

WSCC Board Addition Committee
Minutes
August 25, 2020
10:30 a.m.
WSCC – by remote access via MS Teams

WSCC Board in Attendance:

Frank Finneran, Chair - WSCC Board Addition Committee
Deryl Brown-Archie, WSCC Board Addition Committee
Bob Flowers, WSCC Board Addition Committee
Nicole Grant, WSCC Board Addition Committee
Jerry Hillis, WSCC Board Addition Committee (arrived at 10:47 a.m.)
Craig Schafer, WSCC Board Addition Committee

WSCC Staff / Consultants in Attendance:

Jeff Blosser, WSCC President / CEO
Linda Willanger, WSCC VP – Administration / AGM
Jon Houg, WSCC VP – Operations
Chip Firth, WSCC CFO
Michael McQuade, WSCC Director of Sales
Krista Daniel, WSCC Director of Event Services
Paul Smith, WSCC Director of Information Systems
David Cononetz, WSCC Director of Facilities
Daniel Johnson, WSCC Administrative Services Manager
Michael Murphy, WSCC Project Coordinator
Lorrie Starkweather, WSCC Executive Assistant to President & Board of Directors
Matt Hendricks, General Counsel
Becky Bogard, Bogard & Johnson
Fred Eoff, Public Financial Management
Matt Griffin, Pine Street Group
Matt Rosauer, Pine Street Group
Jane Lewis, Pine Street Group
Armeta Libby, Pine Street Group
Jason Foley, Pine Street Group
Ashley Lippincott, Pine Street Group
Chris Raftery, Raftery CRE
Margery Aronson, Art Advisor

Guests in Attendance:

David Kroman, Crosscut
Dale Clark

Chairman Finneran called the meeting to order at 10:30 a.m. with Committee members participating by MS Teams videoconference / teleconference, and public access by teleconference. At the Chairman's request, Starkweather performed a roll call of the Board members to ensure a quorum.

With respect to the Consent Agenda, Griffin commented that a change order in the log shown as signed 8/19/20 was actually signed 8/21/20 and the revision will be made after the meeting. Following unanimous approval of the consent agenda, Finneran asked Griffin to lead the project review.

On schedule, Rosauer reported that July was a tough month, with safety and job site protocol shutdowns, manpower shortages (primarily with the raising gang of American Bridge), COVID-19 and other issues. Looking ahead, C-L is cautiously optimistic on holding the schedule, barring additional American Bridge issues or other surprises. Olive Way will be put back in place in early September, at which time shoring and excavation will begin on the north portion of the project for the loading dock and co-developments. Steel erection is now expected to be the critical path into 2021.

Griffin said the project's biggest issue is financing the last portion of construction, which will require a \$300 million bridge and an additional approximately \$150 million from other sources, including the Municipal Liquidity Facility to be provided by the state and existing cash and accounts at WSCC. Finneran said analysis of available WSCC funds is under way and the COVID-induced operating shortfalls in 2020 and 2021 are a factor. Griffin said the team is gravitating toward a plan whereby the city, county and state would each provide \$100 million in support from sources other than their budgets.

Griffin said closing on the co-developments, particularly Site C, is key to closing the financing gap. For the apartment building, a program has been developed that works for WSCC to elongate the closing, while the downtown residential market sorts out COVID repercussions.

On quality, Rosauer reported the primary focus for the team is Architect Supplemental Information (ASIs) and other submittals to support construction. The fix for the Zone 1 steel tolerance issue is proceeding and the frequency of surveys has been increased to reduce recurrences. Good progress has been made on agreements for the cell phone boosting systems. Retail leasing with new prospects remains slow.

On outreach, jobsite workforce statistics include the following: 30 percent minority, nearly 25 percent Priority Hire, and more than 16 percent apprentices. On artwork, Lewis reported that two of the artworks have crossed the finish line thus far, but the team continues to wrestle with budget issues on the public benefit artworks.

Rosauer said the contracts are in good shape and the team has resolved the ARUP issues.

Chairman Finneran announced that the Committee would hold an Executive Session pursuant to RCW 42.30.110 (1) (d) to review negotiations on the performance of publicly bid contracts when public knowledge regarding such consideration would cause a likelihood of increased costs; for 20 minutes and commenced at 11:10 a.m. In addition to the Board members present (Finneran, Brown-Archie, Flowers, Grant, Hillis, Schafer,), attendance at the Executive Session included Blosser, Murphy, Hendricks, Murphy, Griffin, Rosauer, Lewis, Libby, Foley, Lippincott, Raftery. The Executive Session concluded at 11:25 a.m., lasting 15 minutes. The regular open meeting reconvened at 11:25 a.m.

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