

WSCC Addition Committee Meeting
Minutes
November 28, 2017
10:30 a.m.
WSCC Room 208

DRAFT

WSCC Board Attendance:

Frank Finneran, Chair - WSCC Board Addition Committee
Deryl Brown-Archie, WSCC Board Addition Committee
Bob Flowers, WSCC Board Addition Committee
Jerry Hillis, WSCC Board Addition Committee
Denise Moriguchi, WSCC Board

WSCC Staff / Consultants in Attendance:

Jeff Blosser, WSCC President / CEO
Linda Willanger, WSCC VP Administration
Chip Firth, WSCC Chief Financial Officer
Ed Barnes, WSCC VP Operations
Michael McQuade, WSCC Director of Sales
Daniel Johnson, WSCC Administrative Services Manager
Michael Murphy, WSCC Project Coordinator
Matt Hendricks, General Counsel
Becky Bogard, Bogard & Johnson
Fred Eoff, Public Financial Management
Chris Raftery, Raftery CRE (by phone)
Matt Griffin, Pine Street Group
Matt Rosauer, Pine Street Group
Jane Lewis, Pine Street Group
Arnetta Libby, Pine Street Group
Dennis Lussier, Pine Street Group
Gary Smith, Clark | Lewis
Margery Aronson, WSCC Addition Project Art Advisor

Finneran called the meeting to order at 10:35 a.m. After the Committee unanimously approved the consent agenda, including the funding request and contract approvals, Finneran asked Griffin to lead a review of the project.

Griffin explained that the project received the vote of approval from the Seattle Design Commission on 11/16/17, an essential step to reaching the City Council. The project is hoping to complete the City Council process in March and receive the MUPs in April.

Lewis advised the committee that WA State Dept. of Archaeology & Historic Preservation (DAHP) in Olympia is trying to expand the required survey of landmark buildings under NEPA.

The team will need to decide if they will comply or push back on the requirement as unnecessary.

For the King County land, PSG is still negotiating with Metro on the removal of its communications room, so it won't impact the construction schedule. WSDOT has forwarded a lease draft; Gary Fluhrer and Griffin will need to reinforce the original business terms. Libby and Griffin reviewed the key items of the "Sources & Uses" document dated 11/21/17. While this document showed multiple bond offerings, Griffin said that the team plans to develop a second option with all the bonds issued upfront. Griffin also explained that while this document showed a balance between the sources and uses, it didn't include funds to renovate the existing convention center. In this rising construction cost market, Finneran emphasized that this was a tight budget and there was not room for additions that weren't necessary. With the change of the title for the third line in the construction section to "Required change order allowance," the Committee approved recommending the Sources & Uses to the full Board.

Eoff stated that the Finance Committee had reviewed the choice of bond underwriters and would recommend them to the Board. He also said that he is scheduling a meeting with Eoff, WSCC, PSG, counsel, and the lead underwriters on 12/11/17.

Libby said the approved "Sources & Uses" would be sent to the Department of Commerce, so they could continue their work.

Rosauer reviewed the progress on the drawings with LMN and negotiations of subcontracts by Clark-Lewis. Rosauer stated that 90% complete construction drawings were due in February of 2018 and the construction start date has been moved to May 1, 2018. The next subcontracts to be negotiated are structural steel and concrete. Lewis and Rosauer reviewed the progress on outreach and expressed their enthusiasm for the expected results.

Lewis said that with the step at the Seattle Design Commission, the team would now review the art program to determine the best path going forward.

Griffin explained the program with the Community Package Coalition. Hillis endorsed the agreement and complimented the team on concluding an agreement with such a diverse group. The Committee voted to recommend to the full Board Resolution 2017-22, approving the agreement with the Coalition.

Blosser presented the amendment to the Development Management Agreement, which incorporated the signing levels previously approved by the Board. The Committee voted to recommend to the Board approval of the amendment.

Being no other WSCC Addition business, the meeting was adjourned at 11:45 a.m.