

METROPOLITAN EXPOSITION-RECREATION COMMISSION

Resolution No. 03-37

For the purpose of approving Change Order #6 to contract #922771 with Hoffman Construction Company of Oregon to reduce the guaranteed maximum price (GMP) specified in the contract by \$1,196,349.45, and authorizing the General Manager to execute Change Order #6 on behalf of the Commission.

WHEREAS, contract #922771 with Hoffman Construction Company of Oregon and subsequent Change Orders #1, #2, #2(Revised), #3, #4, and #5 were approved by the Commission for the construction of the Oregon Convention Center Expansion, with a guaranteed maximum price (GMP) of \$101,671,481; and


WHEREAS, through final close-out of construction work, claims adjustments and OCIP insurance audit, savings within the GMP contract have been identified totaling an additional \$1,196,349.45; and

WHEREAS, the OCC Expansion staff has reviewed the \$1,196,349.45 identified savings and approves the reduction of the GMP contract from \$101,671,481 to \$100,475,131.55,


BE IT THEREFORE RESOLVED as follows:

1. The Metropolitan Exposition-Recreation Commission approves Change Order #6, in a form substantially similar to Exhibit A, to GMP contract #922771 with Hoffman Construction Company of Oregon to reduce by \$1,196,349.45 the guaranteed maximum price to \$100,475,131.55;
2. The Metropolitan Exposition-Recreation Commission authorizes the General Manager to execute Change Order #6 on behalf of the Commission.

Passed by the Commission on August 27, 2003.

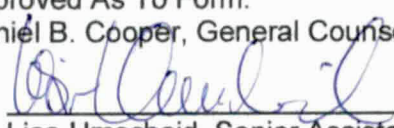


Chair



Secretary-Treasurer

Approved As To Form:
Daniel B. Cooper, General Counsel

By: 

Lisa Umscheid, Senior Assistant Counsel

MERC STAFF REPORT

Agenda Item: Approval of Change Order #6 to the Guaranteed Maximum Price (GMP) MERC Contract #922771 with Hoffman Construction Company of Oregon for the Oregon Convention Center Expansion.

Resolution No. 03-37

Date: Aug 27, 2003

Presented by: Karl Schulz

Background/Analysis:

MERC Commission Resolution 01-02 dated January 17, 2001 established the Guaranteed Maximum Price (GMP) contract # 922771 for \$98.5 million with Hoffman Construction Company, Construction Manager/General Contractor (CM/GC) for the construction of the Oregon Convention Center Expansion. Change Orders #1, #2, #2(Revised), #3, #4, and #5 were approved via MERC Commission Resolutions and incorporated into the GMP contract during the last two years. These change orders were adjustments required in order to provide modifications to the scope of work and funding allocations to complete the construction of the OCC Expansion. The total revised GMP contract amount incorporating these change orders is \$101,671,481.00.

Issue: The final close-out of the OCC Expansion Project has proceeded better than expected, primarily in three areas. The first regards the number of claims that were planned for, and for which funding was forecasted, which have been successfully resolved without any additional cost impact to the Project. The full allocation of funds reserved for these anticipated expenses has not been needed for resolving claims for this Project.

The second process that has been completed efficiently is the close-out of the construction work. Punch list items and corrective work has been completed in a shorter time frame than forecasted. This has reduced the need for additional staff, thus providing additional savings by shortening the amount of time needed to manage and to complete corrections. The forecasted money for this item would have been necessary if a number of outstanding issues or claims were yet to be resolved.

The third area of savings within the GMP that has been managed is the OCIP audit. The process of reviewing all labor hours and verification of the correct credit has been completed, with additional savings being provided to the Project. Again, forecasts for additional labor were projected. However, with the efficient completion of the construction work there was a reduction of labor, thereby providing additional OCIP savings.

With all these positive factors, a preliminary savings of \$1,500,000 was identified in July 2003 within the GMP contract, and an adjustment to the contract via Change Order #5 was approved to reduce the overall GMP to \$101,671,481. Final closeout figures are now available and an additional \$1,196,349.45 in savings has been identified within the GMP contract. An adjustment to the contract is requested to reduce the overall GMP to \$100,475,131.55.

Fiscal Impact:

Change Order #6 will provide a reduction of \$1,196,349.45 to the GMP contract, adjusting its total from \$101,671,481 to a maximum total of \$100,475,131.55. The savings will remain in the OCC Expansion Fund for use on remaining Project costs.

Recommendation:

Staff recommends that the Metropolitan Exposition-Recreation Commission:

1. Approve Change Order #6 to MERC GMP contract 922771 with Hoffman Construction Company of Oregon for the Oregon Convention Center Expansion Project to reduce the GMP contract total by \$1,196,346.45 to a total of \$100,475,131.55 and
2. That the MERC Commission further authorizes the MERC General Manager to execute Change Order #6 to the GMP contract on behalf of the Commission following established signature authority protocol.

