

WSCC Addition Committee Meeting
Minutes
September 25, 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 (by phone)
Bob Flowers, WSCC Board Addition Committee
Jerry Hillis, WSCC Board Addition Committee
Craig Schafer, WSCC Board Addition Committee

WSCC Board Absent:

Nicole Grant, WSCC Board Addition Committee

WSCC Staff / Consultants in Attendance:

Jeff Blosser, WSCC President / CEO
Linda Willanger, WSCC VP Administration / AGM
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
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
Margery Aronson, WSCC Addition Art Advisor
Matt Griffin, Pine Street Group
Matt Rosauer, Pine Street Group
Armeta Libby, Pine Street Group
Jane Lewis, Pine Street Group
Gary Smith, Clark | Lewis

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 the schedule, Griffin explained the impact of the Operating Engineers strike, the PLA protection from strikes on the site, and the progress of the work. PSG doesn't see any holdups on the permits, but several have been available "just in time." When the permit is issued for the foundations in the next month, the project will pay about \$38 million of the Public Benefit money to the City agencies. Lewis announced that the 150-day statute of limitations for NEPA had expired without incident.

Griffin said that completion of the WSDOT lease was still a key objective for the team. The WSDOT team, with a representative from the AG's office, came to PSG's office this month to review lease comments. The representative of the AG's office was helpful.

Libby said that the financial plan had been updated for changes in costs. The \$14 MM for the cost increase had not yet been included in the financial plan. PSG expects to update the construction budget when the bidding is closer to completion in the next 30-60 days.

She also said that the "teaser" for the co-developments was expected to be distributed tomorrow with details to follow in about a week.

Under quality, Rosauer explained that LMN and its consultants were refining the drawings for an updated set and locking down final prices. As Griffin said, we'll still miss some issues, but we want as complete drawings as possible in this busy environment.

Our original WMBE goal was \$65 MM and then increased with the City Council to \$80 MM; we feel good about achieving the goal and potentially exceeding it. As more workers are on the site, we're increasing our focus on apprentices and Priority Hire.

Lewis also explained that we were progressing with the art required under Urban Design Merit and for Public Benefits. The next steps are in the basic group of \$4.6 MM.

As part of updating the construction contract, the Committee passed four motions.

1. The Committee will recommend to the Board that it authorize the Chairman to sign contracts for the following scopes of work for an amount not to exceed \$26,366,281.
 - Painting (previously approved, bid over approval)
 - Waterproofing - traffic coatings
 - Waterproofing - water vaults
 - Window washing
 - Stairs and railings
 - Code required signage
 - Retail glazing
2. The Committee will recommend to the Board that it authorize the Chairman to sign contracts for the following scopes of work for an amount not to exceed \$14,074,751.
 - Overhead doors
 - Landscaping/irrigation/site fencing
 - Security curtains
 - Parking equipment
 - Site concrete
3. The Committee will recommend to the Board that it authorize the Chairman to sign contracts for the following scopes of work for an amount not to exceed \$134,700,738.
 - Interior framing/insulation/drywall
 - Miscellaneous metals
 - Acoustical ceilings

Bird control

Overhead door type 3

Site lighting

True up of sub contract amounts to 90% Contract Documents

True up of sub contract amounts to Bid Set Documents

True up of sub contract amounts to reflect changes issued in addenda 1-3

Concrete - Olive Way and north of Olive Way

4. The Committee will recommend to the Board that it authorize the Chairman to sign contracts for other scopes of work for an amount not to exceed \$10,000,000.

Being no further business, the meeting was adjourned at 11:20 a.m.