

WSCC Addition Committee Meeting
Minutes
August 22, 2017
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 (by phone)
Craig Schafer, WSCC Board Addition Committee
Denise Moriguchi, WSCC Board of Directors

WSCC Staff / Consultants in Attendance:

Jeff Blosser, WSCC President / CEO
Linda Willanger, WSCC VP Administration
Chip Firth, WSCC Chief Financial Officer
Ed Barnes, WSCC VP Operations
Daniel Johnson, WSCC Administrative Services Manager
Michael McQuade, WSCC Director of Sales
Michael Murphy, WSCC Project Coordinator
Matt Hendricks, General Counsel
Becky Bogard, Bogard & Johnson (by phone)
Fred Eoff, Public Financial Management
Matt Griffin, Pine Street Group
Matt Rosauer, Pine Street Group
Armeta Libby, Pine Street Group
Chris Raftery, Raftery CRE

Guests:

Margery Aronson, WSCC Addition Project Art Advisor
Stephen Field, Citigroup
Christine Pihl, RBC
Brian Olin, Goldman Sachs

Finneran called the meeting to order at 10:30 a.m. After the Committee unanimously approved the consent agenda, including the funding request and contract approvals, Finneran asked Griffin to lead a review of the project.

As expected, the critical path for the schedule continues through the entitlement process and the vacations. The next step is still at the Seattle Design Commission (SDC). Griffin explained that the SDC, City Council, and Community Package Coalition (CP) each have separate lists of requirements. The lists have common elements but also separate items. If the terrace is to be open to the public, WSCC staff said they needed the right to close all or part of it for about 185

days per year. PSG believes this much closure will no longer allow it to count as a public benefit. There was a good discussion about the sales needs for full building users, expectations of clients about WSCC spaces from Visit Seattle sales process and perspective clients who will book and use the spaces, security needs of the building for events, how this terrace space should be managed, ability to react to client's needs short term and costs and maintenance. Replacing the terrace in the public benefit package will require about \$15 MM in public benefits, which aren't currently in the budget.

The King County Site Work and NEPA appear to be off the critical path, but the team is pushing to avoid them becoming critical.

On the CPS site, PSG and Foster Pepper need to complete the Temporary Joint Use Agreement for bus access during the early part of construction and a construction agreement for moving the communications room used by Metro and Sound Transit. Gary Fluhrer and Griffin have revised the WSDOT lease and sent it back to WSDOT.

On Sources and Uses, the project continues to carry a Base Case and a second with the Added Tax revenue. After the drawing review and repricing, PSG expects to redo the Sources & Uses in November with PFM, closer to the start of construction for more clarity on the applicable tax revenue and interest rate. DOC would like info in that timeframe. The team again said that the financing team needed about 120 days from start to completion of the financing.

On Quality, Rosauer explained that the 60% construction documents would be issued this week. Over the next 6-8 weeks, the 2000+ sheets will be reviewed by the general contractor and subcontractors. Raftery explained the normal process.

Rosauer also outlined the work on apprenticeships and pre-apprenticeship training. Brown-Archie asked for additional information on the outreach, and he agreed to report back. On the Art Program, Griffin said that the SDC has asked for more information earlier than normal, which the team is assembling.

The contract log is up to date.

Being no other WSCC Addition business, the meeting was adjourned at 11:25 a.m.