Exhibit A: Change Order #6 to MERC contract #922771 with Hoffman Construction Company of Oregon.

CHANGE ORDER
AIA DOCUMENT G701

Distribution To:
OWNER YES
CONTRACTOR YES
ARCH YES



Project: Oregon Convention Center Expansion
(Owner) MERC
777 NE MLK Jr. Blvd.
Portland, Oregon 97208

CHANGE ORDER NUMBER: 06 - FINAL
INITIATION DATE: July 31, 2003

To: Hoffman Construction Company of Oregon
(Contractor) 805 SW Broadway
Suite 2100
Portland, OR 97205

CONTRACTOR'S PROJECT NO.: 1360000

CONTRACT FOR: Oregon Convention Center
MERC CONTRACT NO.: 922771
CONTRACT DATE: February 25, 2001

You are directed to make the following changes in this Contract:

This Change Order captures all final costs of the current GMP and brings agreement to Final GMP costs and Fees incurred for GMP contract. This Change Order reduces the GMP as follows:

Current GMP – Cost of the work \$98,562,697.55+ Fee \$1,912,434.00 totals \$100,475,131.55

Final Cost of the Work - \$98,562,697.55
Fee @ 2.95% of Final Costs - \$1,912,434.00

Final GMP Amount - \$100,475,131.55

Difference in Amount - TOTAL DEDUCTED CO AMOUNT - <\$1,196,349.45>

- There is no adjustment for HCC fees per the contract agreement. Fee is fixed at 2.95% and final costs are within 10% Deadband amount.
- All saving accrue back to the owner 100%.
- See attached worksheet for GMP line item adjustments
- See Final Billing 31 for more information

Not valid until signed by the Owner, the Architect [if applicable] and the Contractor.
Signature of the Contractor indicates agreement herewith, including any adjustment in the Contract Sum or the Contract Time.

The original Contract Sum/Guaranteed Maximum Cost was	\$98,500,000.00
Net change by previously authorized Change Orders.....	\$3,171,481.00
The Contract Sum/Guaranteed Maximum Cost prior to this Change Order was	\$101,671,481.00
The Contract Sum/Guaranteed Maximum Cost will be <i>decreased</i> by this Change Order	<\$1,196,349.45>
The new Contract Sum/Guaranteed Maximum Cost including this Change Order will be	\$100,475,131.55
The Contract Time will be <i>unchanged (per item 5 above)</i> by this Change Order	0 Days
The Date of Substantial Completion as of the date of this Change Order therefore is	April 15, 2003

Recommended:
BY J. A. [Signature] 8/14/03
DATE

Approved:

BY DATE

HOFFMAN CONSTRUCTION CO.
CONTRACTOR

MERC
OWNER

OREGON CONVENTION CENTER EXPANSION

FINAL BILLING SUMMARY OF COSTS

Final Costs

UPDATED 7/31/2003

<i>Current Billing Information</i>	Costs	Totals
Current Costs - Final	\$882,497.31	
TOTAL CURRENT BILLINGS		\$882,497.31

BILLINGS / PAID TO DATE	Costs	Totals
Costs of the work - AR to date	\$99,592,634.24	
Retention Withheld to date	Released	
TOTAL PAID/BILLED TO DATE		\$99,592,634.24

<i>FINAL Project Costs</i>	Costs	Totals
Current - Summary Above	\$882,497.31	
Previous - Summary Above	\$99,592,634.24	
TOTAL FINAL COSTS		\$100,475,131.55

