

WSCC Addition Committee Meeting
Working Notes
May 19, 2015, 10:30 a.m.
WSCC Administration (Level 5) Boardroom

Committee Members in Attendance:

Frank Finneran, Chair	Deryl Brown-Archie	Jerry Hillis
Craig Schafer		

WSCC Staff / Consultants in Attendance:

Jeff Blosser	Linda Willanger	Ed Barnes
Chip Firth	Daniel Johnson	Matt Hendricks, General Counsel
Becky Bogard, (Lobbyist)	Chris Eseman (LMN)	Mark Reddington (LMN)
Tom Burgess (LMN)	Matt Griffin (PSG)	Matt Rosauer (PSG)
Arnetta Libby (PSG)	Jane Lewis (PSG)	Andy Bench (PSG)

Visitors

Gary Oelsner, Clark Construction	Brett Earnest, Clark / Lewis
Manmohan S. Virk, Romio's Pizza & Pasta	Curt Burks, Skanska / Hunt
Rob Robinson, Skanska / Hunt	Sherilyn Anderson, Wells Fargo

This meeting was open to the public and six people representing potential contractors, consultants, and neighboring businesses were also present.

Finneran called the meeting to order at 10:30 a.m. He then outlined the project in general terms and the need to fit the funding sources.

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

1. Approval of the minutes from the April 28, 2015 Addition Committee meeting.
2. Ratification of the contracts of \$150k or less and approval of the one contract over \$150k for subsequent ratification by the board, all from the contract log dated 5/12/15.
3. Approval of the Draw Funding Request #6 for \$1,468,115.
4. Approval of the Interlocal Agreement between WSCC and Washington Department of Commerce.

Andy Bench left the meeting after approval of the contract log. Finneran then turned over the meeting to the Pine Street Group (PSG) for a review of the project.

General

Griffin commented that the progress was generally good and underscored Finneran's comments about diligence to keep the balance between funding sources and uses.

Schedule

The critical path to start of construction hasn't changed. From here, it's the entitlements. Griffin updated the Committee on the general status of the negotiation to gain control of the property. All transactions need work, but none seems to be a problem.

With Lewis' assistance, Griffin explained the potential paths for the entitlements process. If the current dates from the City were accepted, full construction couldn't start until the summer of 2017. We're reviewing whether more of the entitlement activities can occur concurrently and expect to enter into a Memo of Understanding with the City to improve review times. LMN Architects has an Early Design Guidance meeting scheduled for this evening (05/19/2015) at 7:00 pm with the Design Review Board.

Financing Plan (Budget and Sources)

For the balance between sources and uses, Griffin explained the Financial Plan sent to the Committee in advance. The Committee adopted the "Revised Financial Plan—Reformatted," as the plan for reporting future expenditures (with one change) and it will be dated 5/19/15. Jane Lewis and Arnetta Libby left the meeting after review of the financial plan.

Quality

Rosauer gave a brief overview of the design status and said the current estimate of cost is between \$700M and \$720M vs. a budget of \$701M. He explained that contractor input would help determine the cost of the current design more precisely. He then turned it over to LMN to present the current design. The Committee unanimously approved PSG authorizing LMN to move from Conceptual Design to Schematic Design, once the appropriate documentation was received by PSG from LMN.

The current design includes about 500 new parking stalls. PSG is working with the consultants to complete a parking plan for use of the existing stalls and new stalls to satisfy the needs of WSCC and co-development.

Contracts

Rosauer gave an update on the GC/CM selection process, noting that interviews are scheduled for 6/1, 6/2, and 6/3, and that a decision is expected by 6/18/15.

Miscellaneous

The Committee concurred that PSG should issue its monthly report during the week before the Committee meeting.

The meeting was adjourned at 11:40 a.m.