

METROPOLITAN EXPOSITION-RECREATION COMMISSION

RESOLUTION 00-08

Metropolitan Exposition-Recreation Commission Resolution 00-08. Accepting the Guaranteed Maximum Price (GMP) from Hoffman Construction Company of Oregon, Portland, Oregon, and Authorizing the Chairman and Secretary/Treasurer to execute the Construction Services Contract for the EXPO Hall "D" Replacement Project.

WHEREAS, at the regular meeting of the Commission on August 5, 1999, the Commission passed Resolution 99-35, authorizing the Chairman and Secretary/Treasurer to execute Contracts in accordance with the Request for Proposals for Pre-Construction Services and Construction Services for the EXPO Hall "D" Replacement Project, and

WHEREAS, the Pre-Construction Contract was subsequently executed, and

WHEREAS, the execution of the Construction Services Contract was contingent upon the establishment of an acceptable GMP and financing arrangements, and

WHEREAS, Commission Staff, the Contractor and the Architect have diligently worked on design criteria and facility scope, and

WHEREAS, as a result of the design process, a GMP has been established at \$13,803,340, that is within the accepted budget for the project of \$15,800,000.

**BE IT THEREFORE RESOLVED** that the Metropolitan Exposition-Recreation Commission accepts the Guaranteed Maximum Price of Hoffman Construction Company of Oregon, in the amount of \$13,803,340.00, and authorizes the Chairman and Secretary/Treasurer to execute a contract, attached hereto, with Hoffman Construction Company of Oregon for the construction of a new Hall "D" at the EXPO, and in accordance with all terms and conditions of the contract, including the securing of Project Funds for Construction.

Passed by the Commission on February 3, 2000.

George E. Bell  
Chairman

2/3/00  
Date

[Signature]  
Secretary/Treasurer

2/7/00  
Date

APPROVED AS TO FORM  
Daniel B. Cooper, General Counsel

By Kathleen A. Pool  
Kathleen A. Pool  
Senior Assistant Counsel

## MERC STAFF REPORT

**Agenda Item:** Accepting the Guaranteed Maximum Price (GMP) of Hoffman Construction Company of Oregon and Authorizing the Execution of the Contract for Construction Services for Hall "D" at the EXPO.

**Resolution No.** 00-08

**Date:** February 3, 2000

**Presented By:** Chris Bailey  
Mark Hunter

### Background/Analysis:

At the regular meeting of the Commission on August 5, 1999, Resolution 99-35 was passed, which authorized the Chairman and Secretary/Treasurer to execute a contract with Hoffman Construction Company of Oregon for the provision of Pre-Construction Services in the amount of \$32,000 for Contract Management/General Contractor (CM/GC) Services for EXPO Hall "D". In addition, that resolution approved entering into a contract with Hoffman Construction for Construction Services, contingent upon the establishment of an acceptable GMP as long as the Contract was not substantially different than the form as contained in the RFP.

Following the finalization of the Pre-Construction Services agreement, the Architect, Contractor and Commission Staff have been working diligently toward establishment of an acceptable GMP within the budget parameters and retaining adequate building design to meet criteria for functionality. The GMP presented here represents the successful culmination of that process.

### Previous Commission Action:

Passage of Resolution 99-35 on August 5, 1999, authorizing execution of Contracts for Pre-Construction Services and conditionally awarding the Contract for Construction Services to Hoffman Construction Company of Oregon, for the EXPO Hall "D".

### Fiscal Issues:

The GMP includes all criteria for the construction of the building, including the contractor's fees, all reimbursable, construction costs and ancillary costs. The total amount of the GMP, including \$331,924 of Owner Controlled Contingency to cover Allowances, Alternates and Unknown Conditions, is \$13,803,340.

### Recommendation:

Staff recommends that the Metropolitan Exposition-Recreation Commission accept from Hoffman Construction Company of Oregon the Guaranteed Maximum Price, as defined in the contract documents, of \$13,803,340.00, for the Construction of the new Hall "D" at EXPO, and that the Commission further authorize the Chairman and Secretary/Treasurer to execute a Contract, in the form as attached to Resolution 00-08, and in accordance with the terms and conditions therein, with Hoffman Construction Company of Oregon.

FEB 3 - 2000

Contract No. \_\_\_\_\_

## CONSTRUCTION SERVICES AGREEMENT

MERC  
777 NE Martin Luther King, Jr. Blvd.  
PORTLAND, OREGON 97232

EXPO CENTER Hall "D" Construction

THIS AGREEMENT made and effective this 3rd day of February, 2000, by and between the Metropolitan Exposition-Recreation Commission (MERC) a commission of Metro, hereinafter called "Owner," and Hoffman Construction Company of Oregon hereinafter called "the Contractor."

### WITNESSETH:

That the Contractor and Owner for the considerations hereinafter named agree as follows:

1. Scope of Work: The contractor, in consideration of the covenants, agreements, and payments to be performed and made by Owner, hereby covenants and agrees to provide all necessary labor, materials, transportation, equipment, and other means required to execute, construct, and furnish in full compliance with the contract documents, in an expeditious, substantial and workmanlike manner, the work and material hereinafter referred to as "the Work" and described as:

EXPO Center Hall "D" Construction

The Contractor agrees that the following are hereby incorporated by reference and shall be made a part of this Agreement as if fully set forth herein. (1) Owner's Request for Proposal, dated June 17, 1999 and all subsequent Addenda; (2) The Contractor's response to the Request for Proposal, dated July 20, 1999; (3) The design development project drawings and specifications, dated October 29, 1999 (refer to attached GMP Exhibit A-3), which were the basis of the Guaranteed Maximum Price (GMP) proposal; (4) The Contractor's GMP Budget Proposal dated January 25, 2000, GMP Estimate Summary Sheet attached in GMP Exhibit A-1, and Exhibits A-2 Exclusions and Qualifications, A-4 Alternates and Allowances, A-5 Schedule, and A-6 VE Listing attached hereto; (5) and Performance and Payment Bonds, Exhibit A7.

The foregoing documents are listed in descending order of precedence; conflicts among those documents shall be resolved in favor of the document that occurs earliest in the list. This Agreement shall take precedence over all incorporated documents.

2. Examination of Site: By executing this Agreement, the Contractor represents that he has visited the site, familiarized himself with the local conditions under which the Work is to be performed, and correlated personal observations with the requirements of the contract documents.

3. Time is of the Essence: It is understood that time is of the essence in performing the Work and the Contractor shall provide the necessary equipment and personnel to Substantially Complete the project for Facility Occupancy by Owner by April 10, 2001.

4. Liquidated Damages for Late Completion: Late Completion will be defined as after March 31, 2001. Late completion shall result in expense and damage to the Owner and shall be a material breach of this Agreement. Because of the difficulty in determining the actual loss and monetary damages to Owner, due to failure to Substantially Complete the Project by March 31, 2000, the Contractor agrees to pay Owner, as damages representing a reasonable approximation of the actual damages which Owner would suffer in such event and not as penalty, **liquidated damages of \$1,000 for each and every calendar day that the work is not Substantially Complete, after April 10, 2001.**

Owner will inspect the work and, within 15 calendar days after receiving written notice from the Contractor that the work is Substantially Complete, either accept the work or reject it and notify the Contractor of work yet to be performed. Owner will make final payment within 30 calendar days after final acceptance of the last element of work to be finally completed.

5. Contractor's Duties and Status: The Contractor recognizes the relationship of trust and confidence established between the Contractor and Owner by this Agreement. He covenants with Owner to furnish the best skill and judgment and to cooperate with the Project's Architect in forwarding the interests of Owner. The Contractor agrees to furnish efficient business administration and superintendence and to use every effort to Keep an adequate supply of workers and materials at all times, and to perform in the best and soundest way and in the most expeditious and economical manner consistent with the interest of owner.

6. Guaranteed Maximum Price: This Agreement is a Contract with a guaranteed maximum price, herein referred to as "GMP." The total construction cost, plus allowances (if any), plus any Owner's contingency plus the fee amount, will constitute the GMP.

• Cost of Work	\$12,412,352
• Allowances	\$663,534
• Contingency	\$331,924
• Subtotal	\$13,407,810
• Contractor's Fee (2.95% of Subtotal)	\$395,530
• Total = GMP	\$13,803,340

7. Basis of Payment: The basis for payment is the reimbursable costs, as identified hereinafter, plus a Fixed Fee which shall be the full compensation to the Contractor for his services provided that the total payment under the contract shall not exceed the GMP. Owner will review and approve payment requests prior to issuance of payment.

(a) Costs to be Reimbursed: Subject to the limit established by the GMP, Owner agrees to reimburse the Contractor directly for all costs necessarily incurred for

the proper execution of the Work, such reasonable costs to include the following items, and to be at rates no higher than the standard paid in the locality of the Work, and as approved by Owner.

- (1) Salaries or wages of all craft labor, including field foremen, together with any Social Security and Unemployment Insurance Taxes, State or Federal, and any fringe benefits required by law, labor agreement, or otherwise in connection with the Work.
- (2) Salaries of the Contractor's salaried employees when stationed at the field office; employees engaged at shops or on the road and in expediting the production or transportation of materials or equipment together with an agreed upon percentage for fringe benefits. The number of employees is subject to prior agreement and approval of Owner.
- (3) It is the intention of the parties that the majority of self performed work authorized by this Contract will be reimbursed and treated as a subcontract. For that portion of the work described as job services the Contractor may use Contractor-furnished craft labor. The Owner will reimburse the Contractor for this craft labor for the direct cost of wages, payroll taxes and fringe benefits plus a 3 percent surcharge to cover the cost of the craft labor administrative expense. In the event the Contractor elects to use hourly employees for non-self performed supervisory work, the 3% surcharge will not apply to the labor charge.
- (4) Subsistence and travel costs, for the Contractor's salaried employees stationed in the field office when in direct performance of the work, with prior Owner approval.
- (5) Premium overtime costs for any craft labor as referred to in paragraph 7.a.1 of this section, with prior Owner approval for additional work required by Owner when no time extension is allowed.
- (6) Field office supplies and services including office supplies, blueprints, messenger services, fax machines, computers, two way radios, telephone, postage, reproduction, photographs and other equipment or materials that shall be approved by Owner following submittal of listing by Contractor of aforementioned items.
- (7) Safety, safety awards, safety lunches, drug and alcohol testing, first aid, and temporary fire protection costs.
- (8) Jobsite temporary services and facilities including structures (shacks, offices, pedestrian walkways, etc.) sanitation, roads, heat, light, water, air, etc.
- (9) Materials, subcontracts, expendable supplies and transportation required for the proper execution of the Work.
- (10) Costs of permits, fees, business and occupational, and sales taxes or similar taxes required by law which the Contractor is obligated to pay other than

personal property taxes on the Contractor's construction equipment and net income taxes. Costs of licenses, royalties, bond premiums (both Contractor and subcontractor), insurance premiums and computer charges incurred by the Contractor in connection with the Work. Costs of building permits are not included in the GMP.

(11) Transportation of the Contractor's tools, machines, and equipment to the site, the fueling and maintenance thereof during the course of the Work, and the cost of unloading and loading said tools, machines, and equipment.

(12) Reimbursement for use of Contractor owned equipment shall be at a rate to be agreed upon by Owner prior to start of the Work plus cost of fuel and routine maintenance without additional markup. Prior to use of such equipment, the Contractor shall furnish Owner with an analysis of the cost of rental owned by third parties versus Contractor owned rental rates. For those items of Contractor owned equipment for which the total rental is expected to exceed the replacement cost as determined prior to beginning work, Owner will have the right to discontinue further monthly rental payments beyond the replacement value but retain the service of the equipment; reimbursing the Contractor only for fuel and routine maintenance costs.

(13) Rental of equipment owned by third party equipment vendors while it is engaged in Contract Work, plus fuel and routine maintenance at the Contractor's actual cost without markup.

(14) Trade discounts for purchase of materials and services shall accrue to Owner, and cash discounts for prompt payment of invoices shall accrue to the Contractor.

(15) Cost of data processing services at the Contractor's rates established prior to the start of contract work subject to Owner approval.

(16) Costs for "offsite" storage of materials subject to Owner approval.

(b) Contingency: is an amount agreed upon by the parties and included within the GMP. This contingency is expected to be utilized for allowance overages or other items that are specifically approved in writing by Owner. The Contractor may increase the contingency by allocation of funds not utilized within the GMP, due to favorable subcontract costs. Additions to the contingency will be conveyed in writing by the Contractor. The contingency may only be expended by the Contractor for the Cost of the Work with prior written notification and written consent of the Owner.

(c) Allowances: are those items for which there are unidentifiable risks, incomplete designs, or unknown conditions that have been estimated by the Contractor and included in the GMP. If the final cost of an allowance item is more or less than the estimated amount, the contingency may be increased or decreased by a commensurate amount. In addition, if the contingency is depleted, then in the Owner's sole discretion, the GMP may be adjusted by Change Order by an amount equal to the difference between the final cost of the allowance item and the estimated allowance amount.

## ALLOWANCE ITEMS

- (1) The GMP includes the listed allowances. Owner will review the Contractor's proposals for each allowance prior to the Contractor commencing work covered by such allowance. Refer to the attached GMP Exhibit A-4 for Alternates and Allowances.
- (2) Unless otherwise stated, these allowances cover all costs related to the described items including material, equipment, delivery, taxes, handling costs, installation costs, subcontracts and subcontract modifications which shall be documented and reported to Owner.
- (3) The Contractor's costs for overhead and fees shall be included in the reimbursable costs and fixed fee stated in Paragraphs 7 and 9 of this Agreement and shall not be included in the allowances.

(d) Alternates: are those items that have been identified by the Owner to be integral to the completion of the project as a whole, but are not currently funded within the GMP. The option to incorporate Alternates as listed in Exhibit A-4, may be exercised at the sole discretion of the Owner, contingent upon the availability of contingency within the GMP, and will be documented by notification to the Contractor in writing in accordance with written procedures to be agreed upon by Owner and Contractor.

8. Subcontractors: The Contractor agrees to request and accept subcontractors' bids for construction work required for the Work.

9. Contractor's Fee: Owner agrees to pay the Contractor, in addition to the costs to be reimbursed as described herein, as compensation for Contractor services, a fee percentage 2.95% of the final total Cost of the Work, including allowances (if any) and expended contingency at project completion.

Notwithstanding the above, the fixed fee percentage will not change unless the final total construction cost, as adjusted by subsequent change orders and allowance adjustments (if any), increases or decreases the amount of the original construction cost by 10 percent or more. If such increase or decrease occurs, then the fixed fee percentage will be adjusted up or down respectively by the percentage used to establish the fixed fee, but only on that portion of the construction cost above or below the 10% limitation.

Costs Included in the Fee percentage: The fee percentage shall be the Contractor's sole compensation for profit and certain costs, including but not necessarily limited to costs allocable to:

- a. Salary of the Contractor, if an individual; or salary of any partner, if a partnership or joint venture; or salary of any officer of the Contractor, if a corporation.

