

WSCC Addition Committee Meeting
Minutes
July 25, 2017. 10:30 a.m.
WSCC Room 208

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
Craig Schafer, WSCC Board Addition Committee

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
Daniel Johnson, WSCC Administrative Services Manager
Michael McQuade, WSCC Director of Sales
Michael Murphy, WSCC Project Coordinator
Matt Hendricks, General Counsel
Becky Bogard, Bogard & Johnson
Fred Eoff, Public Financial Management
Matt Rosauer, Pine Street Group
Armeta Libby, Pine Street Group
Jane Lewis, Pine Street Group
Gary Smith, Clark-Lewis
Stacy Shewell, Pine Street Group
Margery Aronson, Art Advisor

Guests:

Terry McCann, EA Engineering
Jon Hongladarom, Foster Pepper
Sean C. Vonnegut, Enclos Corp.
Sean O'Brien, Enclos Corp.
Brian Olin, Goldman Sachs
Christine Pihl, RBC

Finneran called the meeting to order at 10:30 a.m. and then asked guests to identify themselves. After the Committee unanimously approved the consent agenda, Finneran asked Rosauer to lead a review of the project.

Lewis explained that the two main areas of focus on entitlements are the Seattle Design Commission (SDC) process and NEPA. The team is working hard to react to SDC direction and requests, including a significant amount of detail on public benefits components and the

Addition's art program. The commission has asked for more public input about the on-site public open spaces and for resolution with the Community Package Coalition. After SDC, the next step is the Transportation Committee of City Council.

Finneran told the Committee that agreement has been reached with UNITE HERE for WSCC to help them launch a hospitality training program, which has cleared the way for UNITE HERE to become an advocate for the project.

On land, the King County Council has approved sale of Convention Place Station to WSCC and the Purchase and Sale agreement has been executed. A draft lease with WSDOT for the air rights lease at the southeast corner of the site is in negotiation.

On budget/finance, there were some relatively small changes to the current estimates. The DOC work is on hold until a final financing plan is determined. Hiring the bond underwriters will be deferred until fall.

Given SDC's interest in the Addition art program, the Board Art Committee and the Art Advisors are being engaged earlier than expected to help assemble key pieces of the program.

At 10:46 a.m., the meeting adjourned to Executive Session for fifteen minutes (15) minutes to discuss a legal matter with legal counsel. In addition to the Board members, attendance at the Executive Session included Blosser, Hendricks, Rosauer, Lewis, Murphy and Hongladarom, At 11:01 a.m., the Executive Session was extended for ten (10) minutes. The open meeting reconvened at 11:11 a.m.

The Committee unanimously voted to recommend approval to the full Board to award the enclosure scope to the apparent low bidder and for the Chairman to sign Change Order #4 and related enclosure scopes of up to \$86 million. The committee also unanimously voted to recommend approval to the full Board for the Chairman to sign Change Order #2 to award the shoring scope to the apparent low bidder, DBM. Leading up to the Maximum Allowable Construction Cost (MACC), all early procurement scopes will be executed in the form of Change Orders to the GCCM zero dollar agreement.

In addition, the Committee unanimously voted to recommend approval to the full Board of Resolution #2017-11, authorizing the WSCC President to enter into an MOA with the U.S. Federal Highway Administration and the Washington State Historic Preservation Officer relative to mitigation for removal of the former Riach Honda building at Boren and Olive, which is eligible for listing on the National Register of Historic Places.

Being no other WSCC Addition business, the meeting was adjourned at 11:20 a.m.