

**WSCC Board Addition Committee
Minutes
September 28, 2021
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
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 / A. G. M.
Jon Houg, WSCC VP – Operations
Sam Hecker, WSCC CFO
Michael McQuade, WSCC Director of Sales
Krista Daniel, WSCC Director of Event Services
David Cononetz, WSCC Director of Facilities
Earl Taylor, WSCC Director of Operations
Loni Syltebo, WSCC Director of Communications
Lorrie Starkweather, WSCC Executive Assistant to President & Board of Directors
Matt Hendricks, General Counsel
Becky Bogard, Bogard & Johnson
Fred Eoff, Public Financial Management
Matt Griffin, Pine Street Group
Matt Rosauer, Pine Street Group
Jane Lewis, Pine Street Group
Armeta Libby, Pine Street Group
Gary Smith, Clark Lewis
Ben Eitan, Clark Lewis
Margery Aronson, Art Advisor

Guests in Attendance

Karen Sudderth

Chairman Finneran called the meeting to order at 10:30 a.m. with Committee members participating by MS Teams videoconference/teleconference and public access via telephone. At Finneran's request, Smith began by acknowledging last Monday's tragic fatality of Bryan Phillips, a fire proofer with PCI and member of the Cement Masons and Plasterers Local 528. Smith described the gradual return to work at the job site, focused on safety and inspections, prior to the return to full production today. Investigations are under way and a full report will ultimately be issued.

Finneran returned to the agenda items and following unanimous approval of the consent agenda, Finneran asked Griffin to lead the review.

On Schedule, the TCO target remains early summer 2022. The next monthly update will occur in October. Permits continue to be issued in a timely manner.

On Budget and Finance, other than resolution of the costs from the schedule delays mainly caused by the steel erection timing, additional costs seem manageable. The major source to be secured is COVID-19 relief from the state legislature, which will reconvene early in 2022. Clarification is also needed on the allocation of proceeds from the recent bond financing.

On Co-Development, HPP the Site C purchaser, has internal approval to start construction on the office tower co-development April 2022, or sooner. The construction team is working on the Guaranteed Maximum Price (GMP) and preparing to release work. For site B, the local residential market has considerable supply coming online this year, but the pipeline slows down after that.

On Quality, the focus remains on supporting the contractor for completion. The number of issues is narrowing, with few outstanding ASIs (Architects Supplemental Instructions) and the team's efforts to expedite new RFIs (Requests for Information) and submittals. The Mixing Zone wood floor concern has been resolved and the curtain wall expansion joint problem also is nearing resolution.

Rosauer said the team is focused on finishing strong. Punch lists and opening plans are in process, with meaningful participation by the Fire Department, City, and other involved agencies.

On Outreach, nearly \$140 million in WMBE contracts is in place against the \$80 million goal; apprentices compose nearly 20 percent of the workforce. On Art, the first installation of artwork components is expected in October on Boren. A selection panel for two interior artwork commissions is being organized.

Contracts are in good shape, with a DAS agreement with T-Mobile in process. A resolution with American Bridge and the affected subcontractors on schedule delays will require updates to many existing agreements.

The prospective buyer of the 150 S. Horton Street marshalling yard let the contract lapse. The brokers are again marketing the site and have identified a handful of additional prospects. Phase I and II environmental studies are complete, but a potential purchaser may request more investigation.

Summertime tours for downtown influencers are complete except for special requests. This may include a tour for Alaska Airlines executives, which will be coordinated with Visit Seattle and WSCC.

The current strike by the Carpenter's Union has not affected the project due to the Project Labor Agreement, which was a requirement of King County, and has helped on several fronts.

Being no further business, the meeting was adjourned at 11 a.m.