- b. Salary of any person employed, during the execution of this Work, in the main office or in any regularly established branch office except as stated in Subparagraph 7.a. (2) of this Agreement.
- c. Overhead or general expenses of any kind, except as these may be expressly included in Paragraph 7 above, in which case they may be included as reimbursable costs or in the fixed fee, but not both.
- d. Interest on capital employed either in the plant or in expenditures of the Work.
- e. Cost of hand tools, canvas and tarpaulins and other such materials consumed in the prosecution of the Work, and depreciation on such tools, canvas and tarpaulins used but not consumed and which shall remain the property of the Contractor.
- f. Cost of preparation of the Contractor's Response to Owner's Request for Proposal, Guaranteed Maximum Price, and Agreement.
- g. Profit.
- h. Any costs in excess of the GMP.

10. Items of Work Furnished by Owner: Certain work, equipment, or building components may be procured by Owner outside of the Agreement. As a part of the Work under this Agreement, the Contractor may also be required to make final mechanical and electrical connections on equipment furnished and/or installed by Owner. The Contractor may also be required to install equipment or components furnished by Owner. It is the intent that the Contractor will be required to manage and coordinate the completion of such work as a part of his services under this Agreement.

11. Accounting: The Contractor shall check materials and labor entering into the Work and shall keep such full and detailed accounts as may be necessary for proper financial management under this Agreement. Owner shall be afforded access to the Work and to the Contractor's records, correspondence, receipts, vouchers, memoranda, etc., relating to this Agreement at the project site office. Books of account shall be kept in accordance with generally acceptable accounting practices and be subject to audit annually.

12. Progress Payment: The Contractor may submit periodically, but not more than once each month, a request for payment for work performed, materials delivered and stored on the site and progress payment of the Contractor's fixed fee equal to the percentage used to establish the fixed fee times the reimbursable costs for each payment request. Payment requests shall show in detail and as completely as possible, monies paid by the Contractor on account of the cost of the work during the period involved, with copies of payroll for labor, records of equipment used, copies of bills and subcontractors invoices. Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the contract documents. The schedule of values shall allocate the entire GMP among the various pieces of work, except the Contractor's fee, the contingency amount and the allowances shall be shown as separate items. Applications for payment shall show the percentage of completion for each portion of the Work as of the end of the period covered. The percentage of completion shall be the lesser of; (1) the percentage of that portion of the



Work that has actually been completed, or (2) the percentage obtained by dividing the expense that has been paid for that portion of the work by that portion of the Work's percentage of the GMP as indicated on the approved schedule of values. Payment requests shall be submitted to Owner, who will promptly verify the correctness thereof for payment. Payment will be due and payable promptly by Owner. Final payment will be processed in the same manner. Progress payments will be made in accordance with General and Supplementary Conditions for payments and retainage.

13. Successors and Assigns: The Agreement shall insure to the benefit of and be binding upon Owner and the Contractor, respectively, and their respective partners, successors, assigns, and legal representatives. Neither Owner nor the Contractor shall have the right to assign, transfer, or sublet his interests or obligations hereunder without written consent of the other party. Owner shall approve subcontractors and subcontracts.

14. Under the same date as this Agreement, the Contractor is furnishing Owner with a corporate surety bond with Chubb, distributed through March, USA inc. (Exhibit A-7), as surety, in the full amount of the GMP. The said bond shall insure full compliance, full execution and performance of this Agreement by the contractor in accordance with all of its terms and provisions.

15. The Contractor agrees to abide by the requirements of ORS 279.350 governing the payment of prevailing wage rates.

16. The Contractor agrees to comply with all federal and state laws and regulations regarding nondiscrimination in employment, employee benefits, and facilities.

17. The Contractor agrees to seek the participation of Minority and Women Owned Business Enterprises in the prosecution of the Work.

18. The Parties acknowledge that the entire EXPO Center Hall "D" Construction project is contingent upon the grant of a conditional use permit by the City of Portland, and upon Owner's acquisition of financing for the Project. If, in the sole opinion of Owner, the City fails to grant a conditional permit in a timely fashion, or if Owner is unable to secure financing, then no Notice to Proceed shall issue and this Agreement shall become void, upon written notice from the Owner to the Contractor on or before March 1, 2000.

19. This Agreement and the documents expressly incorporated by reference constitute the parties' entire agreement regarding this matter and supersede all prior agreements or communications regarding the same matter. This Agreement may be modified only by writing signed by an authorized representative of each party.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be duly executed.

**MERC**

**Contractor**

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
President/Chairman

\_\_\_\_\_  
Secretary/Treasurer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

State of Oregon CCB# \_\_\_\_\_

Mph23001330final

## EXHIBIT A-1

### Portland Expo Center Hall D and Related Work GMP COSTS

Date: January 25, 2000

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GMP pricing detail is attached – dated January 25, 2000

1. Upon final completion of the work, savings if any, shall be retained 100% by the Owner.
2. The Guaranteed Maximum Price (GMP) has been calculated and Contract Time established on the basis of the "GMP" Documents, which correspond to Design Development Drawings and Specifications. As final Drawings and Specifications are developed, the Contractor shall be permitted to verify any scope revisions and notify the owner immediately of any revisions to the GMP price and/or the Contract Time as compared to the GMP documents.
3. By executing this Agreement and furnishing the Owner with both a detailed GMP price and a Construction Schedule, the Contractor represents and warrants that the Contract Documents, materials, and information furnished the Contractor as of the date of this Agreement have described the scope, construction requirements, and the design intent of the Work in detail sufficient to enable the Contractor to establish the GMP price and the Construction Schedule. The Contractor shall not be permitted to claim any adjustment in either the GMP or Contract Time in connection with the completion of final Drawings and Specifications, except for Scope Changes as described below in paragraph 4 and 5.
4. Upon review of the final approved Construction Documents, the Contractor shall notify the Architect and the Owner in writing of any item in the Final Documents that, in the Contractor's opinion, represents a Scope Change, as defined in Paragraph 5 below. The Contractor acknowledges and agrees that the Final Construction Documents are not intended to change the scope, quality, quantity, or design intent of information set forth in the "GMP" Documents.
5. A "Scope Change" is hereby deemed to mean Work described in any Supplemental Documents issued subsequent to the "GMP" Documents (listed in GMP Exhibit A-3) that differs from the "GMP" Documents as necessary for the proper, timely, and orderly completion of the Work and is (i) materially inconsistent with the "GMP" Documents or (ii) a material change in the quantity, quality, programmatic requirements or other substantial deviation in the then current Contract Documents.
6. The GMP Contingency, as defined in paragraph 7.b of the contract, has been established for mutual use by both parties. The contingency funds shall be used by both parties to cover "costs of the work" as approved and agreed in writing by both parties. Funds for added scope of work, bid alternates, or similar items may be added if there are sufficient funds to complete the Contracted GMP scope of work and it is determined to be mutually agreeable to both parties. A mutually agreeable system for tracking expenses against the GMP will be established by the Contractor with the Owners approval.
7. Value engineering items have been incorporated into the GMP pricing. All parties to this agreement understand that all agreed to VE items shall be incorporated into the final construction documents in order to recognize cost reductions already reflected within this GMP. Refer to "GMP Exhibit A-6" for VE items taken. If VE items are not incorporated into the final contract documents, the contractor can receive a cost adjustment as defined in paragraphs 5.
8. To the extent of and included within the GMP, the costs of the work shall include costs of repairing or correcting damaged or nonconforming work executed by the Contractor, Subcontractor or suppliers, provided that such damaged or nonconforming work was not caused by negligence or failure to fulfill a specific responsibility of the Contractor and only to the extent

that the cost of repair or correction is not otherwise recovered by the Contractor from insurance, sureties, subcontractors or suppliers.

9. During the Project construction period the Owner will insure all properties, real or Personal or both, adjoining or adjacent to the site by property insurance under policies separate from those insuring the Project, or if after final payment property insurance is to be provided on the completed project through a policy or policies other than those insuring the Project during the construction period, the Owner shall waive all rights in accordance with the terms of Subparagraph G.2 Insurance, of the General Conditions, for damages caused by fire or other perils covered by this separate property insurance. All separate policies shall provide this waiver of subrogation by endorsement or other wise.
10. Surveying work is included within the GMP and shall be performed by Contractor's affiliate company. Rates are set at \$50 per man-hour, inclusive of all overhead, fringes and ancillary costs.. Work will include layout and controls, set points and final as build confirmation and submittal.
11. "Job Services." work is included within the GMP as shall be performed by Contractor's affiliate company. Hourly rates include going labor rates plus actual burdened rates and a 3% mark-up. Materials delivered to the site for support of "Job Services" will be a cost plus 10% mark-up.
12. Legal costs necessary and reasonably incurred in prosecuting the work on Owner's behalf.
13. The cost of rental of all equipment used for the Project plus cost of installation, maintenance, fuel, lubrication, repairs and replacement, dismantling, removal, transportation, delivery, insurance and taxes will be reimbursable through the GMP. Equipment rented from third parties shall be charged at actual cost. Rental charges for equipment owned by Contractor or affiliated or associated companies, including companies owned or controlled by the officers of the Contractor, will be less than or equal to 75% of Contractor's published equipment rental rates which are equal to the current competitive market rates. These published rental rates are subject to reasonable adjustments as of September of each year. The published rates are without an operator but include cost of insurance and repairs due to normal wear and tear.
14. The GMP includes project PL& PD insurance, and builders risk insurance costs. The GMP also includes costs for Hoffman and subcontractor bonding.

## HOFFMAN CONSTRUCTION COMPANY

BUILDING: Expo - Hall D  
 LOCATION: Portland, OR  
 ARCHITECT: YGH / KPFF  
 SUBJECT: GMP Estimate

JOB NO: 99153  
 ESTIMATOR: EJK  
 CHECKED BY: RLS  
 DATE: 25-Jan-00  
 DWG DATE: 29-Oct-99

Acct	Description	Site Cost	Building Cost	Project Cost	Cost/Division	Cost/sf	Comments
Finish GSF	112,497	\$2,480,482	\$11,322,858	\$13,803,340		\$122.70	
<b>DIVISION 2 -- SITEWORK</b>					<b>\$2,297,338</b>	<b>\$20.42</b>	
02000	Misc Site	\$167,820	--	\$167,820		\$1.49	
02050	Site Demolition	\$94,590	--	\$94,590		\$0.84	
02050	Building Demolition	--	\$65,000	\$65,000		\$0.58	
02300	Earthwork	\$56,532	\$212,000	\$268,532		\$2.39	
02500	Utility Services	\$525,907	--	\$525,907		\$4.67	
02720	Pavement Base Courses	\$24,888	--	\$24,888		\$0.22	
02740	Flexible Pavements	\$269,609	--	\$269,609		\$2.40	
02750	Rigid Pavement	\$428,339	--	\$428,339		\$3.81	
02760	Pavement Specialties	\$24,325	--	\$24,325		\$0.22	
02810	Irrigation System	\$15,838	--	\$15,838		\$0.14	
02820	Fences and Gates	\$23,745	--	\$23,745		\$0.21	
02870	Site Furnishings	\$1,050	--	\$1,050		\$0.01	
02900	Planting	\$280,493	--	\$280,493		\$2.49	
02920	Soil Preperation	\$107,203	--	\$107,203		\$0.95	
<b>DIVISION 3 -- CONCRETE</b>					<b>\$1,541,437</b>	<b>\$13.70</b>	
02455	Pile Foundations	--	\$283,440	\$283,440		\$2.52	
03300	Cast in Place Concrete	--	\$682,381	\$682,381		\$6.07	
03310	Tilt Walls	--	\$575,616	\$575,616		\$5.12	
<b>DIVISION 4 -- MASONRY</b>					<b>\$512</b>	<b>\$0.00</b>	
04220	Concrete Masonry Units	\$512	--	\$512		\$0.00	
<b>DIVISION 5 -- METALS</b>					<b>\$1,777,691</b>	<b>\$15.80</b>	
05120	Structural Steel	--	\$1,232,326	\$1,232,326		\$10.95	
05210	Steel Joists	--	\$143,935	\$143,935		\$1.28	
05300	Metal Decking	--	\$166,120	\$166,120		\$1.48	
05500	Metal Fabrications	--	\$182,330	\$182,330		\$1.62	
05510	Metal Stairs	--	\$15,000	\$15,000		\$0.13	
05720	Metal Handrail	--	\$24,660	\$24,660		\$0.22	
05810	Expansion Control	--	\$13,320	\$13,320		\$0.12	
<b>DIVISION 6 -- WOODS AND PLASTICS</b>					<b>\$155,062</b>	<b>\$1.38</b>	
06100	Rough Carpentry	--	\$99,281	\$99,281		\$0.88	
06200	Finish Carpentry	--	\$6,551	\$6,551		\$0.06	
06410	Casework	--	\$49,230	\$49,230		\$0.44	
<b>DIVISION 7 -- THERMAL AND MOISTURE PROTECTION</b>					<b>\$947,763</b>	<b>\$8.42</b>	
07110	Dampproofing	--	\$3,039	\$3,039		\$0.03	
07210	Building Insulation	--	\$18,895	\$18,895		\$0.17	
07460	Metal Siding	--	\$298,383	\$298,383		\$2.65	
07530	Elastomeric Membrane Roofing	--	\$319,788	\$319,788		\$2.84	
07620	Sheet Metal Flashing and Trim	--	\$143,363	\$143,363		\$1.27	
07720	Roof Accessories	--	\$2,400	\$2,400		\$0.02	
07800	Applied Fireproofing	--	\$95,273	\$95,273		\$0.85	
07840	Firestopping	--	\$19,419	\$19,419		\$0.17	
07920	Joint Sealants and Caulking	--	\$47,203	\$47,203		\$0.42	
<b>DIVISION 8 -- DOORS AND WINDOWS</b>					<b>\$474,498</b>	<b>\$4.22</b>	
08100	Steel Doors and Frames	--	\$73,750	\$73,750		\$0.66	
08200	Wood Doors	--	\$3,280	\$3,280		\$0.03	
08310	Access Doors	--	\$500	\$500		\$0.00	
08330	Coiling Doors and Grilles	--	\$59,488	\$59,488		\$0.53	
08350	Folding Doors	--	\$25,200	\$25,200		\$0.22	
08410	Aluminum Framed Storefronts	--	\$151,200	\$151,200		\$1.34	
08520	Aluminum Windows	--	\$50,520	\$50,520		\$0.45	
08710	Finish Hardware	--	\$77,230	\$77,230		\$0.69	
08800	Glazing	--	\$33,330	\$33,330		\$0.30	
<b>DIVISION 9 -- FINISHES</b>					<b>\$1,033,847</b>	<b>\$9.19</b>	
09211	GFRG Fabrications	--	\$3,619	\$3,619		\$0.03	
09260	Gypsum Wall Board Assemblies	--	\$599,514	\$599,514		\$5.33	
09310	Ceramic Tile	--	\$71,584	\$71,584		\$0.64	

## HOFFMAN CONSTRUCTION COMPANY

BUILDING: Expo - Hall D  
 LOCATION: Portland, OR  
 ARCHITECT: YGH / KPFF  
 SUBJECT: GMP Estimate

