

WSCC Addition Committee Meeting
Minutes
May 24, 2016, 10:30 a.m.
WSCC – Room 208

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
Bob Flowers, Chair – WSCC Board Finance Committee

WSCC Staff / Consultants in Attendance:

Jeffrey A. Blosser, WSCC President / CEO
Linda Willanger, WSCC VP Administration
Ed Barnes, WSCC VP Operations
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
Chris Eseman, LMN Architects
Leo da Costa, LMN Architects

Visitors:

Sherilyn Anderson, Wells Fargo
April Mackoff, McCullough Hill Leary
Brett Earnest, Clark Construction
Julien Loh, CBE
Stefan Moritz, UNITE HERE, Local 8

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

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

1. Approval of the minutes from the 5/3/16 Addition Committee meeting.
2. Approval of the May 2016 contract log.
3. Approval of the Draw Funding Request #18 for \$2,660,573.

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

1. CPS: A revised version of the Purchase & Sale Agreement was issued on 5/16/16, and it appears we are close to agreement with the Executive Branch, which will allow transmittal to the King County Council.

2. WSDOT: We have transmitted the updated appraisal and not yet started the next step with them. FHWA has raised the need for a full NEPA review, which is the current focus of our efforts with WSDOT.

Griffin explained that the comments on the DEIS were received through 4/11/16. The process is under way to address the questions raised, including additional transportation and other analysis. Because of the need for NEPA review, we will need to coordinate the two reviews.

In the last month, the Design Review Board (DRB) has given its approval for most of the Addition, but is still requiring an additional meeting. The DRB has given the approval for the co-development blocks.

The applications for the MUPs and various vacations (alley and below street vacations) will proceed on parallel paths but won't be before the City Council until early 2017.

There were no changes in the financial plan. Griffin reiterated the contingency for the project was carried in the general contingency and not contingencies in each category. This is in addition to the "allowance for change orders" carried in the construction category.

Finneran explained that we would hold off on the next steps with the investment bankers until the start of construction date becomes more certain.

Rosauer explained that LMN was moving forward with Design Development and asked Chris Eseman to give a review of the design for the Committee which was presented to the Committee.

The Committee approved the insurance contract for \$15 MM of additional design liability insurance and will recommend it to the board for approval later today.

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. Rosauer gave an update on the Project Labor Agreement, with continued emphasis on the apprenticeship program and diversity.

The meeting was adjourned at 11:45 a.m.