

**Washington State Convention Center Public Facilities District
“doing business as” (dba) Seattle Convention Center (SCC)**

**SCC Board Addition Committee Minutes
October 21, 2022
3:00 p.m.
SCC – by remote access via MS Teams**

SCC Board in Attendance:

Frank Finneran, Chair - SCC Board Addition Committee
Deryl Brown-Archie, SCC Board Addition Committee
Bob Flowers, SCC Board Addition Committee
Craig Schafer, SCC Board Addition Committee

SCC Board Absent

Katie Garrow, SCC Board Addition Committee
Jerry Hillis, SCC 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 Daniels, SCC Director of Event Services
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
Armeta Libby, Pine Street Group
Deborah Ross, Pine Street Group
Chris Raftery, Raftery CRE
Gary Smith, Clark Lewis
Margery Aronson, Art Advisor

Guests in attendance

Anonymous – phone # 832-978-6141 (by MS Teams)

Chairman Finneran called the meeting to order at 3:00 p.m. with Committee members participating by MS Teams videoconference/teleconference and public access via telephone. Following unanimous approval of the consent agenda, Finneran asked Griffin to lead the review.

Griffin stated that it was a rougher stretch to the finish line than planned, but we are making progress. The Temporary Certificate of Occupancy (TCO) has slipped to November 18.

The critical path to TCO is the fire and life safety systems. The team is working through pre-testing of the smoke control system, and the Seattle Fire Department (SFD) will follow with inspections. Completion of SFD requirements has been slower than anticipated, partly because SFD has new requirements since the project started.

We expect finish work to wrap up substantially by year-end. Punch list work will continue into early 2023, coordinating with Blosser and the operations team.

HPP is full speed on construction of the office co-development, with TCO scheduled for 10/10/23. The residential co-development podium is substantially complete.

On permits, we are getting the permits we need to move ahead. The focus is now on occupancy permits.

On Budget, costs are holding fairly well, but there are insurance issues. The Builder's Risk insurance was extended to 10/31/22, past the then-expected TCO. SCC's operations insurance had intended to take over property damage coverage on 11/1/22. However, we do not have the right to extend the Builder's Risk policy again and Blosser does not have the right to start the operations policy prior to TCO. We are working with both the Builder's Risk and the operations insurers to solve this.

On the Financial Plan, the T-Mobile contract is almost signed, which will balance the budgeted Sources and Uses. We are exploring additional financing of \$10MM to \$15MM each from the State, County, and City. If Finneran and Blosser agree to separate the Treasurer's Office request from the legislative pieces, Hecker can take the next step with the Treasurer's office.

For the residential co-development, we have hired CBRE to go back to the market. Rents have increased, but the increase in mortgage rates is not helping. We should know where we stand by year-end.

On Quality, Rosauer advised there are concrete issues (cracking of exposed concrete in some areas) and discoloration in part of the Exhibit Hall. Also, exposed fireproofing in some areas does not match the specified color. We hope to resolve these by year-end, but some of the concrete repairs may lag into 2023.

On Outreach, the project hit a major milestone of 1MM apprentice hours worked. Lewis is working with SCC on a summary report that SCC can use with customers and government agencies.

Contracts are generally in good shape. T-Mobile's contract language is approved, and exhibits are in process. It should be signed within the next month. We continue to process PCIs (Potential Cost Increases). The number of PCIs has increased more than expected, which the contractor is investigating.

At the SCC Board Retreat meeting next week, Mark Reddington (LMN Architects) will lead a tour for Board Directors. Blosser will provide a schedule with event times for opening events in

late January.

Being no further business, the meeting was adjourned at 3:25 p.m.