JOB NO: 99153  
 ESTIMATOR: EJK  
 CHECKED BY: RLS  
 DATE: 25-Jan-00  
 DWG DATE: 29-Oct-99

Acct	Description	Site Cost	Building Cost	Project Cost	Cost/Division	Cost/sf	Comments
Finish GSF	112,497	\$2,480,482	\$11,322,858	\$13,803,340		\$122.70	
09510	Acoustical Ceilings	--	\$39,768	\$39,768		\$0.35	
09650	Resilient Flooring	--	\$7,163	\$7,163		\$0.06	
09680	Carpet	--	\$69,408	\$69,408		\$0.62	
09710	Acoustical Wall Treatment	--	\$67,845	\$67,845		\$0.60	
09900	Painting	--	\$168,274	\$168,274		\$1.50	
09950	Wall Coverings	--	\$6,672	\$6,672		\$0.06	
<b>DIVISION 10 -- SPECIALTIES</b>					\$110,460	\$0.98	
10000	Misc Specialties	--	\$2,950	\$2,950		\$0.03	
10160	Toilet Compartments	--	\$28,000	\$28,000		\$0.25	
10200	Louvers and Vents	--	\$28,896	\$28,896		\$0.26	
10400	Identification Devices	--	\$20,500	\$20,500		\$0.18	
10522	Fire Protection Specialties	--	\$6,000	\$6,000		\$0.05	
10650	Operable Partitions	--	\$2,000	\$2,000		\$0.02	
10750	Telephone Specialties	--	\$3,000	\$3,000		\$0.03	
10810	Toilet Accessories	--	\$19,114	\$19,114		\$0.17	
<b>DIVISION 11 -- EQUIPMENT</b>					\$274,850	\$2.44	
11150	Parking Control Equipment	\$6,750	--	\$6,750		\$0.06	
11160	Loading Dock Equipment	--	\$8,100	\$8,100		\$0.07	
11400	Food Service Equipment	--	\$260,000	\$260,000		\$2.31	
<b>DIVISION 12 -- FURNISHINGS</b>					\$11,039	\$0.10	
12500	Window Coverings	--	\$11,039	\$11,039		\$0.10	
<b>DIVISION 13 -- SPECIAL CONSTRUCTION</b>					\$0	\$0.00	
	None	--	--	\$0		\$0.00	
<b>DIVISION 14 -- CONVEYING SYSTEMS</b>					\$60,000	\$0.53	
14200	Hydraulic Elevators	--	\$60,000	\$60,000		\$0.53	
<b>DIVISION 15 -- MECHANICAL</b>					\$1,980,048	\$17.60	
15300	Fire Sprinkler System	--	\$179,995	\$179,995		\$1.60	
15400	Plumbing	--	\$1,790,053	\$1,790,053		\$15.91	
15500	HVAC Systems	--	w/ 15400				
	Upgrade Controls for All Buildings	--	\$0	\$0		\$0.00	
	Temp Heat	--	\$10,000	\$10,000		\$0.09	
	Kitchen rough-ins/upgrades	--	w/ equipment allowance				
<b>DIVISION 16 -- ELECTRICAL</b>					\$1,618,909	\$14.39	
16400	Service & Distribution	--	\$1,416,034	\$1,416,034		\$12.59	
16500	Lighting	w/16400	w/16400				
	Building Power - Service Upgrades	--	\$0	\$0		\$0.00	
	Telephone Line Relocate	--	\$0	\$0		\$0.00	
	Upgrade Hall E Audio System	--	\$0	\$0		\$0.00	
	Temp Electrical	--	\$16,875	\$16,875		\$0.15	
	Site Electrical	\$186,000	--	\$186,000		\$1.65	
	Kitchen rough-ins/upgrades	--	w/ equipment allowance				
<b>SUBTOTAL</b>		<b>\$2,213,601</b>	<b>\$10,069,853</b>	<b>\$12,283,454</b>	<b>\$12,283,454</b>		
<b>GENERAL CONDITIONS/INSURANCE</b>					\$706,732	\$6.28	
	General Conditions	\$88,951	\$404,647	\$493,598		\$4.39	
	Subcontractor bonding	\$22,136	\$100,699	\$122,835		\$1.09	
	Insurance-PL & PD/Bldrs risk	\$16,273	\$74,026	\$90,299		\$0.80	
	Hoffman Bond	\$9,677	\$44,023	\$53,700	\$53,700	\$0.48	
<b>CONTINGENCY</b>		\$53,000	\$278,924	\$331,924	\$331,924	\$2.95	
<b>PRE-CONSTRUCTION SERVICES</b>		\$5,767	\$26,233	\$32,000	\$32,000	\$0.28	
<b>CONSTRUCTION FEE - 2.95%</b>		\$71,077	\$324,453	\$395,530	\$395,530	\$3.52	
<b>BASE AMOUNT</b>		<b>\$2,480,482</b>	<b>\$11,322,858</b>	<b>\$13,803,340</b>	<b>\$13,803,340</b>	<b>\$122.70</b>	
			\$100.65	\$122.70			
ALTERNATE #1 - demo hall A offices		\$8,371	\$27,654	\$36,025			
ALTERNATE #2 - glass canopy from D to E		\$0	\$232,877	\$232,877			
ALTERNATE #3 - rebuild Hall E loading dock		\$72,281	\$43,098	\$115,379			

HOFFMAN CONSTRUCTION COMPANY

BUILDING: Expo - Hall D  
 LOCATION: Portland, OR  
 ARCHITECT: YGH / KPFF  
 SUBJECT: GMP Estimate

JOB NO: 99153  
 ESTIMATOR: EJK  
 CHECKED BY: RLS  
 DATE: 25-Jan-00  
 DWG DATE: 29-Oct-99

Acct	Description	Site Cost	Building Cost	Project Cost	Cost/Division	Cost/sf	Comments
Finish GSF	112,497	\$2,480,482	\$11,322,858	\$13,803,340		\$122.70	
ALTERNATE #4	- hall E island return and landscap	\$19,525	\$0	\$19,525			
ALTERNATE #5	- hall D storage wing	\$29,544	\$275,072	\$304,617			
ALTERNATE #6	- new connectors to hall C	\$0	\$244,771	\$244,771			
ALTERNATE #7	- site special lights	\$9,030	\$0	\$9,030			
ALTERNATE #8	- site furnishings	\$0	\$0	\$0	NO SCOPE		
TOTAL		\$2,619,234	\$12,146,331	\$14,765,564			
ALTERNATE'S ACCEPTED				\$0			
VE'S ACCEPTED				included			
TOTAL COST W/ ACCEPTED ALTERNATES/VE'S				\$13,803,340			
BUDGET				\$13,803,340			
DELTA				\$0			
Exclusions:							
	1) Permits						
	2) Offsite improvements						
	3) Testing and inspection fees						
	4) Development fees						
	5) Reader boards						
	6) Bike racks						
	7)						
	8)						

## EXHIBIT A-2

### Portland Expo Center Hall D and Related Work GMP EXCLUSION and QUALIFICATION LIST

Date: January 25, 2000

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The work under this Agreement DOES NOT include:

1. Plan Check fees, Permits and Development fees and System Development Charges
2. Utility services/connection and meter costs for the new buildings
3. Asbestos and/or Lead Identification, Mold and Mildew, Inspection, monitoring or Abatement
4. Special Testing and Inspection
5. Building furnishings, equipment, FFE and Soft costs (except as defined in the Construction Documents) Including labor to install owner furnished items.
6. Audio Visual Equipment and Telecommunications equipment and connections (conduit and wiring will be provided but only per Electrical Drawings); excludes public and private phones and systems
7. Owner to provide usual and casual site security, Jobsite security to be by Contractor at Contractors discretion and expense. Contractor security is not to be included within the GMP pricing or reimbursables.
8. Providing a project sign or providing project record documents except as defined in Contract Documents
9. Wetlands restoration and/or related work
10. PGE conductors up to and including Transformers
11. Northwest Natural Gas supply lines up to and including meters
12. Bike Racks and reader boards



## EXHIBIT A-3

### Portland Expo Center Hall D and Related Work GMP DOCUMENT LIST

Date: January 10, 2000

#### Design Development GMP Package

Drawing #	Description	Originator	Date	Revision #/Date
TS	Title Sheet	YGH	10/29/99	
L1.1	Planting Plan	M/R	10/22/99	
L1.2	Planting Details	M/R	10/22/99	
C-1	Topographic Survey	Triland	10/31/99	
C-2	Demolition Plan	Triland	10/31/99	
C-3	Grading and Storm Drainage	Triland	10/31/99	
C-4	Storm Drain Profiles and Details	Triland	10/31/99	
C-5	Access Drives and N. Force Ave.	Triland	10/31/99	
C-6	Water and Sanitary Sewer	Triland	10/31/99	
A1.1	Site Plan	YGH	10/29/99	
A2.1	First Level Floor Plan	YGH	10/29/99	
A2.2	Second level Floor Plan	YGH	10/29/99	
A2.3	Roof Plan	YGH	10/29/99	
A2.4	Enlarged East Level 1 Floor Plan	YGH	10/29/99	
A2.5	Enlarged East Level 2 Floor Plan	YGH	10/29/99	
A2.6	Enlarged West Level 1 Floor Plan	YGH	10/29/99	
A3.1	East/South Elevations	YGH	10/29/99	
A3.2	West/north Elevations	YGH	10/29/99	
A3.3	Enlarged Elevations	YGH	10/29/99	
A3.4	Enlarged Elevations	YGH	10/29/99	
A4.11	Building Sections	YGH	10/29/99	
A4.12	Building Sections	YGH	10/29/99	
A4.13	Building Sections	YGH	10/29/99	
A4.21	Enlarged Building Sections	YGH	10/29/99	
A4.23	Enlarged Building Sections	YGH	10/29/99	
A4.24	Enlarged Building Sections	YGH	10/29/99	
A5.1	Enlarged Plans	YGH	10/29/99	
A5.2	Enlarged Plans	YGH	10/29/99	
A6.1	Interior Elevations	YGH	10/29/99	
A6.2	Interior Elevations	YGH	10/29/99	
A6.3	Interior Elevations	YGH	10/29/99	
A6.4	Interior Elevations	YGH	10/29/99	
A6.5	Interior Elevations	YGH	10/29/99	
A7.1	Enlarged East Level 1 Reflected Ceiling Plan	YGH	10/29/99	
A7.2	Enlarged East Level 2 Reflected Ceiling Plan	YGH	10/29/99	
A7.3	Enlarged West Level 1 Reflected Ceiling Plan	YGH	10/29/99	
A8.1	Exterior Details	YGH	10/29/99	

A8.2	Exterior Details	YGH	10/29/99	
A8.3	Exterior Details	YGH	10/29/99	
A8.4	Exterior Details	YGH	10/29/99	
A8.5	Exterior Details	YGH	10/29/99	
A8.6	Exterior Details	YGH	10/29/99	
A9.11	Interior Details	YGH	10/29/99	
A9.21	Interior Details	YGH	10/29/99	
S0.1	General Structural Notes	KPFF	10/15/99	
S2.1	Overall Foundations Plan	KPFF	10/15/99	
S2.1A	Partial Foundations Plan – North	KPFF	10/15/99	
S2.1B	Partial Foundations Plan -South	KPFF	10/15/99	
S2.2A	Partial Second Floor Framing Plan – North	KPFF	10/15/99	
S2.2B	Partial Second Floor Framing Plan – South	KPFF	10/15/99	
S2.3	Overall Roof Framing Plan	KPFF	10/15/99	
S2.3A	Partial Roof Framing Plan - North	KPFF	10/15/99	
S2.3B	Partial Roof Framing Plan – South	KPFF	10/15/99	
S2.3C	Partial Plans	KPFF	10/15/99	
S3.1	Panel Elevations and Details	KPFF	10/15/99	
S3.2	Truss and Diagonal Brace Elevations	KPFF	10/15/99	
S3.3	Truss and Diagonal Brace Elevations	KPFF	10/15/99	
S3.4	Braced Frame Elevations	KPFF	10/15/99	
S5.1	Partial Foundation and Concrete Details	KPFF	10/15/99	
S5.2	Concrete Details	KPFF	10/15/99	
S6.1	Steel Details	KPFF	10/15/99	
S6.2	Steel Details	KPFF	10/15/99	
S6.3	Steel Details	KPFF	10/15/99	
M0.0	Mechanical Legend	Glumac	10/22/99	
M2.1	First Floor Mechanical Plans	Glumac	10/22/99	
M2.2	Second Floor Mechanical Plans	Glumac	10/22/99	
M2.3	Roof Mechanical Plans	Glumac	10/22/99	
M5.1	Enlarged Mech Plans – East First Floor	Glumac	10/22/99	
M5.2	Enlarged Mech Plans – East Second Floor	Glumac	10/22/99	
M5.3	Enlarged Mech Plans – West First Floor	Glumac	10/22/99	
M5.4	Enlarged Partial Plans	Glumac	10/22/99	
M6.1	Mechanical Details	Glumac	10/22/99	
M6.2	Mechanical Details	Glumac	10/22/99	
E0.0	Electrical Legend	Glumac	10/22/99	
E0.1	Electrical One-Line Diagram	Glumac	10/22/99	
E0.2	Electrical Schedules	Glumac	10/22/99	
E1.0	Electrical Site Plan	Glumac	10/22/99	
E2.1	First Floor Power Plan	Glumac	10/22/99	
E2.2	Second Floor Power Plan	Glumac	10/22/99	
E5.1	First Floor Partial Plans – Power	Glumac	10/22/99	
E5.2	First Floor Partial Plans – Power	Glumac	10/22/99	
E5.3	First Floor Kitchen Plans – Power	Glumac	10/22/99	
E5.4	First Floor Partial Plans – Power	Glumac	10/22/99	
E5.5	Second Floor Partial Plans – Power	Glumac	10/22/99	
E7.1	First Floor Reflected Ceiling Plan	Glumac	10/22/99	
E7.2	Second Floor Reflected Ceiling Plans	Glumac	10/22/99	

E7.3	First Floor Partial Reflected Ceiling Plan	Glumac	10/22/99	
E7.4	First Floor Partial Reflected Ceiling Plan	Glumac	10/22/99	
E7.5	Second Floor Partial Reflected Ceiling Plan	Glumac	10/22/99	
E8.1	Electrical Details	Glumac	10/22/99	
P0.0	Plumbing Legend	Glumac	10/22/99	
P1.1	Plumbing Schedules	Glumac	10/22/99	
P2.1	Underground Plumbing Plan	Glumac	10/22/99	
P2.2	First Floor Plumbing Plan	Glumac	10/22/99	
P2.3	Second Floor Plumbing Plan	Glumac	10/22/99	
P2.4	Roof Plumbing Plan	Glumac	10/22/99	
P5.1	Enlarged Plumbing Plans	Glumac	10/22/99	
P5.2	Enlarged Plumbing Plans	Glumac	10/22/99	
P6.1	Plumbing Details	Glumac	10/22/99	
T0.0	Legend / Abbreviations	Mark Day	10/22/99	
T1.0	Site Drawing	Mark Day	10/22/99	
T2.1	First Floor Plan	Mark Day	10/22/99	
T2.2	Second Floor Plan	Mark Day	10/22/99	
T3.1	First Floor Ceiling Plan	Mark Day	10/22/99	
T3.2	Second Floor Ceiling Plan	Mark Day	10/22/99	
T4.1	Enlarged Plan	Mark Day	10/22/99	
T5.1	Elevations and Details	Mark Day	10/22/99	
T5.2	Elevations and Details	Mark Day	10/22/99	
T6.1	Single Line Diagrams	Mark Day	10/22/99	
T6.2	Single Line Diagrams	Mark Day	10/22/99	
FS1.1	Equipment Plan	Halliday	10/26/99	
FS1.2	Concessions Plans	Halliday	10/26/99	

**SPECIFICATIONS PROJECT MANUALS**

Design Development, GMP Set – Volume 1 of 2 10/29/99

Design Development, GMP Set – Volume 2 of 2 10/29/99

**ADDENDUMS**

Addendum #1 11/5/99  
 Addendum #2 11/11/99  
 Addendum #3 11/15/99  
 Addendum #4 11/16/99

## EXHIBIT A-4

### Portland Expo Center Hall D and Related Work GMP ALTERNATES and ALLOWANCES LIST

DATE: January 25, 2000

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#### GMP ALTERNATES

Following is a listing of the GMP ALTERNATE items that are not currently included within the GMP Pricing or GMP Contingency, and may be added in accordance with Construction Services Agreement Section 7(d):

	<b>Item Description</b>	<b>Rough Cost*</b>
1.	Demo Hall A offices and related site work	\$36,025
2.	Glass canopy connection from hall E to hall D	\$232,877
3.	Re-work hall E loading dock	\$115,379
4.	Hall E island return and landscaping	\$19,525
5.	Add Hall D Storage	\$304,617
6.	Upgrade exhibit hall sprinkler density to 0.30 gpm/5,000 sf	\$ TBD
7.	Add specialty site lighting	\$9,030
8.	Add specialty site furnishings	\$ TBD
9.	Add operable partition in main hall	\$328,000
10.	Add Hall E Mechanical Controls interface with Hall D	\$25,000
11.	Exhaust Fan Enclosures	\$ TBD

\*Fee is included within the above items. Final price to be determined by subcontractor bidding.

