

WSCC PFD Board Addition Committee
Minutes
April 26, 2022
10:30 a.m.
SCC – by remote access via MS Teams

WSCC PFD Board in Attendance:

Frank Finneran, Chair - WSCC PFD Board Addition Committee
Bob Flowers, WSCC PFD Board Addition Committee
Jerry Hillis, WSCC PFD Board Addition Committee
Craig Schafer, WSCC PFD Board Addition Committee

WSCC PFD Board Absent

Deryl Brown-Archie, WSCC Board Addition Committee

SCC Staff / Consultants in Attendance:

Jeff Blosser, SCC President / CEO
Linda Willanger, SCC VP – Administration / A. G. M.
Jon Houg, SCC VP – Operations
Sam Hecker, SCC CFO
Michael McQuade, SCC Director of Sales
Krista Daniel, SCC Director of Event Services
David Cononetz, SCC Director of Facilities
Earl Taylor, SCC Director of Operations
Tony Sheehan, SCC Director of Information Services
Loni Syltebo, SCC Director of Communications
Lorrie Starkweather, SCC 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
Ben Eitan, Clark Lewis
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 via telephone. Following unanimous approval of the consent agenda and comments on the schedule, delay risks, and project substantial completion, Finneran asked Griffin to lead the review.

Obtaining the Temporary Certificate of Occupancy (TCO) is now scheduled for October 11, 2022. The critical path is the loading dock and completion of all necessary tie-ins for the fire-life safety systems. There are about 850 workers on the job, which is appropriate given reduced scopes of work such as MEP (mechanical, electrical, and plumbing).

While the Teamsters strike is officially over, PSG reports only about half of the 330 drivers are back to work, so deliveries aren't back to normal.

Sites A, B, and C all have separate Master Use permits and the Public Benefits on each site must be completed before Certificates of Occupancy (CO) can be issued. We are working with the City to uncouple the sites, enabling completion of the vacation processes and receipt of COs as each block is completed.

Focusing on TCO is key, as many costs are based on schedule. For example, the project's property insurance is covered under the Builder's Risk policy, rather than operations, which costs approximately \$50,000 more per month.

On Budget, the plan to settle project delays for COVID-19, the Teamsters strike, and weather delays will be discussed at the Special Meeting of the Board of Directors this afternoon.

On the Co-developments, WSCC PFD is on track to close with Hudson Pacific Properties (HPP) on the office co-development tomorrow, April 27. The contractor will begin construction on May 2. Completion of the residential podium is now targeted for July.

On Quality, the initial opening plan documentation for WSCC PFD, C-L, the consultant team, and various City entities is complete. This document will evolve through opening.

On Outreach, the workforce diversity statistics for the Addition project are believed to be higher than those of other public construction projects. Intelligent Partnerships, which tracks workforce statistics, will provide a comparison. PSG expects workforce data tracking to stop at TCO.

WSCC PFD has provided support to the ANEW pre-apprenticeship program, including an all-female cohort that graduated in April. Graduates have been interviewed by project subcontractors, with intention to place all of them on the project prior to TCO.

On Art, the next focus is on identifying existing artworks to be acquired for about 15 interior spaces. The plan includes filling a few of the gaps of artists missing from the WSCC PFD Art Foundation and Center art program's existing collection.

On Contracts, the plan to mitigate project delays will require contract changes. Otherwise, contracts are in good shape.

Sale of the marshalling yard at 150 S. Horton St. is complete. The purchase cost for the remaining marshalling yard property, at 9645 Martin Luther King Jr. Way South, was less than the Horton property, and this site's location works better for SCC operations. Proceeds from the sale will go to Center operations and the project.

Being no further business, the meeting was adjourned at 10:50 a.m.