

**WSCC Addition Committee Meeting**  
**Minutes**  
**May 3, 2016, 10:30 a.m.**  
**WSCC – Room 206**

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WSCC Board Attendance

Frank Finneran, Chair – WSCC Board Addition Committee  
Deryl Brown-Archie, WSCC Board Addition Committee  
Jerry Hillis, WSCC Board Addition Committee  
Craig Schafer, WSCC Board Addition Committee

WSCC Staff / Consultants in Attendance

Jeffrey A. Blosser, WSCC President / CEO  
Linda Willanger, WSCC VP Administration  
Ed Barnes, WSCC VP Operations  
Chip Firth, WSCC CFO  
Daniel Johnson, WSCC Administrative Services Manager  
Michael Murphy, WSCC Project Coordinator  
Matt Hendricks, General Counsel, Hendricks & Bennett  
Fred Eoff, Public Financial Management Inc.  
Becky Bogard, Bogard & Johnson LLC  
Chris Raftery, Raftery CRE, LLC  
Matt Rosauer, Pine Street Group  
Jane Lewis, Pine Street Group  
Arnetta Libby, Pine Street Group  
Matt Griffin, Pine Street Group

Visitors

Tom Burgess, LMN Architects  
Sherilyn Anderson, Wells Fargo  
Neil Maris, Wells Fargo  
Brett Earnest, Clark Construction  
Julien Loh, CBE Strategic

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Finneran called the meeting to order at 10:30 a.m.

Finneran introduced Chris Raftery of Raftery CRE, LLC, to the project. Raftery will be assisting the Addition Committee and WSCC with project construction-related issues and other necessary project needs.

From the consent agenda, the Committee unanimously voted for the following:

1. Approval of the minutes from the 3/22/2016 and 4/12/2016 Addition Committee meetings.
2. Approval of the April 2016 contract log.
3. Approval of the Draw Funding Request #17 for \$2,150,764.

Griffin started the review of the project with a review of the land.

1. CPS: Griffin is meeting with King County on 5/4/2016 to see if we can reduce the issues from the executive branch, so the purchase and sale can be forwarded to the King County Council.
2. WSDOT: We have transmitted the updated appraisal and not yet started the next step with them. They have raised the need for a full NEPA review, which is the current focus of our efforts.

Griffin explained that the draft EIS was published 2/26/2016 and comments were received through 4/11/2016. The next step on the EIS is to formulate our steps to answer the questions raised. Concurrently, meetings continue with the Design Commission and Design Review Board on the design and public benefits. The City has not yet given a formal approval of the curb cuts from discussions last summer. If changed, they would require redesign of the ground floor of the buildings and possibly the structure.

On budget and finance, the Committee approved the revised Financial Plan of 4/26/2016, which was made possible by resolution of the priority issues with King County. The Financing Plan shows \$850 MM for construction. In this plan, PSG is establishing a baseline with LMN at between \$800 MM and \$825 MM for the construction contract with options to add back quality, where the decisions can be made to add more quality after the actual subcontractor prices are known.

Finneran reiterated that Fred Eoff of PFM would head the financing and could start the process now, while allowing the development team to stay focused on the critical path for the start of construction.

Rosauer explained that we have formally moved from Schematic Design to Design Development.

As directed by the Board, Rosauer explained that PSG was examining the choices of going to design-bid-build, restarting the selection process, and negotiating with the #2 and/or #3 proposers from the initial selection process for a GC/CM. The subcontracts from Skanska-Hunt are being migrated to WSCC or others. Rosauer gave an update on the Project Labor Agreement, with continued emphasis on the apprenticeship program and diversity.

The meeting was adjourned at 11:35 a.m.