

WSCC Board Addition Committee
Minutes
July 21, 2020
10:30 a.m.
WSCC – by remote access via MS Teams

WSCC Board in Attendance:

Frank Finneran, Chair - WSCC Board Addition Committee
Deryl Brown-Archie, WSCC Board Addition Committee
Nicole Grant, WSCC Board Addition Committee
Jerry Hillis, WSCC Board Addition Committee

WCC Board – Absent

Bob Flowers, 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
Michael McQuade, WSCC Director of Sales
Paul Smith, WSCC Director of Information Systems
David Cononetz, WSCC Director of Facilities
Daniel Johnson, WSCC Administrative Services Manager
Michael Murphy, WSCC Project Coordinator
Lorrie Starkweather, WSCC Executive Assistant to President & Board of Directors
Matt Hendricks, General Counsel
Becky Bogard, Bogard & Johnson
Fred Eoff, Public Financial Management
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
Ben Eitan, Clark-Lewis
Chris Raftery, Raftery CRE
Margery Aronson, Art Advisor

Chairman Finneran called the meeting to order at 10:30 a.m. with Committee members participating by MS Teams videoconference / teleconference, and public access by teleconference. Approval of the consent agenda was deferred until a quorum of the Board could be confirmed. Finneran provided some opening remarks regarding progress and schedule, and then asked Rosauer to lead the project review.

Rosauer commented that there has now been enough construction progress that it is possible to see spaces and volumes, and to see the vision coming together. The vistas, particularly from the hill climb, will be spectacular. On schedule, steel erection continues to have issues, but the team

is optimistic Zone 2 will hold its schedule better than Zone 1. Zone 3 steel starts next month. Olive Way is scheduled to reopen in August, which clears the north portion of the site for shoring and excavation for construction of the loading dock and co-development podiums.

On permits, Lewis said the FAR declaration for Site C is now complete and recorded, and funds paid.

On budget and finance, Libby reported that the general and construction contingencies remain about the same as last month but there will be COVID-19 and schedule impacts. The team is exploring many sources to help bridge the financing gap and expects to prioritize options in the next few weeks.

On co-development, Rosauer said HPP is refining the design of the office building including additional tenant amenities. For the residential co-development, a revised option agreement with an extension is under way.

Rosauer reported that the architecture team is busy but keeping up, with a focus on resolving cost issues. For the Zone 1 steel that was discovered to be slightly out of plumb, a correction plan developed with the help of Chris Raftery is under review. Clark-Lewis (CL) has doubled its surveying efforts to avoid a future issue. Two agreements with Distributed Antenna System (DAS) providers should be ready for signature next month. Rosauer expects the lease for the Ninth and Pine restaurant may also be ready for signature next month. Retail leasing is slow.

Two of CL's outreach programs are busy this summer, including graduation today of the third cohort of Seattle Strategic Partnership Program participants; Mayor Jenny Durkan and Port of Seattle Commissioner Sam Cho will participate, along with WSCC Board member Susana Gonzalez-Murillo. Lewis also reported that the apprenticeship partnership with ANEW is under way with 14 participants, coincidentally all women.

On art, Lewis reported there will be three items for full Board review today: 30 percent concepts for two artworks that will be part of the Native American collection at the building entries; final approval for two Urban Design Merit garage doors for Site A; and, final approval for the "Walktic" artwork on Boren. There are budget issues with the public benefit artworks that the art team is working through with the Board Art Committee and Art Advisors.

Rosauer said the contracts are in good shape and the team is close to resolution on the ARUP plumbing issues.

Murphy reported there has been no action on sale of the marshalling yard.

Eitan said that work on the building enclosure has begun on the Boren façade. The enclosure work will progress faster than the steel. The intention is to keep a completed zone of steel between the steel erection work and curtain wall placement work.

A quorum of the Board was confirmed during the meeting, and the consent agenda was unanimously approved.

There being no further business, the meeting was adjourned at 11:00 a.m.