

WSCC Addition Committee Meeting
October 23, 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
Nicole Grant, WSCC Board Addition Committee (joined meeting in progress)
Jerry Hillis, WSCC Board Addition Committee

WSCC Board Absent:

Bob Flowers, WSCC Board Addition Committee
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
Ron Yorita, WSCC Director of Operations
Michael McQuade, WSCC Director of Sales
Paul Smith, WSCC Information Systems Director
Krista Daniel, WSCC Director of Event Services
Daniel Johnson, WSCC Administrative Services Manager
Michael Murphy, WSCC Project Coordinator
Matt Hendricks, General Counsel
Fred Eoff, Public Financial Management
Becky Bogard, Bogard & Johnson
Matt Griffin, Pine Street Group
Matt Rosauer, Pine Street Group
Arnetta Libby, Pine Street Group
Jane Lewis, Pine Street Group
Jason Foley, Pine Street Group
Lester Brown, Pine Street Group
Chris Raftery, Raftery CRE (by phone)
Gary Smith, Clark | Lewis
Margery Aronson, Art Consultant

Chairman Finneran called the meeting to order at 10:30 a.m. and while waiting for the necessary quorum of Board members to arrive, turned the meeting over to PSG for the project review. Griffin said that the priorities from the Risk List were negotiating an acceptable MACC (Maximum Allowable Construction Contract), finishing the WSDOT lease, and selling the co-development opportunities.

For schedule, permits are arriving on time, but rarely early. Rosauer explained that the utility work in the streets is behind schedule by several months. While the team is looking for ways to pick up the time, we won't know for several months if the delay affects project schedule. Griffin

reported good progress on the WSDOT lease and the purchase of TDRs from SAM and Plymouth Housing.

On the budget, Griffin referenced the details in the monthly report. The project has not had good bid coverage on several items which contributed to bids over budget for concrete work and drywall work. Those disciplines will be broken into smaller packages and rebid, which will delay completion of the MACC into December. After the MACC is established, Griffin said we'll need to increase the construction budget. Finneran added that we are currently looking at a \$50-80 MM problem.

Rosauer briefly described the status of the drawings and reminded the Board members that Reddington would review the design at the Board Retreat. Lewis and Rosauer confirmed that our WMBE goal of \$80 MM was in good shape. Now, as we have larger crews on the site, we need to make progress on the makeup of the crews. PSG explained the steps being taken to encourage men and women to join the apprentice programs.

Lewis gave a brief description of the four art categories and deferred details to the Board Retreat when the team will spend 45 minutes on art.

With the Committee quorum realized, Finneran returned to the consent agenda. Before the vote, Griffin noted several changes in the contract log that was distributed last week as follows: a) Change Order #10 date changed to 2018-10-17, b) Change Order #33 amount changed to \$2,368,823 (due to scope change) and date changed to 2018-10-20, and c) Change Order #34 date changed to 2018-10-21. The consent agenda was unanimously approved with these changes.

Lewis and Griffin explained that we were facilitating a press event with the City this Friday to celebrate the \$30 MM for affordable housing and other public benefit payments made earlier in the month and we are looking for other opportunities for WSCC to gain credit for the Community Benefits from the project.

Being no further business, the meeting was adjourned at 11:05.