

WSCC PFD Board Addition Committee
Minutes
May 24, 2022
10:30 a.m.
SCC – by remote access via MS Teams

*Note: Washington State Convention Center (WSCC) now DBA Seattle Convention Center (SCC),
however the legal name remains Washington State Convention Center PFD (WSCC PFD)*

WSCC PFD Board in Attendance:

Frank Finneran, Chair - WSCC PFD Board Addition Committee
Deryl Brown-Archie, 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

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
Tony Sheehan, SCC Director of Information Services
Earl Taylor, SCC Director of Operations
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
Arnetta Libby, Pine Street Group
Chris Raftery, Raftery CRE
Ben Eitan, Clark Lewis
Gary Smith, 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 delay-related issues, such as the Teamsters strike, Finneran asked Griffin to lead the review.

A request was made by Flowers that project talking points relative to completion of construction be provided to Board members and President/CEO Blosser in order that the Board and SCC Executive team all have the information. Griffin will remain the primary spokesperson on construction through project completion.

The contractor's schedule continues to show TCO in early-October. While the hope is to minimize it, extra and inefficient work often occurs towards the end of a complicated project as it

pushes for completion.

There are currently about 850 workers on site, reduced from the peak because of portions of the scope of work being completed. The critical path is through the fire alarm system north of Olive. The contractor continues to catch up from impacts of the Teamsters strike.

Construction has begun on the co-development office project by its owner Hudson Pacific Properties. The podium for the residential project is targeted for July completion.

Efforts continue with the City to separate the public benefits requirements on Sites A, B, and C, so the Certificates of Occupancy can be achieved individually, instead of remaining interdependent.

SCC is not booking meetings into Summit occurring in 2022, although they are receiving inquiries for future periods. Multiple hard hat tours with clients and prospective clients are taking place monthly.

On Budget and Finance, the contingencies have remained relatively stable over the past few months. C-L is reconciling the *force majeure* items with their individual subcontractors, expecting to complete the large change order at the budgeted level. The financing plans shows the project out of balance by several million dollars. The hope is to return to balance through a variety of outstanding sources, but the Finance Committee is discussing potential additional source options for \$10-20 million.

New contract terms have been proposed by SCC for the residential co-development option agreement that can't be resolved by its expiration at the end of May. Finneran, Hillis, and Griffin are discussing a new plan.

The team is following the approved opening plan, although they are not yet in rhythm with the contractor on the punch list. Improved schedule and sequence management is needed.

On Outreach, we had hoped to compare the construction workforce statistics of Summit with that of other public construction projects, but can't find appropriate apples to apples comparisons. Intelligent Partnerships is highly complimentary of the project's Outreach efforts. A report on all the Outreach efforts will be compiled for TCO.

On Art, over the past few months the Art Advisors and Board Art Committee have arrived at a plan to acquire existing artworks for about 15 interior locations following appropriate public art procurement processes.

During excavation, several thousand historical items were collected and catalogued. The collection was displayed in a temporary exhibit at the Bellevue Arts Museum this spring. Artist Kate Clark will incorporate selected artifacts in her resin-based for the public art project and the remaining collection has now been conveyed to the Burke Museum for ongoing educational purposes.

Contracts are in good shape.

Being no further business, the meeting was adjourned at 10:55 a.m.