

WSCC Addition Committee Meeting
Minutes
July 24, 2018
10:30 a.m.
WSCC Room 208

WSCC Board 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
Nicole Grant, WSCC Board Addition Committee

WSCC Board – Absent:

Craig Schafer, 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
Paul Smith, WSCC Information Systems Director
Daniel Johnson, WSCC Administrative Services Manager
Michael Murphy, WSCC Project Coordinator
Matt Hendricks, General Counsel
Fred Eoff, Public Financial Management
Matt Rosauer, Pine Street Group
Arnetta Libby, Pine Street Group
Kyle Acheson, Pine Street Group
Stacy Shewell, Pine Street Group
Erika Johnson, Pine Street Group
Gary Smith, Clark | Lewis
Chris Raftery, Raftery CRE

Guests in Attendance:

Stephen Field, Citigroup

Finneran called the meeting to order at 10:30 a.m. The consent agenda was unanimously approved by the Committee, and Finneran then turned the meeting over to the PSG team to review the project.

On schedule, the entitlements are in hand and the MUP appeal period ended 6/25/2018 with no issues. Permits were in hand in time to hold busses to a March 2019 exit from the tunnel. The notice to proceed (“NTP”) was executed with a 7/23/2018 start date, triggering the contractor’s

36-month construction schedule. Rosauer confirmed the busses are using a temporary ramp to 9th Avenue and are operating on the layover loop.

Rosauer noted the utility work around the site is progressing, but that the Seattle Department of Transportation (SDOT) has recently revisited the contractor's previously approved street use plans and permits due to traffic concerns. The team is working with SDOT and using additional manpower and overtime in hopes that the utility work can be kept off of the critical path. Completion of the utility work also impacts completion of the co-development towers.

Closing on the CPS land sale is targeted for 7/25/18. PSG is still focused on resolving the WSDOT lease.

On finance, Libby explained that the financing plan was updated for the bond documents. The plan reflects increased construction estimates, increased A&E costs offset by additional estimated proceeds from sale of the co-developments from information provided by the selling broker. PSG will publish a new plan after the bonds are issued.

Pulling the foundation permit will trigger paying out an estimated \$40 MM of community benefits, which will likely come in the August or September draw requests.

On quality, Rosauer noted that PSG is working through the project staffing needs of the LMN team going forward. It was noted that LMN has published 2 addendums to the Bid Set and will be publishing Addendum 3 this week. The team is targeting 7/26 for Finneran to review some mock-ups at the marshalling yard.

The project appears to be within \$10 MM of the \$80 MM Outreach goal. The contractor still has roughly 1/3 of the project left to bid and is working to supplement subcontractors already on the project with more WMBE support.

Lewis is leading the Art Plan for PSG. A plan has been reviewed with WSCC.

For the Clark-Lewis items, Rosauer explained that PSG is refining the low voltage contractor's (Prime) scope and pricing. While PSG could have executed all of the MEP maximum allowable subcontract cost's ("MASC's") prior to construction start, PSG decided the low voltage estimate should be refined prior to execution. Prime's contract of roughly \$40 MM wasn't included in the change order's that led up to the Clark-Lewis notice to proceed (NTP) as originally planned. Rosauer expects the Prime contract to be resolved prior to the next Addition Committee meeting. The Addition Committee unanimously approved the recommendation to the Board that the Board delegate to the Chairman authorization to execute Prime's MASC up to \$40 MM when ready.

Hendricks explained to the Committee the need to renumber Change Orders No. 20 and No. 21 to change orders No. 24 and No. 25 because of the sequencing of other smaller Change Orders prior to Change Orders 24 and 25 being finalized. The Committee unanimously passed the renumbering of Change Orders No. 20 and No. 21 to No. 24 and No. 25 in the amounts of \$83,133,285 and \$242,470,540 respectively. The Committee determined that future change orders needing approval by WSCC will not be approved by specific numbers but rather by specific scopes of work.

Gary Smith confirmed that Clark-Lewis regularly notifies neighbors of construction progress and disturbances. The WSCC Addition website is also a tool for communicating with neighbors.

PSG is coordinating with WSCC on their ground-breaking events scheduled for 8/14/2018.

Romio's has signed an agreement reinforcing that they will vacate their space by 08/05/2018.

Being no further business, the meeting was adjourned at 11:13 a.m.