#### GMP ALLOWANCES

Following is a listing of the GMP ALLOWANCE items, which are included as allowances within the GMP Pricing. Allowance costs to be adjusted in accordance with Construction Services Agreement, Section 7 (c):

1.	Concessions and Kitchen equipment Any adjustments to this allowance will be offset outside of the GMP through the Owners Equipment Budget.	\$260,000
2.	Landscaping, irrigation and topsoil	\$403,534
3.	Unforeseen site conditions such as trash, soft spots, etc.	\$0

**EXHIBIT A-5**

**Portland Expo Center Hall D and Related Work  
GMP SCHEDULE**

Date: January 31, 2000

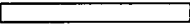


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1. Attached Schedule dated January 31, 2000.

ID	Activity Description	OD	RD	Early Start	Early Finish	TF	2000												2001					
							J	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
<b>PRECONSTRUCTION</b>																								
92	SIGNING OF GENERAL CONTRACTOR CONTRACT	10	4	28JAN99A	03FEB00	-10	92, SIGNING OF GENERAL CONTRACTOR CONTRACT																	
93	PROJECT HOLD	18	4	14JAN00A	03FEB00	-10	93, PROJECT HOLD																	
94	COMMISSION APPROVAL	9	9	04FEB00	16FEB00	39	94, COMMISSION APPROVAL																	
95	BUILDING PERMIT PLAND CHECK PROCESS	85	66	04JAN00A	01MAY00	67	95, BUILDING PERMIT PLAND CHECK PROCESS																	
<b>PROCUREMENT</b>																								
1000B	BID PKG #1- PROJECT BID AND AWARD	23	23	04FEB00	07MAR00	-10	1000B, BID PKG #1- PROJECT BID AND AWARD																	
1100D	PROCURE TRUSS STOCK MATERIAL	63	63	08MAR00	02JUN00	-10	1100D, PROCURE TRUSS STOCK MATERIAL																	
1100F	STRUCTURAL STEEL DETAILING	25	25	08MAR00	11APR00	-3	1100F, STRUCTURAL STEEL DETAILING																	
1100G	APPROVAL OF STRUCTURAL STEEL SUBMITTALS	25	25	05APR00	09MAY00	-3	1100G, APPROVAL OF STRUCTURAL STEEL SUBMITTALS																	
1100K	FABRICATION OF STRUCTURAL STEEL	68	68	19MAY00	23AUG00	-10	1100K, FABRICATION OF STRUCTURAL STEEL																	
1100T	DELIVER/ SHAKEOUT/ FINAL ASSEMBLY OF	2	2	24AUG00	25AUG00	-10	1100T, DELIVER/ SHAKEOUT/ FINAL ASSEMBLY OF TRUSSES																	
1150B	BID PKG. #1- BID AND AWARD JOISTS	20	20	04FEB00	02MAR00	23	1150B, BID PKG. #1- BID AND AWARD JOISTS																	
1150F	JOIST DETAILING	29	29	03MAR00	12APR00	23	1150F, JOIST DETAILING																	
1150G	APPROVAL OF JOIST SUBMITTALS	11	11	06APR00	20APR00	23	1150G, APPROVAL OF JOIST SUBMITTALS																	
1150K	FABRICATION OF JOISTS	52	52	21APR00	03JUL00	23	1150K, FABRICATION OF JOISTS																	
1510B	BID PKG. #1 -BID AND AWARD BALANCE OF	20	20	04FEB00	02MAR00	0	1510B, BID PKG. #1 -BID AND AWARD BALANCE OF PROJECT																	
1510F	SUBMITTALS ON BALANCE OF PROJECT	20	20	03MAR00	30MAR00	0	1510F, SUBMITTALS ON BALANCE OF PROJECT																	
1510G	APPROVAL OF PROJECT SUBMITTALS	20	20	31MAR00	27APR00	0	1510G, APPROVAL OF PROJECT SUBMITTALS																	
1510K	FAB & DELIVER LONG-LEAD MECHANICAL	80	80	28APR00	18AUG00	0	1510K, FAB & DELIVER LONG-LEAD MECHANICAL																	
1510L	FAB & DELIVER LONG-LEAD ELECTRICAL	80	80	28APR00	18AUG00	0	1510L, FAB & DELIVER LONG-LEAD ELECTRICAL																	
<b>CONSTRUCTION</b>																								
<b>MOBILIZATION, DEMO &amp; GRADING WORK</b>																								
1000	SITE MOBILIZATION	15	15	03APR00*	21APR00	17	1000, SITE MOBILIZATION																	
1005	DEMOLITION	10	10	10APR00*	21APR00	17	1005, DEMOLITION																	
1010	CONSTRUCT BUILDING PAD	10	10	17APR00	28APR00	17	1010, CONSTRUCT BUILDING PAD																	
<b>PILING</b>																								
1700	DRIVE PILING A-D/ 1-6	1	1	28APR00	28APR00	17	1700, DRIVE PILING A-D/ 1-6																	
1703	PILE CAPS A-D/ 1-6	2	2	01MAY00	02MAY00	17	1703, PILE CAPS A-D/ 1-6																	
1710	DRIVE PILING A-D/ 6-11	1	1	01MAY00	01MAY00	18	1710, DRIVE PILING A-D/ 6-11																	
1713	PILE CAPS A-D/ 6-11	2	2	03MAY00	04MAY00	17	1713, PILE CAPS A-D/ 6-11																	
1720	DRIVE PILING D-L/ 1-11, ONE OF THREE	1	1	02MAY00	02MAY00	35	1720, DRIVE PILING D-L/ 1-11, ONE OF THREE																	

2000												2001					
J	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN

Start Date 20JUL99  
 Finish Date 24APR01  
 Data Date 31JAN00  
 Run Date 28JAN00 14:27  
 © Primavera Systems, Inc.

 Early Bar  
 Progress Bar  
 Critical Activity

EXPO CENTER EXPANSION -PH. 2- 99153  
 METROPOLITAN SERVICE DISTRICT  
 PROJECT SCHEDULE 31JAN00

P3 Name: EX2D  
 P3 Layout: CODE SORT - COLOR  
 P3 Filter: Uncompleted Activities

ID	Activity Description	OD	RD	Early Start	Early Finish	TF	2000												2001																		
							J	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN													
1730	DRIVE PILING D-L/ 1-11, TWO OF THREE	1	1	03MAY00	03MAY00	35																															
1733	PILE CAPS D-L/ 1	8	8	05MAY00	16MAY00	35																															
1740	DRIVE PILING D-L/ 1-11, THREE OF THREE	1	1	04MAY00	04MAY00	35																															
1743	PILE CAPS D-L/ 11	3	3	17MAY00	19MAY00	35																															
1750	DRIVE PILING N-P/ 1-11	1	1	05MAY00	05MAY00	45																															
1753	PILE CAPS N-P/ 1-11	12	12	22MAY00	06JUN00	35																															
<b>UNDERGROUND AND PRE-STEEL CONCRETE</b>																																					
2110	A-D/ 1-6 UNDERSLAB PLUMBING ROUGHIN	5	5	05MAY00	11MAY00	17																															
2120	A-D/ 1-6 UNDERSLAB ELECTRICAL ROUGHIN	5	5	05MAY00	11MAY00	17																															
2130	A-D/ 1-6 BASEROCK/ FINEGRADE	6	6	09MAY00	16MAY00	17																															
2140	A-D/ 1-6 EDGEFORMS AND BULKHEADS	4	4	11MAY00	16MAY00	26																															
2150	A-D/ 1-6 INSTALL REBAR	8	8	10MAY00	19MAY00	24																															
2160	A-D/ 1-6 PLACE CONCRETE	1	1	22MAY00	22MAY00	24																															
2210	A-D/ 6-11 UNDERSLAB PLUMBING ROUGHIN	7	7	12MAY00	22MAY00	18																															
2220	A-D/ 6-11 UNDERSLAB ELECTRICAL ROUGHIN	7	7	12MAY00	22MAY00	18																															
2230	A-D/ 6-11 BASEROCK/ FINEGRADE	7	7	17MAY00	25MAY00	17																															
2240	A-D/ 6-11 EDGEFORMS AND BULKHEADS	4	4	18MAY00	23MAY00	25																															
2250	A-D/ 6-11 INSTALL REBAR	3	3	25MAY00	29MAY00	31																															
2260	A-D/ 6-11 PLACE CONCRETE	1	1	30MAY00	30MAY00	31																															
2310	D-I/ 0-3 UNDERSLAB PLUMBING ROUGHIN	7	7	23MAY00	31MAY00	22																															
2320	D-I/ 0-3 UNDERSLAB ELECTRICAL ROUGHIN	7	7	23MAY00	31MAY00	22																															
2330	D-I/ 0-3 BASEROCK/ FINEGRADE	11	11	26MAY00	09JUN00	17																															
2340	D-I/ 0-3 EDGEFORMS AND BULKHEADS	8	8	26MAY00	06JUN00	23																															
2350	D-I/ 0-3 INSTALL REBAR	2	2	09JUN00	12JUN00	24																															
2360	D-I/ 0-3 PLACE CONCRETE	1	1	13JUN00	13JUN00	24																															
2410	D-I/ 9-11 UNDERSLAB PLUMBING ROUGHIN	4	4	01JUN00	06JUN00	23																															
2420	D-I/ 9-11 UNDERSLAB ELECTRICAL ROUGHIN	3	3	01JUN00	05JUN00	23																															
2430	D-I/ 9-11 BASEROCK/ FINEGRADE	3	3	12JUN00	14JUN00	17																															
2440	D-I/ 9-11 EDGEFORMS AND BULKHEADS	4	4	12JUN00	15JUN00	20																															
2450	D-I/ 9-11 INSTALL REBAR	2	2	14JUN00	15JUN00	23																															
2460	D-I/ 9-11 PLACE CONCRETE	1	1	16JUN00	16JUN00	24																															
2510	I-N/ 0-3 UNDERSLAB PLUMBING ROUGHIN	7	7	07JUN00	15JUN00	26																															
2520	I-N/ 0-3 UNDERSLAB ELECTRICAL ROUGHIN	7	7	07JUN00	15JUN00	26																															

J	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN

Start Date 20JUL99  
 Finish Date 24APR01  
 Data Date 31JAN00  
 Run Date 28JAN00 14:27  
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Early Bar  
 Progress Bar  
 Critical Activity

EXPO CENTER EXPANSION -PH. 2- 99153  
 METROPOLITAN SERVICE DISTRICT  
 PROJECT SCHEDULE 31JAN00

P3 Name: EX2D  
 P3 Layout: CODE SORT - COLOR  
 P3 Filter: Uncompleted Activities

