

WSCC Addition Committee Meeting
Minutes
June 26, 2018
10:30 a.m.
WSCC Room 304

WSCC Board Attendance:

Frank Finneran, Chair - WSCC Board Addition Committee
Deryl Brown-Archie, WSCC Board Addition Committee
Bob Flowers, WSCC Board Addition Committee (by phone)
Jerry Hillis, WSCC Board Addition Committee
Craig Schafer, WSCC Board Addition Committee
Nicole Grant, WSCC Board Addition Committee

WSCC Staff / Consultants in Attendance:

Jeff Blosser, WSCC President / CEO
Linda Willanger, WSCC VP Administration
Chip Firth, WSCC Chief Financial Officer
Michael McQuade, WSCC Director of Sales
Krista Daniel, WSCC Director of Event Services
Ron Yorita, WSCC Director of Operations
Daniel Johnson, WSCC Administrative Services Manager
Michael Murphy, WSCC Project Coordinator
Matt Hendricks, General Counsel
Fred Eoff, Public Financial Management
Becky Bogard, Bogard & Johnson
Matt Griffin, Pine Street Group
Matt Rosauer, Pine Street Group
Arnetta Libby, Pine Street Group
Jane Lewis, Pine Street Group
Jason Foley, Pine Street Group
Sam Russell, Pine Street Group
Lester Brown, Pine Street Group
Katie Twomey, Clark | Lewis
Chris Raftery, Raftery CRE (by phone)
Stacey Lewis, Pacifica Law Group
Deanne Gregory, Pacifica Law Group
Brian Olin, Goldman Sachs

Guests in Attendance:

Chris McClain, Ironworkers Local 86

Finneran called the meeting to order at 10:30 a.m. and acknowledged the major steps made by the team to complete the MUP appeal process without an appeal. The consent agenda was unanimously approved by the Committee, after Griffin noted that it included a lease for Clark-Lewis. Finneran then turned the meeting over to the PSG team to review the project.

It is expected that the MUPs and the demolition permits for the two sites north of Olive will be ready this week. This allows for building the temporary road for Olive, so that the work under Olive can be completed, which is on the critical path. Rosauer noted the utility work under the adjacent streets continues to be complicated but is progressing.

Griffin noted that the steps have started for closing on the CPS land which is targeted for 7/18/18. WSDOT has the updated appraisal and has said they will send the revised lease draft by about 7/1/18. Libby and Griffin explained that the financing plan would be updated next month to reconcile the increased construction estimates and estimated proceeds from sale of the co-developments.

Stacey Lewis briefed the Committee on each of the bond resolutions: #2018-04, #2018-05, and #2018-06. In three separate motions, the Committee voted unanimously to recommend all of them for approval to the Board.

Rosauer explained that LMN and its consultants still had some questions to answer on the drawings, which will be done by an addendum. Lewis outlined the work on outreach. She also explained that the art program had become more complicated in the process of clearing the Seattle Design Commission, and PSG planned to issue an explanatory memo in the next month.

Regarding items relating to Clark-Lewis, Rosauer detailed the various costs that would get added to the construction budget that are detailed in Change Orders No. 20 and No. 21. After he and Griffin explained the importance of starting construction to maintain schedule and the price with existing subcontracts, the Committee unanimously approved in two separate motions the execution of Change Order's No. 20 and No. 21 to the GC/CM mini MACC. Both Change Order No. 20 and Change Order 21 will be brought to the full Board at the Special Board Meeting later in the same day as the Addition Committee meeting.

Lewis and Griffin said that our visits to the City Council should be over, and we will continue to update the WSCC Addition website with new information.

Finneran asked Griffin to explain the issues in the Fourth Amendment to the Development Management Agreement, and the Committee voted unanimously to recommend it for approval to the full Board.

Being no further business, the meeting was adjourned at 11:30 a.m.