

WSCC Addition Committee Meeting
Working Notes April 28, 2015

Committee Members in Attendance:

Frank Finneran, Chair Deryl Brown-Archie Jerry Hillis

Committee Member's Absent:

Craig Schafer

WSCC Staff / Consultants in Attendance:

Jeff Blosser	Linda Willanger	Ed Barnes
Chip Firth	Daniel Johnson	Matt Hendricks
Matt Griffin	Matt Rosauer	Arneta Libby
Jane Lewis	Andy Bench	

Visitors

Gary Oelsner, Clark Construction	Kris Salerno, Turner Construction
Scott Holbrook, Turner Construction	Kevin McCain, Skanska USA Building
Everett Stitz, Hainline & Associates	Garry Horvitz, Hart Crowser Inc.

This meeting was open to the public and seven people representing potential contractors or consultants for this project were also present.

Finneran called the meeting to order at 10:30 a.m. The minutes from the March 25, 2014 Committee Meeting were unanimously approved. He then outlined the project in general terms and the need to refine the design to fit the budget before we move from Concept Design into Schematic Design.

From the consent agenda, the Committee discussed the contract log sent in advance and asked specific questions about certain contracts. WSCC distributed a revised Funding Request, adding a bill for All City Fence, for a total of \$2,019,442.18. The Committee unanimously approved the consent agenda, ratifying the contracts listed for April on the log and approving the revised Funding Request.

Finneran then turned over the meeting to Pine Street Group (PSG) for a review of the project since PSG's most recent monthly report.

General

Griffin commented that the progress was generally good and underscored Finneran's comments about taking the next 2-3 weeks to tune the design efficiency before launching Schematic Design.

Schedule

The critical path to start of construction hasn't changed. It's through Concept Design and the entitlements. Taking an additional 2-4 weeks to complete Concept Design may delay the critical path 2-4 weeks. Griffin updated the Committee on the status of the negotiation to gain control of each piece of property. All transactions need work, but none seem to be a problem.

With Lewis' assistance, Griffin explained the potential paths for the entitlements and some of the questions needing resolution with the City. The project expects to enter into a Memo of Understanding with the City on the entitlement process, confirming dates and responsibilities.

Financing Plan (Budget and Sources)

For the balance between sources and uses, Griffin gave updates on the following:

1. Uses. Importance of working on the design to bring the construction costs to within budget.
2. Sources:
 - a. The progress in tax growth exceeded the PKF projections for the first quarter of 2015.
 - b. The applicable bond rates are lower today than a year ago.
 - c. Becky Bogard continues to talk with the state legislature about deferral of the WSST under certain trigger events, but doesn't expect a decision until the end of the legislature.
 - d. Negotiations continue with King County to reduce some of the payments in the years during development (through 2022), so that WSCC will have more cash to contribute to the project.

Griffin briefed the Committee on the Department of Commerce's review of the potential King County note and later bond sales. Interlocal agreement with Commerce has been finished by Pacifica; plan will be for Blosser to sign, subject to ratification by full Board at its May meeting. Libby left the meeting after this portion.

Quality

Rosauer gave a brief overview of the design status and described the ongoing analysis of the required parking. He also updated the Committee on PSG's continued outreach to 500-700 companies, encouraging them to make proposals for their discipline on this project. Lewis left the meeting after the outreach discussion.

Contracts

Rosauer gave an update on the GC/CM selection process, where the team planned to reach a short list of GC/CM contractors by the end of this week. The Committee voted unanimously to delegate its authority to Finneran for determining the short list.

The Committee approved PSG increasing its contract with OAC by \$100k to \$250k.

Miscellaneous

The Committee agreed that if they needed the assistance of LMN, they would schedule it through PSG. The Committee concurred that PSG should issue its monthly report later in the month, during the week before the Committee meeting.

The meeting was adjourned at 11:50 a.m.