ID	Activity Description	OD	RD	Early Start	Early Finish	TF	2000												2001											
							J	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN						
2530	I-N/ 0-3 BASEROCK/ FINEGRADE	11	11	15JUN00	29JUN00	17	□ 2530, I-N/ 0-3 BASEROCK/ FINEGRADE																							
2540	I-N/ 0-3 EDGEFORMS AND BULKHEADS	8	8	16JUN00	27JUN00	20	□ 2540, I-N/ 0-3 EDGEFORMS AND BULKHEADS																							
2550	I-N/ 0-3 INSTALL REBAR	6	6	23JUN00	30JUN00	17	□ 2550, I-N/ 0-3 INSTALL REBAR																							
2560	I-N/ 0-3 PLACE CONCRETE	1	1	03JUL00	03JUL00	17	□ 2560, I-N/ 0-3 PLACE CONCRETE																							
2610	I-N/ 9-11 UNDERSLAB PLUMBING ROUGHIN	4	4	16JUN00	21JUN00	26	□ 2610, I-N/ 9-11 UNDERSLAB PLUMBING ROUGHIN																							
2620	I-N/ 9-11 UNDERSLAB ELECTRICAL ROUGHIN	3	3	16JUN00	20JUN00	26	□ 2620, I-N/ 9-11 UNDERSLAB ELECTRICAL ROUGHIN																							
2630	I-N/ 9-11 BASEROCK/ FINEGRADE	3	3	30JUN00	05JUL00	17	□ 2630, I-N/ 9-11 BASEROCK/ FINEGRADE																							
2640	I-N/ 9-11 EDGEFORMS AND BULKHEADS	4	4	30JUN00	06JUL00	20	□ 2640, I-N/ 9-11 EDGEFORMS AND BULKHEADS																							
2650	I-N/ 9-11 INSTALL REBAR	2	2	05JUL00	06JUL00	21	□ 2650, I-N/ 9-11 INSTALL REBAR																							
2660	I-N/ 9-11 PLACE CONCRETE	1	1	07JUL00	07JUL00	22	□ 2660, I-N/ 9-11 PLACE CONCRETE																							
2710	N-P/ 4-8 UNDERSLAB PLUMBING ROUGHIN	6	6	22JUN00	29JUN00	26	□ 2710, N-P/ 4-8 UNDERSLAB PLUMBING ROUGHIN																							
2720	N-P/ 4-8 UNDERSLAB ELECTRICAL ROUGHIN	6	6	22JUN00	29JUN00	26	□ 2720, N-P/ 4-8 UNDERSLAB ELECTRICAL ROUGHIN																							
2730	N-P/ 4-8 BASEROCK/ FINEGRADE	7	7	06JUL00	14JUL00	17	□ 2730, N-P/ 4-8 BASEROCK/ FINEGRADE																							
2740	N-P/ 4-8 EDGEFORMS AND BULKHEADS	3	3	07JUL00	11JUL00	20	□ 2740, N-P/ 4-8 EDGEFORMS AND BULKHEADS																							
2750	N-P/ 4-8 INSTALL REBAR	3	3	12JUL00	14JUL00	17	□ 2750, N-P/ 4-8 INSTALL REBAR																							
2760	N-P/ 4-8 PLACE CONCRETE	1	1	17JUL00	17JUL00	17	□ 2760, N-P/ 4-8 PLACE CONCRETE																							
2910	A-D/1-6 FORM/ REBAR/ POUR/CAST-IN-PLACE	2	2	09JUN00	12JUN00	35	□ 2910, A-D/1-6 FORM/ REBAR/ POUR/CAST-IN-PLACE COLUMNS																							
2920	A-D/6-11 FORM/ REBAR/ POUR CAST-IN-PLACE	2	2	14JUN00	15JUN00	34	□ 2920, A-D/6-11 FORM/ REBAR/ POUR CAST-IN-PLACE COLUMNS																							
2930	D-I/ 1 FORM/ REBAR/ POUR CAST-IN-PLACE	2	2	19JUN00	20JUN00	45	□ 2930, D-I/ 1 FORM/ REBAR/ POUR CAST-IN-PLACE COLUMNS																							
2940	D-I/ 11 FORM/ REBAR/ POUR CAST-IN-PLACE	2	2	22JUN00	23JUN00	44	□ 2940, D-I/ 11 FORM/ REBAR/ POUR CAST-IN-PLACE COLUMNS																							
2950	I-N/ 1-3 FORM/ REBAR/ POUR CAST-IN-PLACE	2	2	07JUL00	10JUL00	36	□ 2950, I-N/ 1-3 FORM/ REBAR/ POUR CAST-IN-PLACE COLUMNS																							
2960	I-N/ 9-11 FORM/ REBAR POUR CAST-IN-PLACE	2	2	12JUL00	13JUL00	35	□ 2960, I-N/ 9-11 FORM/ REBAR POUR CAST-IN-PLACE COLUMNS																							
2970	N/ 3-9 FORM/ REBAR/ POUR CAST-IN-PLACE	2	2	17JUL00	18JUL00	34	□ 2970, N/ 3-9 FORM/ REBAR/ POUR CAST-IN-PLACE COLUMNS																							
<b>TILTUPS</b>																														
2810	A-D/1-6 FORM/EMBEDS/REBAR/ POUR TILTUP	3	3	06JUN00	08JUN00	24	□ 2810, A-D/1-6 FORM/EMBEDS/REBAR/ POUR TILTUP PANELS																							
2820	A-D/6-11 FORM/EMBEDS/REBAR/ POUR TILTUP	3	3	09JUN00	13JUN00	24	□ 2820, A-D/6-11 FORM/EMBEDS/REBAR/ POUR TILTUP PANELS																							
2830	D-I/ 1 FORM/EMBEDS/REBAR/ POUR TILTUP PANELS	3	3	14JUN00	16JUN00	24	□ 2830, D-I/ 1 FORM/EMBEDS/REBAR/ POUR TILTUP PANELS																							
2840	D-I/ 11 FORM/EMBEDS/REBAR/ POUR TILTUP	3	3	19JUN00	21JUN00	24	□ 2840, D-I/ 11 FORM/EMBEDS/REBAR/ POUR TILTUP PANELS																							
2850	I-N/ 1-3 FORM/EMBEDS/REBAR/ POUR TILTUP	3	3	03JUL00	06JUL00	17	□ 2850, I-N/ 1-3 FORM/EMBEDS/REBAR/ POUR TILTUP PANELS																							
2860	I-N/ 9-11 FORM/EMBEDS/REBAR/POUR TILTUP	3	3	07JUL00	11JUL00	17	□ 2860, I-N/ 9-11 FORM/EMBEDS/REBAR/POUR TILTUP PANELS																							
2870	N/ 3-9 FORM/EMBEDS/REBAR/ POUR TILTUP	3	3	12JUL00	14JUL00	17	□ 2870, N/ 3-9 FORM/EMBEDS/REBAR/ POUR TILTUP PANELS																							
2990	ERECT WEST END TILTUP PANELS	1	1	12JUL00	12JUL00	17	□ 2990, ERECT WEST END TILTUP PANELS																							
2993	ERECT NORTH SIDE TILTUP PANELS	0	0	13JUL00	12JUL00	37	□ 2993, ERECT NORTH SIDE TILTUP PANELS																							

2000												2001											
J	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN						

Start Date	20JUL99	□ Early Bar
Finish Date	24APR01	■ Progress Bar
Data Date	31JAN00	▨ Critical Activity
Run Date	28JAN00 14:27	

EXPO CENTER EXPANSION -PH. 2- 99153  
METROPOLITAN SERVICE DISTRICT  
PROJECT SCHEDULE 31JAN00

P3 Name: EX2D  
P3 Layout: CODE SORT - COLOR  
P3 Filter: Uncompleted Activities



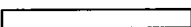


ID	Activity Description	OD	RD	Early Start	Early Finish	TF	2000												2001					
							J	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
							Gantt chart area with activity bars and labels (e.g., 2996, ERECT SOUTH SIDE TILTUP PANELS)																	
2996	ERECT SOUTH SIDE TILTUP PANELS	1	1	14JUL00	14JUL00	36	2996, ERECT SOUTH SIDE TILTUP PANELS																	
2999	ERECT TILTUP PANELS AT CRANE HOLDOUT	1	1	04SEP00	04SEP00	1	2999, ERECT TILTUP PANELS AT CRANE HOLDOUT																	
<b>ROOF STRUCTURE</b>																								
3020	D-LINE ERECT TRUSS AND JOISTS	2	2	21AUG00	22AUG00	-10	3020, D-LINE ERECT TRUSS AND JOISTS																	
3030	F-LINE ERECT TRUSS AND JOISTS	2	2	23AUG00	24AUG00	-10	3030, F-LINE ERECT TRUSS AND JOISTS																	
3040	H-LINE ERECT TRUSS AND JOISTS	2	2	25AUG00	28AUG00	-10	3040, H-LINE ERECT TRUSS AND JOISTS																	
3050	J-LINE ERECT TRUSS AND JOISTS	2	2	29AUG00	30AUG00	-10	3050, J-LINE ERECT TRUSS AND JOISTS																	
3060	L-LINE ERECT TRUSS AND JOISTS	2	2	31AUG00	01SEP00	-10	3060, L-LINE ERECT TRUSS AND JOISTS																	
3100	ROOF DECK B-N/ 1-11	17	17	23AUG00	14SEP00	41	3100, ROOF DECK B-N/ 1-11																	
3120	A-B/ 1-11 GABLE END WALL FRAMING	20	20	04SEP00	29SEP00	-10	3120, A-B/ 1-11 GABLE END WALL FRAMING																	
3130	N-P/ 1-11 GABLE END WALL FRAMING	18	18	05SEP00	28SEP00	1	3130, N-P/ 1-11 GABLE END WALL FRAMING																	
3160	A-B/ 1-11 MISC IRON AND DECKING	10	10	02OCT00	13OCT00	-10	3160, A-B/ 1-11 MISC IRON AND DECKING																	
3170	N-P/ 1-11 MISC IRON AND DECKING	10	10	16OCT00	27OCT00	-10	3170, N-P/ 1-11 MISC IRON AND DECKING																	
3180	F-K/ 0-1 MISC IRON AND DECKING	10	10	30OCT00	10NOV00	-10	3180, F-K/ 0-1 MISC IRON AND DECKING																	
3185	INSTALL ROOF HATCHES	2	2	13NOV00	14NOV00	58	3185, INSTALL ROOF HATCHES																	
<b>FIREPROOFING</b>																								
3200	SPRAY-ON-FIREPROOFING A-B/ 0-11	10	10	30OCT00	10NOV00	-10	3200, SPRAY-ON-FIREPROOFING A-B/ 0-11																	
3210	SPRAY-ON-FIREPROOFING N-P/ 0-11	10	10	10NOV00	23NOV00	-9	3210, SPRAY-ON-FIREPROOFING N-P/ 0-11																	
<b>ROOFING</b>																								
3300	MEMBRANE ROOFING - B-D/ 1-11	8	8	22SEP00	03OCT00	51	3300, MEMBRANE ROOFING - B-D/ 1-11																	
3310	MEMBRANE ROOFING - D-F/ 1-11	4	4	04OCT00	09OCT00	51	3310, MEMBRANE ROOFING - D-F/ 1-11																	
3320	MEMBRANE ROOFING - F-H/ 1-11	5	5	10OCT00	16OCT00	51	3320, MEMBRANE ROOFING - F-H/ 1-11																	
3330	MEMBRANE ROOFING - H-J/ 1-11	5	5	23OCT00	27OCT00	47	3330, MEMBRANE ROOFING - H-J/ 1-11																	
3340	MEMBRANE ROOFING - J-L/ 1-11	5	5	30OCT00	03NOV00	47	3340, MEMBRANE ROOFING - J-L/ 1-11																	
3350	MEMBRANE ROOFING - L-N/ 1-11	5	5	06NOV00	10NOV00	47	3350, MEMBRANE ROOFING - L-N/ 1-11																	
3360	MEMBRANE ROOFING - A-B/ 2-10	5	5	27NOV00	01DEC00	37	3360, MEMBRANE ROOFING - A-B/ 2-10																	
3370	MEMBRANE ROOFING - N-P/ 2-10	5	5	04DEC00	08DEC00	37	3370, MEMBRANE ROOFING - N-P/ 2-10																	
3380	MEMBRANE ROOFING - F-K/ 0-1	3	3	11DEC00	13DEC00	37	3380, MEMBRANE ROOFING - F-K/ 0-1																	
<b>SKIN</b>																								
3140	EXTERIOR METAL STUDS A-B/ 0-11	20	20	15SEP00	12OCT00	68	3140, EXTERIOR METAL STUDS A-B/ 0-11																	
3150	EXTERIOR METAL STUDS N-P/ 0-11	30	30	26SEP00	06NOV00	56	3150, EXTERIOR METAL STUDS N-P/ 0-11																	
3400	PRE-FINISHED METAL PANELS - WEST ELVN A-B/	40	40	06OCT00	30NOV00	78	3400, PRE-FINISHED METAL PANELS - WEST ELVN A-B/																	
3420	PRE-FINISHED METAL PANELS - EAST ELVN N-P/	50	50	11OCT00	19DEC00	78	3420, PRE-FINISHED METAL PANELS - EAST ELVN N-P/																	
3500	EAST N-P/ 1-11 ALUMINUM FRAMES & DOORS	33	33	11OCT00	24NOV00	78	3500, EAST N-P/ 1-11 ALUMINUM FRAMES & DOORS																	

Start Date 20JUL99  
 Finish Date 24APR01  
 Data Date 31JAN00  
 Run Date 28JAN00 14:27  
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Early Bar  
 Progress Bar  
 Critical Activity

EXPO CENTER EXPANSION -PH. 2- 99153  
 METROPOLITAN SERVICE DISTRICT  
 PROJECT SCHEDULE 31JAN00

P3 Name: EX2D  
 P3 Layout: CODE SORT - COLOR  
 P3 Filter: Uncompleted Activities

ID	Activity Description	OD	RD	Early Start	Early Finish	TF	2000												2001					
							J	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
3520	EAST N-P/ 1-11 INSTALL GLAZING	9	9	20OCT00	01NOV00	78													3520, EAST N-P/ 1-11 INSTALL GLAZING					
<b>POST-STEEL CONCRETE</b>																								
4110	N-O/2-4,N-P/8-10 UNDERSLAB PLUMBING ROUGHIN	4	4	29SEP00	04OCT00	13													4110, N-O/2-4,N-P/8-10 UNDERSLAB PLUMBING ROUGHIN					
4120	N-O/2-4,N-P/8-10 UNDERSLAB ELECTRICAL	4	4	29SEP00	04OCT00	13													4120, N-O/2-4,N-P/8-10 UNDERSLAB ELECTRICAL ROUGHIN					
4130	N-O/2-4,N-P/8-10 FINEGRADE	2	2	06OCT00	09OCT00	74													4130, N-O/2-4,N-P/8-10 FINEGRADE					
4140	N-O/2-4,N-P/8-10 EDGEFORMS AND BULKHEADS	1	1	10OCT00	10OCT00	76													4140, N-O/2-4,N-P/8-10 EDGEFORMS AND BULKHEADS					
4150	N-O/2-4,N-P/8-10 INSTALL REBAR	3	3	10OCT00	12OCT00	74													4150, N-O/2-4,N-P/8-10 INSTALL REBAR					
4160	N-O/2-4,N-P/8-10 PLACE CONCRETE	1	1	13OCT00	13OCT00	74													4160, N-O/2-4,N-P/8-10 PLACE CONCRETE					
4220	D-F/ 3-9 UNDERSLAB ELECTRICAL ROUGHIN	4	4	07NOV00	10NOV00	-10													4220, D-F/ 3-9 UNDERSLAB ELECTRICAL ROUGHIN					
4230	D-F/ 3-9 FINEGRADE	2	2	13NOV00	14NOV00	-10													4230, D-F/ 3-9 FINEGRADE					
4240	D-F/ 3-9 EDGEFORMS AND BULKHEADS	4	4	14NOV00	17NOV00	-10													4240, D-F/ 3-9 EDGEFORMS AND BULKHEADS					
4250	D-F/ 3-9 INSTALL REBAR	4	4	13NOV00	16NOV00	-7													4250, D-F/ 3-9 INSTALL REBAR					
4260	D-F/ 3-9 PLACE CONCRETE	1	1	23NOV00	23NOV00	-9													4260, D-F/ 3-9 PLACE CONCRETE					
4320	F-H/ 3-9 UNDERSLAB ELECTRICAL ROUGHIN	3	3	10NOV00	14NOV00	-7													4320, F-H/ 3-9 UNDERSLAB ELECTRICAL ROUGHIN					
4330	F-H/ 3-9 FINEGRADE	3	3	15NOV00	17NOV00	-8													4330, F-H/ 3-9 FINEGRADE					
4340	F-H/ 3-9 EDGEFORMS AND BULKHEADS	3	3	20NOV00	22NOV00	-10													4340, F-H/ 3-9 EDGEFORMS AND BULKHEADS					
4350	F-H/ 3-9 INSTALL REBAR	3	3	16NOV00	20NOV00	-7													4350, F-H/ 3-9 INSTALL REBAR					
4360	F-H/ 3-9 PLACE CONCRETE	1	1	24NOV00	24NOV00	-9													4360, F-H/ 3-9 PLACE CONCRETE					
4420	H-J/ 3-9 UNDERSLAB ELECTRICAL ROUGHIN	3	3	15NOV00	17NOV00	-6													4420, H-J/ 3-9 UNDERSLAB ELECTRICAL ROUGHIN					
4430	H-J/ 3-9 FINEGRADE	3	3	20NOV00	22NOV00	-8													4430, H-J/ 3-9 FINEGRADE					
4440	H-J/ 3-9 EDGEFORMS AND BULKHEADS	3	3	23NOV00	27NOV00	-10													4440, H-J/ 3-9 EDGEFORMS AND BULKHEADS					
4450	H-J/ 3-9 INSTALL REBAR	3	3	21NOV00	23NOV00	-8													4450, H-J/ 3-9 INSTALL REBAR					
4460	H-J/ 3-9 PLACE CONCRETE	1	1	28NOV00	28NOV00	-10													4460, H-J/ 3-9 PLACE CONCRETE					
4520	J-L/ 3-9 UNDERSLAB ELECTRICAL ROUGHIN	2	2	20NOV00	21NOV00	16													4520, J-L/ 3-9 UNDERSLAB ELECTRICAL ROUGHIN					
4530	J-L/ 3-9 FINEGRADE	2	2	23NOV00	24NOV00	14													4530, J-L/ 3-9 FINEGRADE					
4540	J-L/ 3-9 EDGEFORMS AND BULKHEADS	3	3	28NOV00	30NOV00	11													4540, J-L/ 3-9 EDGEFORMS AND BULKHEADS					
4550	J-L/ 3-9 INSTALL REBAR	3	3	23NOV00	27NOV00	14													4550, J-L/ 3-9 INSTALL REBAR					
4560	J-L/ 3-9 PLACE CONCRETE	1	1	01DEC00	01DEC00	13													4560, J-L/ 3-9 PLACE CONCRETE					
4620	L-N/ 3-9 UNDERSLAB ELECTRICAL ROUGHIN	2	2	22NOV00	23NOV00	17													4620, L-N/ 3-9 UNDERSLAB ELECTRICAL ROUGHIN					
4630	L-N/ 3-9 FINEGRADE	2	2	27NOV00	28NOV00	15													4630, L-N/ 3-9 FINEGRADE					
4640	L-N/ 3-9 EDGEFORMS AND BULKHEADS	3	3	01DEC00	05DEC00	11													4640, L-N/ 3-9 EDGEFORMS AND BULKHEADS					
4650	L-N/ 3-9 INSTALL REBAR	3	3	28NOV00	30NOV00	14													4650, L-N/ 3-9 INSTALL REBAR					
4660	L-N/ 3-9 PLACE CONCRETE	1	1	06DEC00	06DEC00	11													4660, L-N/ 3-9 PLACE CONCRETE					
							J	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
							2000												2001					
Start Date	20JUL99		Early Bar	<b>EXPO CENTER EXPANSION -PH. 2- 99153 METROPOLITAN SERVICE DISTRICT PROJECT SCHEDULE 31JAN00</b>															P3 Name:	EX2D				
Finish Date	24APR01		Progress Bar																P3 Layout:	CODE SORT - COLOR				
Data Date	31JAN00		Critical Activity																P3 Filter:	Uncompleted Activities				
Run Date	28JAN00 14:27	© Primavera Systems, Inc.																						
																			Sheet 5 of 8					



