

WSCC Board Addition Committee
Minutes
June 23, 2020
10:30 a.m.
WSCC – by remote access via MS Teams

WSCC Board Attendance:

Frank Finneran, Chair - WSCC Board Addition Committee
Bob Flowers, WSCC Board Addition Committee
Nicole Grant, WSCC Board Addition Committee
Jerry Hillis, 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
David Cononetz, WSCC A/Director – Event Services
Chip Firth, WSCC CFO / Treasurer
Krista Daniel, WSCC Director of Event Services
Paul Smith, WSCC Director of Information Systems
Michael Murphy, WSCC Project Coordinator
Lorrie Starkweather, WSCC Executive Assistant to President & Board of Directors
Matt Hendricks, General Counsel
Fred Eoff, Public Financial Management
Becky Bogard, Bogard & Johnson
Matt Griffin, Pine Street Group
Matt Rosauer, Pine Street Group
Jane Lewis, Pine Street Group
Armeta Libby, 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 Advisor

Chairman Finneran called the meeting to order at 10:35 a.m. with all Committee members participating by MS Teams videoconference / teleconference, and public access by teleconference. At the Chairman's request, Starkweather performed a roll call of the Board members to ensure a quorum, and then a roll call of meeting attendees. Following unanimous approval of the consent agenda, Finneran asked Griffin to lead the project review.

Griffin asked Rosauer to review the schedule, and he reported additional schedule slippage in May due to Covid-19 and steel erection. The team is optimistic about maintaining the revised schedule. The first test will be the pace of steel erection in Zones 2 and 3. Olive Way should transition back to its original position in late-August. Priorities are completing the Site C podium

for buyer HPP and development of the opening plan for the Addition, including punch lists, commissioning, training, FF&E, etc.

On permits, Lewis said completion of the FAR declaration for Site C is the priority and should be done in two weeks.

For the budget, there were not many changes in costs from last month. The big issue is sources, with about \$400 MM in flux, including bond financing, cash on hand, and additional costs. For the financing bridge, there are at least three potential sources: Congress and the Federal Reserve (CARES Act and the Municipal Liquidity Facility, infrastructure bill and 2021 budget); State (deferral of WSST and other tools); and the local governments (City, County and State) each taking a share of bond guarantees. Griffin said he is more optimistic today on the financing bridge than he was 30 days ago.

On co-development, HPP shows every indication of moving forward with its Site C office project. For the Site B residential project, the market is more uncertain and the option agreement has been modified, allowing WSCC and the residential more time to perform. Finneran is reviewing.

On quality Rosauer reported that workflow and resourcing are in a good spot focusing on Architects Supplemental Information (ASI) and Potential Cost Increase (PCI) resolution, which is gaining momentum. Some of the in-place structural steel is out of tolerance; Raftery is helping to resolve. The hill climb mock-ups and flooring material reviews will be scheduled in July. On the cell phone booster system, Rosauer reported progress with the carriers and that completion of the contracts may require some changes to the business terms. Retail leasing continues to make slow progress with existing prospects, but the team has paused on new candidates until the market stabilizes.

On Outreach, C-L will graduate its third class of participants in the Seattle Strategic Partnership Program on July 14. This MBA-style training program targets small minority-, women- and veteran-owned businesses. Also, C-L has launched a new Workforce Diversity Training Program with ANEW and anticipates that C-L and its subcontractors will hire the top ten at the end of the summer.

For art there are many pieces in progress. The Public Benefits artworks have budget issues; new approaches are being considered with the Board Art Committee and Art Advisors, which may require a return to Seattle Design Commission. The Artist in Residence concept may need to be dropped due to budget and space constraints; this will be discussed further after other issues are sorted.

On contracts, PSG reported they were generally in good shape. Murphy reported that there hasn't been any interest in the original marshalling yard due to Covid. At Finneran's request, PSG is researching if WSCC can raise funds by placing a Deed of Trust on the yard, if necessary.

There being no further business, the meeting was adjourned at 11:10 a.m.