OREGON CONVENTION CENTER EXPANSION

FINAL BILLING SUMMARY OF COSTS

Account ID	Description	Fixed Commitments	Un-Billed Commits	Un-Billed Overhead	Total Commitments	Revised Budget	G/L
006080	Sub OCIP Credits	\$ 581		\$	\$ 580.50	\$ -	\$ (581)
006088	DIC Insurance Costs	\$ 35,922		\$	\$ 35,922.00	\$ 45,676	\$ 9,754
006090	Permits and Fees	\$ 7,774		\$	\$ 7,774.00	\$ -	\$ (7,774)
006100	Contractor's Bond	\$		\$	\$ -	\$ -	\$ -
006200	Subcontractor Bonds	\$ 372,278	\$ 100,885	\$	\$ 473,163.00	\$ 874,913	\$ 401,750
007001	Supervision	\$ 1,223,381		\$ 10,000	\$ 1,233,380.52	\$ 1,411,407	\$ 178,026
007012	Supervisory Travel	\$ 219		\$	\$ 218.98	\$ 1,350	\$ 1,131
007024	Photographs	\$ 5,792		\$	\$ 5,791.70	\$ 4,050	\$ (1,742)
007028	Const. Plans & Prints	\$ 30,458		\$ 1,000	\$ 31,457.73	\$ 108,750	\$ 77,292
007027	Bidding Prints and Ads	\$ 187,800		\$	\$ 187,799.56	\$ 45,000	\$ (142,800)
007028	GMP Est Plans & Prints	\$ 14,406		\$	\$ 14,405.94	\$ 27,000	\$ 12,594
007060	Equipt Rental-HCC	\$ 16,684		\$	\$ 16,684.30	\$ -	\$ (16,684)
007061	Equipt Rental-3rd Party	\$ 22,032		\$	\$ 22,031.56	\$ -	\$ (22,032)
007080	Labor Insurance & Tax	\$ 87,605		\$ 2,250	\$ 89,855.25	\$ 123,598	\$ 33,743
007082	BOLI Fee	\$ 5,000		\$	\$ 5,000.00	\$ 5,000	\$ -
007083	Labor Fringes	\$ 467,567		\$ 5,000	\$ 472,566.98	\$ 516,048	\$ 43,481
015110	Power Bills	\$ 17,744		\$	\$ 17,743.66	\$ 51,000	\$ 33,256
015150	Temporary Sanitation	\$ 43,864		\$	\$ 43,863.59	\$ 26,700	\$ (17,164)
015180	Temporary Water	\$ 3,469		\$	\$ 3,469.42	\$ 5,200	\$ 1,731
015190	Water Bills	\$		\$	\$ -	\$ 5,200	\$ 5,200
015200	Site Trailers	\$ 62,483		\$	\$ 62,482.82	\$ 10,275	\$ (52,208)
015250	Sizzler Office	\$ 98,693		\$	\$ 98,693.20	\$ 150,442	\$ 51,749
015280	Safety and Awards	\$ 40,923		\$ 500	\$ 41,422.96	\$ 49,500	\$ 8,077
015282	Drug Testing	\$ 49,677		\$ 1,000	\$ 50,677.40	\$ 53,750	\$ 3,073
015284	Foremans Incentive	\$ 11,113		\$	\$ 11,112.60	\$ -	\$ (11,113)
015290	First Aid	\$ 193		\$	\$ 192.50	\$ 6,000	\$ 5,808
015300	Barricades	\$ 1,164		\$	\$ 1,163.65	\$ 10,000	\$ 8,836
015800	Construction Signs	\$ 5,731		\$	\$ 5,730.60	\$ 9,325	\$ 3,594
015920	Office Supplies	\$ 59,017		\$ 2,500	\$ 61,517.20	\$ 54,000	\$ (7,517)
015940	Phone & Postage	\$ 54,443		\$ 2,500	\$ 56,943.11	\$ 33,750	\$ (23,193)
017710	Final Cleaning	\$		\$	\$ -	\$ -	\$ -
020500	Bldg Demolition	\$ 668,355		\$	\$ 668,355.34	\$ 354,502	\$ (313,853)
021000	Job Services	\$ 576,744	\$ 16,150	\$	\$ 592,894.45	\$ 446,000	\$ (146,894)
021150	Structures	\$ 148,119		\$	\$ 148,118.82	\$ 282,835	\$ 134,716
021300	Temp Building Partitions	\$ 695,871		\$	\$ 695,870.66	\$ 499,556	\$ (196,315)
021500	Field Surveying	\$ 413,843		\$	\$ 413,842.50	\$ 330,500	\$ (83,343)
022000	Unforeseen Removal	\$ 172,698		\$	\$ 172,698.00	\$ 186,488	\$ 13,790
022100	Grading	\$ 2,593,336		\$	\$ 2,593,336.00	\$ 2,799,126	\$ 205,790
022250	Alt 40 - So Lot	\$ 79,684		\$	\$ 79,684.00	\$ 74,784	\$ (4,900)
022500	Site Clearing	\$ 132,000		\$	\$ 132,000.00	\$ 116,323	\$ (15,677)
023500	Piles & Caissons	\$ 245,363		\$	\$ 245,363.35	\$ 378,607	\$ 133,244
025000	Asphalt Paving	\$ 27,500		\$	\$ 27,500.00	\$ 54,864	\$ 27,364
026000	Utilities	\$ 383,461		\$	\$ 383,460.69	\$ 227,542	\$ (155,919)
028020	Site Concrete	\$ 716,992		\$	\$ 716,992.00	\$ 738,503	\$ 21,511
028100	Site Furnishings	\$ 16,519		\$	\$ 16,519.24	\$ 25,000	\$ 8,481
029000	Landscaping	\$ 464,004	\$ 45,991	\$	\$ 509,995.00	\$ 350,359	\$ (159,636)
030000	Cast In Place Sitework	\$ 234,086		\$	\$ 234,085.90	\$ 260,765	\$ 26,679
033000	Concrete - HSI Labor	\$ 5,312,356		\$	\$ 5,312,356.00	\$ 5,881,636	\$ 569,280
033100	Concrete - Form Matl	\$ 2,210,374		\$	\$ 2,210,374.09	\$ 1,884,192	\$ (326,182)
033200	Concrete - Equipment	\$ 302,811		\$	\$ 302,811.07	\$ 369,910	\$ 67,099
033300	Concrete - Redmix Matl	\$ 2,185,630		\$	\$ 2,185,630.21	\$ 1,926,491	\$ (259,139)
033400	Concrete - Rebar/PT	\$ 2,298,955		\$	\$ 2,298,954.62	\$ 2,577,453	\$ 278,498
034000	Precast Concrete	\$ 207,820		\$	\$ 207,820.14	\$ 176,793	\$ (31,027)
042100	Brick Masonry	\$ 1,608,099		\$	\$ 1,608,098.63	\$ 1,795,330	\$ 187,231
042200	Concrete Masonry Units	\$ 456,675		\$	\$ 456,674.53	\$ 466,297	\$ 9,622