ID	Activity Description	OD	RD	Early Start	Early Finish	TF	2000												2001											
							J	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN						
5460	B-H/ 6-11 INSTALL HVAC	5	5	21FEB01	27FEB01	-5																			<input checked="" type="checkbox"/> 5460, B-H/ 6-11 INSTALL HVAC					
5470	H-N/ 0-6 INSTALL HVAC	5	5	28FEB01	06MAR01	-5																			<input checked="" type="checkbox"/> 5470, H-N/ 0-6 INSTALL HVAC					
5480	H-N/ 6-11 INSTALL HVAC	5	5	07MAR01	13MAR01	-5																			<input checked="" type="checkbox"/> 5480, H-N/ 6-11 INSTALL HVAC					
<b>KITCHEN WORK</b>																														
5100	CONSTRUCT KITCHEN FACILITIES	63	63	01NOV00	30JAN01	25																			<input type="checkbox"/> 5100, CONSTRUCT KITCHEN FACILITIES					
<b>ROOM FINISHES</b>																														
6100	ROOMS 115A/B,116,117 - FLOORING	5	5	18DEC00	22DEC00	34																			<input type="checkbox"/> 6100, ROOMS 115A/B,116,117 - FLOORING					
6110	ROOMS 115A/B,116,117 - COUNTER TOPS	4	4	26DEC00	29DEC00	53																			<input type="checkbox"/> 6110, ROOMS 115A/B,116,117 - COUNTER TOPS					
6130	ROOMS 115A/B,116,117 - FIXTURES	9	9	02JAN01	12JAN01	53																			<input type="checkbox"/> 6130, ROOMS 115A/B,116,117 - FIXTURES					
6150	ROOMS 115A/B,116,117 - PARTITIONS	3	3	15JAN01	17JAN01	53																			<input type="checkbox"/> 6150, ROOMS 115A/B,116,117 - PARTITIONS					
6170	ROOMS 115A/B,116,117 - HARDWARE	4	4	18JAN01	23JAN01	53																			<input type="checkbox"/> 6170, ROOMS 115A/B,116,117 - HARDWARE					
6200	ROOMS 133A/B,134,139,140,141 - FLOORING	5	5	26DEC00	02JAN01	34																			<input type="checkbox"/> 6200, ROOMS 133A/B,134,139,140,141 - FLOORING					
6210	ROOMS 133A/B,134,139,140,141 - COUNTER TOPS	4	4	03JAN01	08JAN01	51																			<input type="checkbox"/> 6210, ROOMS 133A/B,134,139,140,141 - COUNTER TOPS					
6230	ROOMS 133A/B,134,139,140,141 - FIXTURES	9	9	09JAN01	19JAN01	51																			<input type="checkbox"/> 6230, ROOMS 133A/B,134,139,140,141 - FIXTURES					
6250	ROOMS 133A/B,134,139,140,141 - PARTITIONS	4	4	22JAN01	25JAN01	51																			<input type="checkbox"/> 6250, ROOMS 133A/B,134,139,140,141 - PARTITIONS					
6270	ROOMS 133A/B,134,139,140,141 - HARDWARE	5	5	22JAN01	26JAN01	51																			<input type="checkbox"/> 6270, ROOMS 133A/B,134,139,140,141 - HARDWARE					
6300	ROOMS 106,107,109 - FLOORING	11	11	02JAN01	16JAN01	34																			<input type="checkbox"/> 6300, ROOMS 106,107,109 - FLOORING					
6310	ROOMS 106,107,109 - COUNTER TOPS	4	4	17JAN01	22JAN01	34																			<input type="checkbox"/> 6310, ROOMS 106,107,109 - COUNTER TOPS					
6330	ROOMS 106,107,109 - FIXTURES	16	16	23JAN01	13FEB01	34																			<input type="checkbox"/> 6330, ROOMS 106,107,109 - FIXTURES					
6350	ROOMS 106,107,109 - PARTITIONS	1	1	14FEB01	14FEB01	34																			<input type="checkbox"/> 6350, ROOMS 106,107,109 - PARTITIONS					
6370	ROOMS 106,107,109 - HARDWARE	4	4	15FEB01	20FEB01	34																			<input type="checkbox"/> 6370, ROOMS 106,107,109 - HARDWARE					
6410	ROOM 130 - FLOOR SEALER	1	1	09JAN01	09JAN01	61																			<input type="checkbox"/> 6410, ROOM 130 - FLOOR SEALER					
6450	ROOM 130 - CABINETS AND COUNTER TOPS	2	2	10JAN01	11JAN01	61																			<input type="checkbox"/> 6450, ROOM 130 - CABINETS AND COUNTER TOPS					
6470	ROOM 130 - EQUIPMENT	4	4	15DEC00	20DEC00	52																			<input type="checkbox"/> 6470, ROOM 130 - EQUIPMENT					
6500	ROOM 113 - FLOOR SEALER	1	1	12JAN01	12JAN01	57																			<input type="checkbox"/> 6500, ROOM 113 - FLOOR SEALER					
6530	ROOM 113 - CABINETS AND COUNTER TOPS	3	3	15JAN01	17JAN01	57																			<input type="checkbox"/> 6530, ROOM 113 - CABINETS AND COUNTER TOPS					
6550	ROOM 113 - EQUIPMENT	4	4	15DEC00	20DEC00	52																			<input type="checkbox"/> 6550, ROOM 113 - EQUIPMENT					
<b>RANDALL ROAD</b>																														
RAND	RANDALL ROAD WORK	63	63	08MAY00	03AUG00	129																			<input type="checkbox"/> RAND, RANDALL ROAD WORK					
<b>PARKING AND LANDSCAPING</b>																														
1100	EAST PARKING - CUT/FILL TO SUB-GRADE	10	10	10APR00	21APR00	98																			<input type="checkbox"/> 1100, EAST PARKING - CUT/FILL TO SUB-GRADE					
1110	EAST PARKING - BASE COURSE	10	10	24APR00	05MAY00	98																			<input type="checkbox"/> 1110, EAST PARKING - BASE COURSE					
1120	EAST PARKING - F/R/POUR CURBS AND PLANTERS	25	25	08MAY00	09JUN00	98																			<input type="checkbox"/> 1120, EAST PARKING - F/R/POUR CURBS AND PLANTERS					
1140	EAST PARKING - F/R/POUR SIDEWALKS	47	47	12JUN00	16AUG00	98																			<input type="checkbox"/> 1140, EAST PARKING - F/R/POUR SIDEWALKS					

							2000												2001					
							J	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN

Start Date	20JUL99	<input type="checkbox"/>	Early Bar
Finish Date	24APR01	<input type="checkbox"/>	Progress Bar
Data Date	31JAN00	<input type="checkbox"/>	Critical Activity
Run Date	28JAN00 14:27	© Primavera Systems, Inc.	

**EXPO CENTER EXPANSION -PH. 2- 99153**  
**METROPOLITAN SERVICE DISTRICT**  
**PROJECT SCHEDULE 31JAN00**

P3 Name: EX2D  
P3 Layout: CODE SORT - COLOR  
P3 Filter: Uncompleted Activities

Sheet 7 of 8

ID	Activity Description	OD	RD	Early Start	Early Finish	TF	2000												2001					
							J	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
1150	EAST PARKING - ASPHALT PAVING AND RAMPS	2	2	17AUG00	18AUG00	98									□									
1160	EAST PARKING LIGHT POLE BASES	6	6	12JUN00	19JUN00	139									□									
1390	PARKING LOT STRIPING AND SIGNAGE	20	20	21AUG00	15SEP00	98																		
1395	LANDSCAPING	37	37	11SEP00	31OCT00	98																		
90000	STARTUP AND CHECKOUT SYSTEMS	25	25	21MAR01	24APR01	-10																		
99000	FINAL CLEANUP & PUNCHLIST WORK	15	15	04APR01	24APR01	-10																		
99100	SUBSTANTIAL COMPLETION	0	0	10APR01		11																		
<b>MILESTONES</b>																								
ZZ9901	GMP Established	0	0		28JAN00	-10																		
ZZ9905	START OF CONSTRUCTION	0	0	10APR00		22																		
ZZ9999	END OF CONSTRUCTION	0	0		24APR01*	-10																		

J	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
2000												2001					

Start Date 20JUL99  
 Finish Date 24APR01  
 Data Date 31JAN00  
 Run Date 28JAN00 14:27  
 © Primavera Systems, Inc.

□ Early Bar  
 ■ Progress Bar  
 ■ Critical Activity

EXPO CENTER EXPANSION -PH. 2- 99153  
 METROPOLITAN SERVICE DISTRICT  
 PROJECT SCHEDULE 31JAN00

P3 Name: EX2D  
 P3 Layout: CODE SORT - COLOR  
 P3 Filter: Uncompleted Activities

## EXHIBIT A-6

### Portland Expo Center Hall D and Related Work GMP VALUE ENGINEERING LIST

DATE: January 28, 2000

The following Agreed upon Value Engineering items are incorporated into the GMP Pricing. It is understood by the parties to this agreement that the following items shall be incorporated into the final construction and contract documents in order to recognize the cost reductions reflected within the Contractors GMP pricing:

1. Refer to attached Cost Optimization List dated January 10, 2000.
2. #1-Transfer costs from the kitchen equipment allowance for MEP into base budget to cover Mechanical and Electrical costs. Equipment allowance to cover equipment and installation only.
3. #2-Reduce the building electrical service from 2,500 amps to 2,000 amps service.
4. #3-Reduce the number of air handler units and related work from the main hall with the final AHU count from 6 to 4 AHU units (the 4 units remaining stay the same size).
5. #3-Reduce ductwork size in main hall to reflect decreased flow rates from item #1.
6. #3-Delete electrical distribution to the two deleted AHU's.
7. #3-Keep AHU specs open to all manufactures, do not sole source.
8. #4- Delete AHU #9 and utilize the 4 main hall AHU's to condition the east support area. Provide baseboard heaters in show offices only to compensate for deletion of AHU 9.
9. #6-Leave Parking lot plaza as existing AC pavement w/ added slurry coat. Sawcut edge only at east abutting landscaping. Provide concrete walk at west edge of Plaza. Delete diagonal walks through landscape area and walk along east side.
10. #7a-Delete demolition and rework of AC paving in east lot (center and east pieces) and work over existing areas as paving overlay only as agreed. Slope AC at south edge away from curb for drainage.
11. #7b-Delete demolition and rework of AC paving in east lot (south piece) and work over existing areas as paving overlay only as agreed. Use overlays to achieve desired slope. Limit overlays to minimum amount needed.
12. #7c-Delete demolition and rework of AC paving in east lot (plaza pieces) and work over existing areas as paving overlay only as agreed. Use overlays to achieve ADA compliant slope.
13. #8-Delete demolition of SW road. Delete planters and curbs. Patch demolished areas and provide overlays to make transition from existing roadway to parking areas.
14. #9-Delete requirement for 3 feet of engineered and structural fill under all buildings.
15. #10-Delete new base for parking lot paving at storage and parking area west end (bone yard). Re-grade existing baserock and pave over this existing rock.
16. #14-Defer expansion of sprinkler system to new areas, use existing only.
17. #17-Defer all site and plaza trees planted in pots and the related pots to a total of 15 pots.
18. #20-Eliminate 200 shrubs from planting and landscape scope of work.
19. #21-Change site stairs at parking areas to ramps.
20. #28-add costs for NE connector modifications.
21. #29-reduce budget costs per SF for firesprinklers to \$1.60 per SF

22. #30-reduce budget for building demolition
23. #32-Use existing convention center site light fixtures in lieu of new light fixtures.
24. #33-Delete main hall operable partition from the GMP scope of work and price as an alternate to the GMP.
25. #35-Revisions to the site layout and add connectors back into GMP scope of work.
26. #36-Add costs/scope increases included in 95% Construction Documents – 95% GMP reconciliation per 1/06/00 correspondence.
27. #37-VE 14 added pots and trees added into 95% Construction Documents.
28. #38-VE design contingency to reduce costs of lobby ticket booth by \$25,000 in direct costs.
29. #39-VE sloped parapet added into 95% Construction Documents, go to vertical parapet.
30. #40-HCC to absorb costs associated with substantial increase in kitchen ductwork.
31. #41-Remove rooftop fan enclosure units from the GMP scope of work and list as a bid alternate to the GMP.
32. #42-Remove irrigation's main supply lines from the GMP scope of work and use existing line.
33. #43-Delete remaining 15 site pots and trees from the GMP. GMP excludes all site pots and trees.
34. #44-Remove Hall E controls interface and upgrades from the GMP and list as a bid alternate to the GMP.
35. #45-Adjust GMP pricing to achieve a balanced budget.
36. #46-Budget adjustment for revisions in Equipment Allowance, which revises Allowance to \$260,000 and reduces previous \$13,900,000 GMP budget to revised \$13,803,340.
37. #47-Site hardscape and landscape adjustments per drawing 1b – dated 1/14/00.

