

WSCC Board Addition Committee
Minutes
December 17, 2019
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
Nicole Grant, 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/AGM
Jon Houg, WSCC VP Operations
Chip Firth, WSCC CFO/Treasurer
Michael McQuade, WSCC Director of Sales
Paul Smith, WSCC Information Systems Director
David Cononetz, WSCC Acting Director of Operations
Daniel Johnson, WSCC Administrative Services Manager
Michael Murphy, WSCC Project Coordinator
Matt Hendricks, General Counsel
Fred Eoff, Public Financial Management
Becky Bogard, Bogard & Johnson
Matt Griffin, Pine Street Group
Matt Rosauer, Pine Street Group
Armeta Libby, Pine Street Group
Jane Lewis, Pine Street Group
Jason Foley, Pine Street Group
Ashley Lippincott, Pine Street Group
Gary Smith, Clark | Lewis
Ben Eitan, Clark | Lewis
Chris Raftery, Raftery CRE
Margery Aronson, Art Consultant

Chairman Finneran called the meeting to order at 10:30 a.m. After unanimous approval of the consent agenda, Finneran asked PSG to lead the project review, which Rosauer led.

The construction schedule is holding for the Temporary Certificate of Occupancy at the end of November 2021. Rosauer explained that crane problems have caused the steel to fall behind in the past month. Smith said they plan to be back on track by the end of the first quarter, if there are no major weather delays.

Lewis explained that the Floor Area Ratio declaration, which confirms the size of the office building is almost complete, still dependent on the child-care documents. She also explained the project interdependencies of the Transportation Management Plans (TMP) between existing WSCC, the Addition, and Site C. WSCC needs to work with the City on the existing TMP, so it doesn't complicate the others.

On the Financing Plan, Libby explained changes in the budgeted costs including moving \$10 MM from the General Contingency to the Change Order Contingency. Rosauer gave more detail for the Change Order Contingency.

Tax revenues continue to lag projections. Finneran asked Eoff and PSG to provide a recommendation to the Finance Committee for the program to complete the financing.

On the architectural and engineering work, Rosauer gave a brief outline of the issues with Arup that need resolution. Most of the open items for design and selection of materials have been settled in the past month. A few require further approval in early 2020.

The amount of contracted and committed work by WMBE companies exceeds the goal. As C-L predicted, the number of apprentices is increasing. The team is pleased that financial support of pre-apprenticeship programs such as PACE, ANEW, and the Showare job fair appear to help.

On the art program, Lewis said the selection of five Indigenous artists is complete for the entries artwork project. There are now more than 20 artists engaged with the Addition with more to come.

The team reported that the contracts are generally up to date, and C-L is making progress on pricing the PCIs (Potential Cost Increases), which is a key focus for the C-L and PSG teams.

The Addition Committee unanimously approved recommending to the Board the addendum to the Purchase & Sale Agreement for the Horton marshalling yard, as contained in Resolution 2019-18.

There being no further business, the meeting was adjourned at 11:13 a.m.