

WSCC Board Addition Committee
Minutes
January 25, 2022
12:00 p.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
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
Tony Sheehan, WSCC Director of Information 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
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
Chris Raftery, Raftery CRE
Gary Smith, Clark Lewis
Margery Aronson, Art Advisor

Chairman Finneran called the meeting to order at 12:00 p.m. with Committee members participating by MS Teams videoconference/teleconference and public access via telephone. Following unanimous approval of the consent agenda and comments on the impacts of the Teamsters strike and COVID-19 on the Project, Finneran asked Griffin to lead the review.

On Schedule, the TCO has moved from July 1 to August 1, 2022. The strike of the Teamsters who drive the concrete delivery trucks is impacting the critical path, as are continuing issues with COVID-19, which has reduced the size of the workforce. A \$500 bonus is being offered as an incentive for workers to complete their COVID-19 vaccinations. Relative to the Teamsters, C-L is working on alternative concrete delivery methods, including using a mobile batch plant and mixing concrete on site, but this can only provide small batches. There are still 5,000 cubic yards of concrete to be poured. The Project Labor Agreement (PLA) does not protect the project from

this strike because it's off-site. This restriction is typical of PLAs.

Griffin is working with the County to help resolve the Teamsters strike, either by bringing the parties back to the table or finding alternatives.

On Budget and Finance, the overall contingency dropped about \$1 MM this month. The big hit was due to an increase in LMN's construction administration fees over the elongated schedule. Two positives were also recognized: obligations to Seattle Theater Group are less than budgeted, as are utilities.

On costs, several negatives and positives are still pending; the primary issue is resolution of the American Bridge (AB) delay costs. On sources, the big effort is recovering COVID-19 costs from the State. Insight Strategic Partners has been retained by Pine Street Group and is evaluating the best potential sources(s) for the \$35 MM request. The applicability of the large apprenticeship program on the jobsite plus impacts on operations are being researched.

HPP is targeting closing on the office co-development in February but that may slip to March depending on completing the concrete work. The strike is also affecting the residential co-development, but that start is less of a priority.

On Quality, the detailed opening plan is done, providing the working tool to manage the complex process. This will involve the many entities required to coordinate the punch list, commissioning, training, and installation of FF&E.

Outreach statistics continue to trend well, with more than \$140 MM in participation by WMBE firms. A report describing the Outreach program will be prepared for project completion. As a requirement of the PLA, \$0.05 has been allocated per construction hour worked, creating a fund of about \$150k to support pre-apprenticeship programs. Rosauer is working with ANEW to target the funds toward a female cohort of pre-apprentices, who will graduate in April and be introduced to the jobsite for potential positions.

On artwork, the Public Benefits project planned for Ninth and Pike is evolving from the kinetic pendulum concept initially approved to a new concept by the same artist that can avoid the structural issues of the pendulum. The new concept will come to the Board in March.

Contracts are in good shape. The primary open items are a T-Mobile contract for the DAS system and resolution of the AB delay with C-L.

Blosser reported that the 65-day due diligence period on the sale of the marshalling yard at 150 S. Horton St. is going well with no issues currently and is anticipated to conclude in February.

Being no further business, the meeting was adjourned at 12:30 p.m.