

WSCC Addition Committee Meeting
Working Notes
September 22, 2015, 10:30 a.m.
WSCC – Glacier Peak Room

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
Chip Firth, WSCC CFO
Daniel Johnson, WSCC Administrative Services Manager
Michael Murphy, WSCC Project Coordinator
Matt Hendricks, General Counsel (Hendricks & Bennett)
Becky Bogard, Bogard & Johnson, LLC
Fred Eoff, Public Financial Management, Inc.
Jane Lewis, Pine Street Group
Matt Rosauer, Pine Street Group
Scott Amick, Pine Street Group
Matt Griffin, Pine Street Group

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 8/25/15 Addition Committee meeting.
2. From the contract log for this month, the three contracts were approved and all the contracts on the log were forwarded to the board for approval.
3. Approval of the Draw Funding Request #10 dated 9/12/2015 for \$1,643,841.

Griffin led a report on the status of the project, starting with progress on the various land transactions. He noted new progress with King County on the CPS site and said that none of the land transactions should be on the critical path. Lewis also briefed the committee on the discussion about public benefits required for the entitlements.

Lewis gave a brief overview on entitlements, including work on the environmental impact statement and the planned community development. She reported that the Memorandum of Agreement with the City for additional resources has been signed. Also, with the addition of a third level of parking and removal of the lower level of the loading dock, PSG has decided to update the traffic studies in the EIS, which will delay it about a month, but PSG believes the EIS shouldn't be on the critical path to starting construction.

Griffin gave an overview on the budget/finance – the balance between sources and uses. The robust economy in Seattle has caused construction prices to increase. PSG is working closely with the contractor to revise scope. Eoff commented on the financial markets. In about sixty days, PSG plans to provide an update of the financing plan for the sources and uses, which reconciles the construction costs, current PKF tax forecasts, the current bond rates, timing of the bond offerings, and the HVS report on operating revenue for the Addition in the early years.

Blosser reported that the draft of the Phase 1 review by the Department of Commerce needed few changes and we should expect to see the final in the next few weeks. PSG had nothing new to report on the co-development.

Rosauer briefed the committee on design progress and the importance of getting the schematic design right before moving on to design development. After the design clears Early Design Guidance (EDG), PSG will make a recommendation on whether the schematic design process should be lengthened to solidify the decisions.

Rosauer also briefed the committee on the meeting with the Outreach Committee. PSG will make recommendations on A/E and GCCM diversity outreach goals to the Outreach Committee for approval that will then need approval from the Addition Committee.

Griffin noted that the backlog of contracts has been completed. WSCC has sent PSG an amendment to its contract for work on increasing the value of the co-development opportunities, increasing the cash to WSCC. PSG will respond to the amendment. PSG has received a draft Project Labor Agreement (PLA) from the Building Trades Unions and will work on the PLA, assisted by Otto Klein.

Griffin reported that Willanger, Lewis, and he had met with Margery Aronson and planned to retain her for establishing the art program. The current budget includes \$4.5 MM for public art. Blosser and Griffin will be meeting with the Seattle Times Editorial Board on 10/1/15.

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