laser focus on safety, ensuring it was at the forefront of every operation. We built under the mantra 'No one gets hurt' and developed our safety program around it."

Chase Center was designed to be a 365-day-a-year building. "Typically, a sports facility has a certain look and feel to it that's branded around the sports team and its identity," said Jonathan Emmett, principal and design director at Gensler Sports Practice, which designed Chase Center's interior. "Ownership's vision for this venue was to create a facility that lives and breathes far beyond just Warriors' games. We wanted to create spaces that feel civic in nature, that serve the community and city and are large gathering spaces that are reflective of the community."

The design of Chase Center's spaces reflects the diversity of the Bay Area community. They give a feeling of sophistication, along with an atmosphere of relaxed comfort. The two large grand lobbies bring light into the building, while also connecting guests to the Bay.

Since Chase Center was designed specifically for basketball and won't

be hosting NHL games, fans' sight lines are vastly improved and all fans have a clear view of the action. The arena features a ring of 44 suites that bring the upper bowl closer to the action on the floor. Topping the suites along the sidelines are 60 theater boxes. With a flexible seating bowl, Chase Center can be reconfigured with a wall that creates a smaller, intimate atmosphere for theatrical performances or concerts. For those events, guests enter through the East Lobby, which harkens back to older theater lobby spaces from the last century.

The arena also includes a public observation deck that provides breathtaking views of the San Francisco Bay.

"There are a lot of special moments as you walk through this building," said George Messina, senior vice president and project executive for CAA ICON, which served as the Warriors' investors' representatives during the arena's construction. "The grand experiences resonate, whether you're on the main concourse or the upper level."

"Chase Center leaves a legacy of growth for San Francisco small businesses and residents who contributed to the project," said McLamb. "Mortenson | Clark partnered with the Warriors, the City of San Francisco and local agencies to ensure this was a project built for San Francisco by San Francisco." In fact, more than \$245 million from the Chase Center project went directly to small business



The Modelo Cantina is one of the club spaces available to any guest in Chase Center.

enterprises during construction, while 574 San Francisco residents received job placements.

"To get a project of this size and scope done in San Francisco borders on the miraculous," said Welts.

Economic Boost and Further Development

Chase Center will generate more than \$14 million annually in new tax revenues to the city of San Francisco which will be used for city services and civic improvement. Additionally,

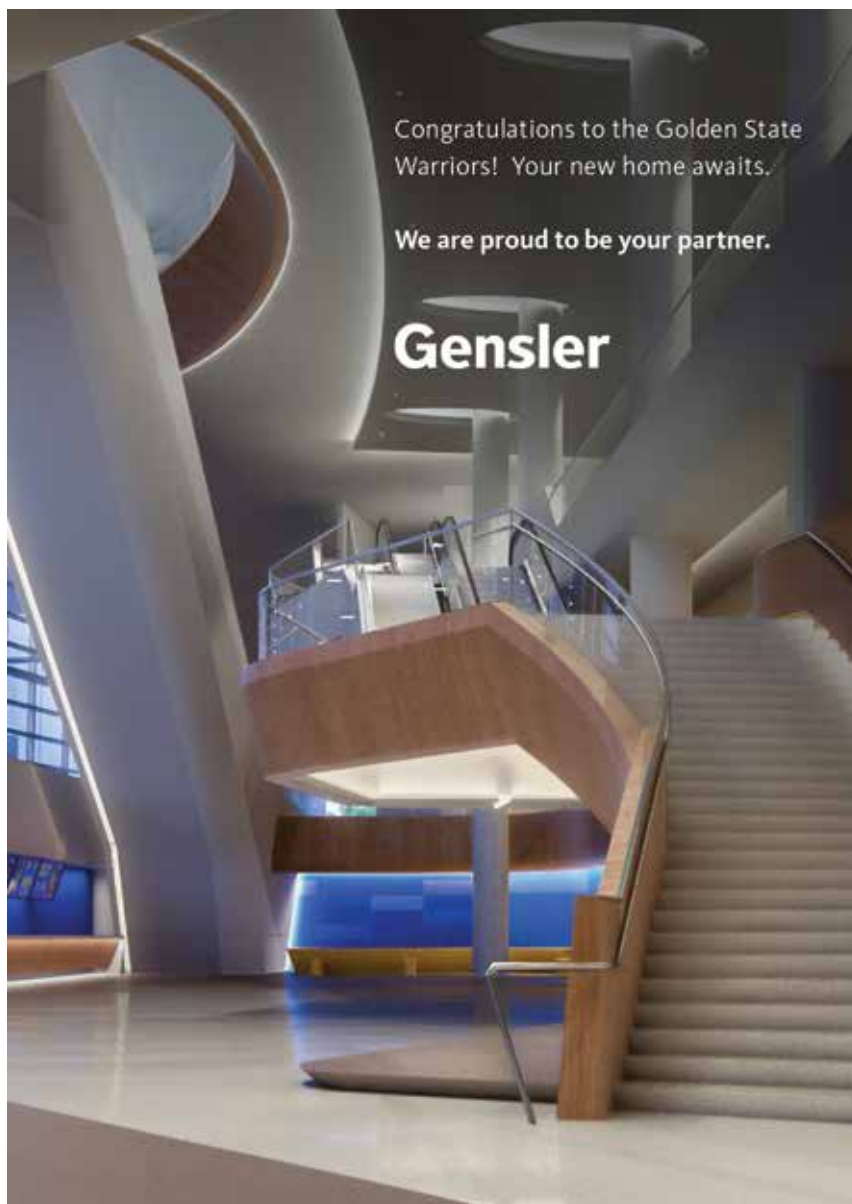
the development of Chase Center has led to the creation of a new 5.5-acre waterfront park on the Bay, directly across from the arena.

Creating Cherished Memories

"Chase Center is about lifetime memories," said Welts. "It's about the most important times you'll remember in your life and who you were with and the emotion that went into it. That's what we're creating at Chase Center — lifetime memories that truly change people's lives."



Fans in Chase Center's 32 courtside lounges, located beneath the seating bowl, not only receive tickets in rows 6-9, they can also watch the action on the lounges' own video boards.



Proud to help make a splash all the way round the Bay.

We're excited to partner with Chase Center and the Golden State Warriors
to deliver the technology that will give every fan a state-of-the-art
entertainment experience worth cheering for.



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