HOFFMAN CONSTRUCTION COMPANY  
**GMP ESTIMATE- TEAM RECOMMENDATIONS - Cost Optimization**

BUILDING: EXPO HALL "D" - Phase II  
 LOCATION: Portland, Oregon  
 ARCHITECT: YGH  
 SUBJECT: GMP COST OPTIMIZATION

EST NO: 99153  
 NAME: RLS/DGG/EJK  
**UPDATED: 01/28/00**

based on GMP estimate dated 11/19/99

Item No.	Description	Possible Savings Value Engineering	Revised Estimate	Accepted Savings
	Base estimate		\$15,143,614	
1	Add MEP kitchen RI back into base - not in equip ALLOWANCE	Open		
	Mech and plumb	\$216,000	\$216,000	\$216,000
	Electrical	\$39,900	\$39,900	\$39,900
2	Electrical - service at 2,000 vs. current 2,500	(\$7,000)	(\$7,000)	(\$7,000)
3	Go from 6 AHU's to 4 AHU's for main hall	(\$120,000)	(\$120,000)	(\$120,000)
	Reduce ductwork size	(\$80,000)	(\$80,000)	(\$80,000)
	Reduce electrical distribution	(\$6,500)	(\$6,500)	(\$6,500)
	Keep AHU spec open to all manu	taken in base		
4	Utilize exhibit hall to condition loading dock - delete AHU 9	(\$92,738)	(\$92,738)	(\$92,738)
	Add main hall from 4 to 5 if taken	Not required		
5	Delete or defer kitchen facility			
	Equipment	(\$350,000)	not taken	not taken
	Mechanical and Plumbing	(\$216,000)	not taken	not taken
	Electrical	(\$39,900)	not taken	not taken
	Structure	(\$230,000)	not taken	not taken
	Finishes	(\$100,000)	not taken	not taken
6	Leave Plaza as existing AC, perimeter concrete only	(\$139,000)	(\$139,000)	(\$139,000)
	Add back hardscape per 11/19 meeting	\$25,000	\$25,000	\$25,000
7a	Delete demo and rework of east/center drives	(\$43,000)	(\$43,000)	(\$43,000)
7b	Delete demo and rework of south drive - use overlays	(\$14,000)	(\$14,000)	(\$14,000)
7c	Delete demo and rework of plaza drives - use overlays	(\$5,000)	(\$5,000)	(\$5,000)
8	Delete complete demo of old road, curbs only - ac transition/overlay	(\$54,000)	(\$54,000)	(\$54,000)
9	Delete structural Engineered Fill	(\$200,000)	(\$200,000)	(\$200,000)
10	Delete base at existing bove yard, pave over existing	(\$47,000)	(\$47,000)	(\$47,000)
	Add overlays for drainage	\$10,000	\$10,000	\$10,000
11	Delete all lot catch basin work - lower and upper lots			
	Break curbs to drains	(\$68,000)	not taken	not taken
	Add selected drains back in	\$30,000	not taken	not taken
12	Delete rework of existing curbs - SW corner bldg E	Alternate		
13	Reduce count of site islands and landscape areas			
	7 center smalls @ \$2,700 ea	(\$18,900)	not taken	not taken
	8 east smalls @ \$2,700 ea	(\$21,600)	not taken	not taken
	2 east mids @ \$5,000 ea	(\$10,000)	not taken	not taken
	2 east larges @ \$27,000 ea	(\$54,000)	not taken	not taken
14	Defer expansion of existing sprinkler systems to new areas	(\$25,000)	(\$25,000)	(\$25,000)
	Defer 2' lines and bibs to the east	(\$49,000)	(\$49,000)	(\$49,000)
14A	Delete skylight and re-route mechanical	(\$100,000)	not taken	not taken
15	Simplify ticket booth construction and finishes	(\$25,000)	(\$25,000)	(\$25,000)
16	Eliminate second door @ elevator	(\$20,000)	not taken	not taken
17	Defer all trees in pots at plazas	(\$30,000)	not taken	not taken
18	Defer half of the trees in pots at plazas	(\$15,000)	(\$15,000)	(\$15,000)
19	Eliminate chair rail/acoustical pads in conference rooms	(\$13,000)	not taken	not taken
20	Eliminate 200 shrubs	(\$6,000)	(\$6,000)	(\$6,000)
21	Change site stairs to ramps	(\$6,000)	(\$6,000)	(\$6,000)
22	Eliminate metal trim pieces in lobby	(\$17,000)	not taken	not taken
23	Voided		Void	
24	Eliminate bench in lobby	(\$2,000)	not taken	not taken



HOFFMAN CONSTRUCTION COMPANY  
**GMP ESTIMATE- TEAM RECOMMENDATIONS - Cost Optimization**

BUILDING: EXPO HALL "D" - Phase II  
 LOCATION: Portland, Oregon  
 ARCHITECT: YGH  
 SUBJECT: GMP COST OPTIMIZATION  
 based on GMP estimate dated 11/19/99

EST NO: 99153  
 NAME: RLS/DGG/EJK  
 UPDATED: 01/28/00

Item No.	Description	Possible Savings Value Engineering	Revised Estimate	Accepted Savings
25	Limit lobby handrail to \$100/lf	(\$3,300)	not taken	not taken
26	Eliminate entry exterior soffits, column covers, shorten canopy	(\$25,000)	not taken	not taken
27	Defer controls work on hall D	(\$25,000)	not taken	not taken
28	Add for NE connector modification Revised and credited in item 35 below.	\$20,000	\$20,000	\$20,000
29	Reduce sprinkler cost to \$1.6 per SF	(\$13,500)	(\$13,500)	(\$13,500)
30	Reduce demolition cost from sub quotes to \$65,000	(\$130,000)	(\$130,000)	(\$130,000)
31	Main hall folding partition - open open from Huffcor - Allowance	TBD	Revise Docs	Revise Docs
32	Use convention center lights - delete new fixtures - 20 ea	(\$40,000)	(\$40,000)	(\$40,000)
33	Change main operable partition to alternate	(\$310,363)	(\$310,363)	(\$310,363)
34	Revise project equipment budget to total of \$575,000 Owner to carry \$325,000, GMP Allowance revised to \$250,000	TBD	TBD	TBD
35	Site Layout revisions and Connector Modification from previous	\$61,471	\$61,471	\$61,471
36	95% CD Doc review - 1/6/00 memo	\$96,294	\$96,294	\$96,294
37	VE Pots added in 95% CD - 1/6/00 decision	(\$13,300)	(\$13,300)	(\$13,300)
38	VE Ticket booth VE not taken in 95% CD - 1/06/00 decision	(\$25,000)	(\$25,000)	(\$25,000)
39	VE revised parapet added in 95% CD - 1/06-00 decision	(\$13,594)	(\$13,594)	(\$13,594)
40	VE absorb kitchen mechanical revisions in 95% CD - 1/06/00	(\$44,400)	(\$44,400)	(\$44,400)
41	VE Roof top fan enclosures - unit ductwork deleted, mushroom	(\$40,000)	(\$40,000)	(\$40,000)
42	VE Irrigation supply line - use existing and protect during const.	(\$20,000)	(\$20,000)	(\$20,000)
43	VE remaining 15 site pots - VE has no site pots or potted trees	(\$15,000)	(\$15,000)	(\$15,000)
44	Remove Hall E controls upgrade allowance	(\$25,000)	(\$25,000)	(\$25,000)
45	Adjust GMP Pricing to balance budget - HCC Risk		(\$2,197)	(\$2,197)
46	Adjust Equipment budget amount to \$260,000		(\$90,000)	(\$90,000)
47	Adjust Site Hardscape and Landscape - drawing 1b - 1/14/00			(\$23,599)
48	Add VE item 47 savings into GMP contingency			\$23,599
<b>SUBTOTAL</b>		(\$2,469,430)	\$13,895,687	(\$1,247,927)
Reduce Contingency and FEE - 7.4%		(\$182,738)	(\$92,347)	(\$92,347)
<b>SUBTOTAL</b>		(\$2,652,168)	\$13,803,340	(\$1,340,274)
Increase - Decrease GMP Contingency			\$96,660	
<b>GMP BUDGET</b>			<b>\$13,900,000</b>	
Adjustments for Equipment Allowance			(\$96,660)	
<b>REVISED GMP BUDGET</b>			<b>\$13,803,340</b>	

## EXHIBIT A-7

### Portland Expo Center Hall D and Related Work Corporate Surety Bond

Date: January 28, 2000

---

1. Attached Chubb Bonding Surety Company Certificate as provided by the bonding agent March USA, Inc.

# Performance Bond

8155-58-14

Conforms with the American Institute of Architects, AIA Document A312.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

**CONTRACTOR (Name and Address):**  
Hoffman Construction Company of Oregon  
1300 SW Sixth  
Portland, OR 97207

**SURETY (Name and Principal Place of Business):**  
Federal Insurance Company  
15 Mountain View Road  
PO Box 1615  
Warren, NJ 07061-1615

**OWNER (Name and Address):**  
Metropolitan Exposition-Recreation Commission MERC  
777 NE Martin Luther King Jr. Blvd  
Portland, OR 97232

**CONSTRUCTION CONTRACT**

Date: January 10 2000  
Amount: Thirteen Million Eight Hundred Three Thousand Three Hundred Forty and 00/100 Dollars (\$13,803,340.)

Description (Name and Location): EXPO Center Hall "D" Construction

**BOND**

Date (Not earlier than Construction Contract Date): January 11 2000  
Amount: Thirteen Million Eight Hundred Three Thousand Three Hundred Forty and 00/100 Dollars (\$13,803,340.)

Modifications to this Bond:

None

See Page 2

**CONTRACTOR AS PRINCIPAL**  
Company: Hoffman Construction Company of Oregon (Corporate Seal)

**SURETY**  
Company: Federal Insurance Company (Corporate Seal)

Signature: 

Signature: 

Name and Title:  
(Any additional signatures appear on page 2.)  
(FOR INFORMATION ONLY - Name, Address and Telephone) AGENT or BROKER: Marsh USA, Inc.  
111 SW Columbia  
Portland, OR 97201

Name and Title: Stacy A. Flynn, Attorney-in-Fact

**OWNER'S REPRESENTATIVE (Architect, Engineer or other party):**

**1** The Contractor and the Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.

perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default; and

**2** If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except to participate in conferences as provided in Subparagraph 3.1.

**3.2** The Owner has declared a Contractor Default and formally terminated the Contractor's right to complete the contract. Such Contractor Default shall not be declared earlier than twenty days after the Contractor and the Surety have received notice as provided in Subparagraph 3.1; and

**3** If there is no Owner Default, the Surety's obligation under this Bond shall arise after:

**3.3** The Owner has agreed to pay the Balance of the Contract Price to the Surety in accordance with the terms of the Construction Contract or to a contractor selected to perform the Construction Contract in accordance with the terms of the contract with the Owner.

**3.1** The Owner has notified the Contractor and the Surety at its address described in Paragraph 10 below that the Owner is considering declaring a Contractor Default and has requested and attempted to arrange a conference with the Contractor and the Surety to be held not later than fifteen days after receipt of such notice to discuss methods of performing the Construction Contract. If the Owner, the Contractor and the Surety agree, the Contractor shall be allowed a reasonable time to

**4** When the Owner has satisfied the conditions of Paragraph 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

4.1 Arrange for the Contractor, with consent of the Owner, to perform and complete the Construction Contract; or

4.2 Undertake to perform and complete the Construction Contract itself, through its agents or through independent contractors; or

4.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and the contractor selected with the Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Paragraph 6 in excess of the Balance of the Contract Price incurred by the Owner resulting from the Contractor's default; or

4.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

- .1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, tender payment therefor to the Owner; or
- .2 Deny liability in whole or in part and notify the Owner citing reasons therefor.

5 If the Surety does not proceed as provided in Paragraph 4 with reasonable promptness, the Surety shall be deemed to be in default on this Bond fifteen days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Subparagraph 4.4, and the Owner refuses the payment tendered or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.

6 After the Owner has terminated the Contractor's right to complete the Construction Contract, and if the Surety elects to act under Subparagraph 4.1, 4.2, or 4.3 above, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety shall not be greater than those of the Owner under the Construction Contract. To the limit of the amount of this Bond, but subject to commitment by the Owner of the Balance of the Contract Price to mitigation of costs and damages on the Construction Contract, the Surety is obligated without duplication for:

6.1 The responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;

6.2 Additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Paragraph 4; and

6.3 Liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

7 The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators or successors.

8 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

9 Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

10 Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the signature page.

11 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. The intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

**12 DEFINITIONS**

12.1 Balance of the Contract Price: The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made, including allowance to the Contractor of any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

12.2 Construction Contract: The agreement between the Owner and the Contractor identified on the signature page, including all Contract Documents and changes thereto.

12.3 Contractor Default: Failure of the Contractor, which has neither been remedied nor waived, to perform or otherwise to comply with the terms of the Construction Contract.

12.4 Owner Default: Failure of the Owner, which has neither been remedied nor waived, to pay the Contractor as required by the Construction Contract or to perform and complete or comply with the other terms thereof.

**MODIFICATIONS TO THIS BOND ARE AS FOLLOWS:**

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL

Company: \_\_\_\_\_ (Corporate Seal)

Signature: \_\_\_\_\_

Name and Title:

Address:

SURETY

Company: \_\_\_\_\_ (Corporate Seal)

Signature: \_\_\_\_\_

Name and Title:

Address:

# Payment Bond

Conforms with the American Institute of Architects, AIA Document A312.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

**CONTRACTOR (Name and Address):**  
Hoffman Construction Company of Oregon  
1300 SW Sixth Avenue  
Portland, OR 97207

**SURETY (Name and Principal Place of Business):**  
Federal Insurance Company  
15 Mountain View Road  
PO Box 1615  
Warren, NJ 07061-1615

**OWNER (Name and Address):**  
Metropolitan Exposition-Recreation Commission MERC  
777 NE Martin Luther King Jr. Blvd.  
Portland, OR 97232

**CONSTRUCTION CONTRACT**

Date: January 10 2000  
Amount: Thirteen Million Eight Hundred Three Thousand Three Hundred Forty and 00/100 Dollars (\$13,803,340)

Description (Name and Location): EXPO Center Hall "D" Construction

**BOND**

Date( Not earlier than Construction Contract Date): January 11 2000  
Amount: Thirteen Million Eight Hundred Three Thousand Three Hundred Forty and No/100 Dollars (\$13,803,340)

Modifications to this Bond:

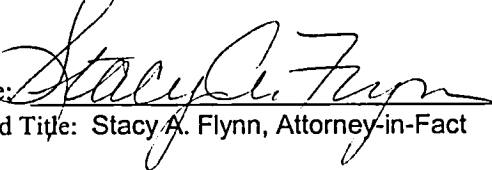
None

See Page 2

**CONTRACTOR AS PRINCIPAL**  
Company: Hoffman Construction Company of Oregon (Corporate Seal)

**SURETY**  
Company: Federal Insurance Company (Corporate Seal)

Signature: 

Signature: 

Name and Title:  
(Any additional signatures appear on page 2.)  
(FOR INFORMATION ONLY - Name, Address and Telephone) AGENT or BROKER: Marsh USA, Inc.  
111 SW Columbia  
Portland, OR 97201

Name and Title: Stacy A. Flynn, Attorney-in-Fact

**OWNER'S REPRESENTATIVE (Architect, Engineer or other party):**

**1** The Contractor and the Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner to pay for labor, materials and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference.

**3** With respect to Claimants, this obligation shall be null and void if the Contractor promptly makes payment, directly or indirectly, for all sums due.

**2** With respect to the Owner, this obligation shall be null and void if the Contractor:

**4** The Surety shall have no obligation to Claimants under this Bond until:

**2.1** Promptly makes payment, directly or indirectly, for all sums due Claimants, and

**4.1** Claimants who are employed by or have a direct contract with the Contractor have given notice to the Surety (at the address described in Paragraph 12) and sent a copy, or notice thereof, to the Owner, stating that a claim is being made under this Bond and, with substantial accuracy, the amount of the claim.

**2.2** Defends, indemnifies and holds harmless the Owner from claims, demands, liens or suits by any person or entity whose claim, demand, lien or suit is for the payment for labor, materials or equipment furnished for use in the performance of the Construction Contract, provided the Owner has promptly notified the Contractor and the Surety (at the address described in Paragraph 12) of any claims, demands, liens or suits and tendered defense of such claims, demands, liens or suits to the Contractor and the Surety, and provided there is no Owner Default.

**4.2** Claimants who do not have a direct contract with the Contractor:

**.1** Have furnished written notice to the Contractor and sent a copy, or notice thereof, to the Owner, within 90 days after having last performed labor or last furnished materials or equipment included in the claim stating, with substantial accuracy, the amount of the claim and the name of the party to whom the materials were furnished or supplied or for whom the labor was done or performed; and

- .2 Have either received a rejection in whole or in part from the Contractor, or not received within 30 days of furnishing the above notice any communication from the Contractor by which the Contractor has indicated the claim will be paid directly or indirectly; and
  - .3 Not having been paid within the above 30 days, have sent a written notice to the Surety (at the address described in Paragraph 12) and sent a copy, or notice thereof, to the Owner stating that a claim is being made under this Bond and enclosing a copy of the previous written notice furnished to the Contractor.
- 5 If a notice required by paragraph 4 is given by Owner to the Contractor or to the Surety, that is sufficient compliance.
- 6 When the Claimant has satisfied the conditions of Paragraph 4, the Surety shall promptly and at the Surety's expense take the following actions:
- 6.1 Send an answer to the Claimant, with a copy to the Owner, within 45 days after receipt of the claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed.
  - 6.2 Pay or arrange for payment of any undisputed amounts.
- 7 The Surety's total obligation shall not exceed the amount of this Bond, and the amount of this Bond shall be credited for any payments made in good faith by the Surety.
- 8 Amounts owed by the Owner to the Contractor under the Construction Contract shall be used for the performance of the Construction Contract and to satisfy claims, if any, under any Construction Performance Bond. By the Contractor furnishing and the Owner accepting this Bond, they agree that all funds earned by the Contractor in the performance of the Construction Contract are dedicated to satisfy obligations of the Contractor and the Surety under this Bond, subject to the Owner's priority to use the funds for the completion of the work.
- 9 The Surety shall not be liable to the Owner, Claimants or others for obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for payment of any costs or expenses of any Claimant under this Bond, and shall have under this bond no obligations to make payments to, give notices on behalf of, or otherwise have obligations to Claimants under this Bond.
- 10 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.
- 11 No suit or action shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the location in which

the work or part of the work is located or after the expiration of one year from the date (1) on which the Claimant gave the notice required by Subparagraph 4.1 or Clause 4.2.3, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

12 Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the signature page. Actual receipt of notice by Surety, the Owner or the Contractor, however accomplished, shall be sufficient compliance as of the date received at the address shown on the signature page.

13 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. The intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

14 Upon request by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor shall promptly furnish a copy of this Bond or shall permit a copy to be made.

**15 DEFINITIONS**

15.1 Claimant: An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials or equipment for use in the performance of the Contract. The intent of this Bond shall be to include without limitation in terms "labor, materials or equipment" that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor and the Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials or equipment were furnished.

15.2 Construction Contract: The agreement between the Owner and the Contractor identified on the signature page, including all Contract Documents and changes thereto.

15.3 Owner Default: Failure of the Owner, which has neither been remedied nor waived, to pay the Contractor as required by the Construction Contract or to perform and complete or comply with the other terms thereof.

**MODIFICATIONS TO THIS BOND ARE AS FOLLOWS:**

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL  
Company: \_\_\_\_\_ (Corporate Seal)

Signature: \_\_\_\_\_  
Name and Title:  
Address:

SURETY  
Company: \_\_\_\_\_ (Corporate Seal)

Signature: \_\_\_\_\_  
Name and Title:  
Address:



**POWER  
OF  
ATTORNEY**

**Federal Insurance Company  
Vigilant Insurance Company  
Pacific Indemnity Company**

**Attn.: Surety Department  
15 Mountain View Road  
Warren, NJ 07059**

Know All by These Presents, That **FEDERAL INSURANCE COMPANY**, an Indiana corporation, **VIGILANT INSURANCE COMPANY**, a New York corporation, and **PACIFIC INDEMNITY COMPANY**, a Wisconsin corporation, do each hereby constitute and appoint Muriel M. Van Veen, Stacy A. Flynn and Janette L. McWilliams of Portland, Oregon -----

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said **FEDERAL INSURANCE COMPANY**, **VIGILANT INSURANCE COMPANY**, and **PACIFIC INDEMNITY COMPANY** have each executed and attested these presents and affixed their corporate seals on this 10th day of December, 1999.

Kenneth C. Wendel  
Kenneth C. Wendel, Assistant Secretary

Gerardo G. Mauriz  
Gerardo G. Mauriz, Vice President

STATE OF NEW JERSEY } ss.  
County of Somerset

On this 10th day of December, 1999, before me, a Notary Public of New Jersey, personally came Kenneth C. Wendel, to me known to be Assistant Secretary of **FEDERAL INSURANCE COMPANY**, **VIGILANT INSURANCE COMPANY**, and **PACIFIC INDEMNITY COMPANY**, the companies which executed the foregoing Power of Attorney, and the said Kenneth C. Wendel being by me duly sworn, did depose and say that he is Assistant Secretary of **FEDERAL INSURANCE COMPANY**, **VIGILANT INSURANCE COMPANY**, and **PACIFIC INDEMNITY COMPANY** and knows the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of the By-Laws of said Companies; and that he signed said Power of Attorney as Assistant Secretary of said Companies by like authority; and that he is acquainted with Gerardo G. Mauriz, and knows him to be Vice President of said Companies; and that the signature of Gerardo G. Mauriz, subscribed to said Power of Attorney is in the genuine handwriting of Gerardo G. Mauriz, and was thereto subscribed by authority of said By-Laws and in deponent's presence.

Notarial Seal



**WENDIE WALSH**  
Notary Public, State of New Jersey  
No. 0054504  
Commission Expires April 10, 2003

Wendie Walsh  
Notary Public

**CERTIFICATION**

Extract from the By-Laws of **FEDERAL INSURANCE COMPANY**, **VIGILANT INSURANCE COMPANY**, and **PACIFIC INDEMNITY COMPANY**:

"All powers of attorney for and on behalf of the Company may and shall be executed in the name and on behalf of the Company, either by the Chairman or the President or a Vice President or an Assistant Vice President, jointly with the Secretary or an Assistant Secretary, under their respective designations. The signature of such officers may be engraved, printed or lithographed. The signature of each of the following officers: Chairman, President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary and the seal of the Company may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such power of attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached."

I, Kenneth C. Wendel, Assistant Secretary of **FEDERAL INSURANCE COMPANY**, **VIGILANT INSURANCE COMPANY**, and **PACIFIC INDEMNITY COMPANY** (the "Companies") do hereby certify that

- (i) the foregoing extract of the By-Laws of the Companies is true and correct,
- (ii) the Companies are duly licensed and authorized to transact surety business in all 50 of the United States of America and the District of Columbia and are authorized by the U. S. Treasury Department; further, Federal and Vigilant are licensed in Puerto Rico and the U. S. Virgin Islands, and Federal is licensed in American Samoa, Guam, and each of the Provinces of Canada except Prince Edward Island; and
- (iii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Warren, NJ this 11th day of January 2000.



Kenneth C. Wendel  
Kenneth C. Wendel, Assistant Secretary

IN THE EVENT YOU WISH TO NOTIFY US OF A CLAIM, VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT ADDRESS LISTED ABOVE, OR BY Telephone (908) 903-3485 Fax (908) 903-3656 e-mail: surety@chubb.com

**CERTIFICATE OF INSURANCE**

ISSUE DATE  
January 11, 2000

**NAME AND ADDRESS OF AGENCY**  
  
ARTEX INSURANCE AGENCY, INC.  
12222 MERIT DRIVE, SUITE 1660  
DALLAS, TEXAS 75251  
(972) -702-9004

**COMPANIES AFFORDING COVERAGES:**  
COMPANY  
LETTER A American Contractors Ins. Co. RRG  
COMPANY  
LETTER B American Risk Funding Ins. Co.  
COMPANY  
LETTER C National Union Fire Ins. Co. of PA

**INSURED:**  
  
Hoffman Construction Company of Oregon  
P.O. Box 1300  
Portland, Oregon 97207

COMPANY  
LETTER D General Accident Ins. Co.  
COMPANY  
LETTER E Fidelity Guarantee Ins. Co.

**COVERAGES**

**THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.**

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY PERIOD			
			(EFFECTIVE)	(EXPIRE)		
A	GENERAL LIABILITY <input checked="" type="checkbox"/> Commercial General Liability CLAIMS MADE <input checked="" type="checkbox"/> OCCUR OWNERS & CONTRACTOR'S PROT. <input checked="" type="checkbox"/> PER PROJECT AGGREGATE	GLR9900008	6/1/99	6/1/00	GENERAL AGGREGATE	\$2,000,000
					PRODUCTS - COMP/OP AGG.	\$1,000,000
					EACH OCCURRENCE	\$1,000,000
					PERSONAL & ADV INJURY	\$1,000,000
					FIRE DAMAGE (Any one fire)	\$100,000
					MED EXP (Any one person)	\$5,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> ALL OWNED AUTOS SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	ALG9900002	6/1/99	6/1/00	COMBINED SINGLE LIMIT	\$1,000,000
					BODILY INJURY (Per Person)	
					BODILY INJURY (Per Accident)	
					PROPERTY DAMAGE	
C	EXCESS LIABILITY <input checked="" type="checkbox"/> UMBRELLA FORM OTHER THAN UMBRELLA FORM	BE 7010584	6/1/99	6/1/00	EACH OCCURRENCE	\$1,000,000
					AGGREGATE	\$1,000,000
B B E	WORKERS COMPENSATION AND EMPLOYER'S LIABILITY	WCD9900013 (CA, CO, ID, IL, VA) WCR9900016 (AZ, OR, UT) DRE1570899 (AK, NM) 706,173-00 (WA SELF INS.)	6/1/99 6/1/99 6/1/99	6/1/00 6/1/00 6/1/00	(STATUTORY)	
					EL EACH ACCIDENT	\$1,000,000
					EL DISEASE - POLICY LIMIT	\$1,000,000
					EL DISEASE - EA EMPLOYEE	\$1,000,000
D	CONTRACTOR'S EQUIPMENT	CIM0449565-00	6/1/99	6/1/00	All Risk	

**DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS:**

Expo Center Hall "D" Project  
HCC Job No. 99153

Metro, its elected officials, departments, employees and agents are additional insureds but only with respect to insureds activities to be performed under the terms of the Contract for the aforementioned project.

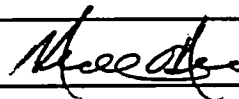
**CERTIFICATE HOLDER**

MERC  
777 N.E. Martin Luther King Jr. Blvd.  
Portland, Oregon 97208

Attn: Mr. Mark Hunter

**CANCELLATION**

Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail 30 days written notice to the certificate holder named to the left, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.

  
Mike O'Neill



AMERICAN CONTRACTORS INSURANCE COMPANY

RISK RETENTION GROUP

Additional Insured Policy Language

SECTION II - WHO IS AN INSURED

8. Any entity or person required by contract (hereinafter called "Additional Insured") to be named as an insured is an insured, by only with respect to liability arising out of your premises, "your work" for the Additional Insured(s) at the location designated in the contract, or acts or omissions of the Additional Insured(s) in connection with their general supervision of "your work" at the location shown in the contract to the extent set forth below.
- a. The Limits of Insurance provided on behalf of the Additional Insured(s) under this endorsement will not be greater than those required by such contract.
  - b. The Coverage provided to the Additional Insured(s) will not be broader than that required by the contract and to the extent that insurance required by the contract is more restrictive than the terms of the insuring agreements, exclusions, endorsements and conditions of this policy, this policy shall be deemed to be amended accordingly.
  - c. Except as provided herein, all insuring agreements, exclusions and conditions of this policy apply to such Additional Insured(s).
  - d. In no event shall the Coverages or Limits of Insurance in this Coverage Form be increased by such contract.

Except when required otherwise by contract, this insurance does not apply to:

- (1) "Bodily injury" or "property damage" occurring after:
  - (a) All work on the project (other than service, maintenance or repairs) to be performed by or on behalf of the Additional Insured(s) at the site of the covered operations has been completed by the Named Insured; or
  - (b) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.
- (2) "Bodily injury" or "property damage" arising out of any act or omission of the Additional Insured(s) or any of their employees, other than the general supervision of work performed for the Additional Insured(s) by you.
- (3) "Property damage" to
  - (a) Property owned, used or occupied by or rented to the Additional Insured(s);
  - (b) Property in the care, custody or control of the Additional Insured(s) or over which the Additional Insured(s) are for any purpose exercising physical control; or
  - (c) "Your work" for the Additional Insured(s).
- (4) "Bodily Injury" or "property damage" for which the Additional Insured(s) are obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages that the Additional Insured(s) would have in the absence of the contract or agreement.
- (5) "Bodily Injury" or "property damage" resulting from the sole negligence of the Additional Insured(s).
- (6) Punitive damages, exemplary damages, penalties, fines or any multiple or treble damages, whether based upon statute, common law or regulation.

This insurance does not apply to "bodily injury" or "property damage", "personal injury" or "advertising injury" arising out of the rendering of or the failure to render any professional services by or for the Additional Insured(s), including:

- (1) The preparing, approving, or failing to prepare or approve maps, drawings, opinions, reports, surveys, change orders, designs or specifications; and
- (2) Supervisory, inspection or engineering services.

Any coverage provided herein shall be excess over any other insurance whether collectible or not, available to the Additional Insured(s) whether primary, excess, contingent or on any other basis unless the contract specifically requires that this insurance be primary. If there is no other primary insurance and such primary exposures are self-insured or non-insured, then such self-insurance or non-insurance shall be deemed to be other insurance available to the Additional Insured(s).

When this insurance is excess, we will have no duty to defend any claim or "suit" that any other insurer has a duty to defend.

This coverage will not insure to the benefit of any other party except the Additional Insured(s).