OREGON CONVENTION CENTER EXPANSION

FINAL BILLING SUMMARY OF COSTS

Account ID	Description	Fixed Commitments	Un-Billed Commits	Un-Billed Overhead	Total Commitments	Revised Budget	G/L
044000	Stone Masonry	\$ 240,000		\$ -	\$ 240,000.00	\$ 245,355	\$ 5,355
051200	Structural Steel	\$ 9,108,613		\$ -	\$ 9,108,612.85	\$ 9,613,764	\$ 505,151
052000	Metal Joists	\$ 245,782		\$ -	\$ 245,782.00	\$ 374,230	\$ 128,448
053000	Metal Decking	\$ 936,939		\$ -	\$ 936,939.00	\$ 767,175	\$ (169,764)
055000	Miscellaneous Iron	\$ 3,775,039		\$ -	\$ 3,775,039.41	\$ 2,005,823	\$ (1,769,216)
055100	Metal Stairs	\$ 101,818		\$ -	\$ 101,818.00	\$ 291,926	\$ 190,108
055200	Pipe and Tube Railings	\$ 339,138		\$ -	\$ 339,138.00	\$ 222,540	\$ (116,598)
055300	Catwalks	\$ 100,000		\$ -	\$ 100,000.00	\$ 115,399	\$ 15,399
055350	Existing Canopy	\$ 42,500		\$ -	\$ 42,500.00	\$ 24,976	\$ (17,524)
057000	Ornamental Metals	\$ 75,000		\$ -	\$ 75,000.00	\$ 72,988	\$ (2,012)
058000	Expansion Control	\$ 301,510		\$ -	\$ 301,510.00	\$ 54,140	\$ (247,370)
061000	Rough Carpentry	\$ 253,218		\$ -	\$ 253,218.00	\$ 195,319	\$ (57,899)
062000	Finish Carpentry	\$ 1,468,701		\$ -	\$ 1,468,701.00	\$ 787,085	\$ (681,616)
071000	Waterproofing	\$ 115,824		\$ -	\$ 115,824.00	\$ 90,706	\$ (25,118)
071500	Dampproofing	\$ 22,040		\$ -	\$ 22,040.00	\$ 19,076	\$ (2,964)
071600	Water Repellants	\$ -		\$ -	\$ -	\$ 72,389	\$ 72,389
072100	Bldg Insulation	\$ 538,091		\$ -	\$ 538,091.00	\$ 443,370	\$ (94,721)
072500	Fireproofing	\$ 1,027,375		\$ -	\$ 1,027,375.00	\$ 1,513,245	\$ 485,870
074600	Metal Siding	\$ 980,680		\$ -	\$ 980,680.00	\$ 596,239	\$ (384,441)
075000	Roofing	\$ 699,130		\$ -	\$ 699,130.00	\$ 791,317	\$ 92,187
075700	Traffic Coatings	\$ 127,638	\$ 6,790	\$ -	\$ 134,428.00	\$ 207,212	\$ 72,784
076100	Flash and Sheetmetal	\$ 179,232		\$ -	\$ 179,232.00	\$ 207,660	\$ 28,428
077100	Roof Specialties	\$ -		\$ -	\$ -	\$ 4,500	\$ 4,500
078000	Skylights	\$ 685,626		\$ -	\$ 685,626.00	\$ 702,927	\$ 17,301
078400	Firestopping	\$ 142,494		\$ -	\$ 142,494.00	\$ 239,668	\$ 97,174
079200	Caulk & Seal	\$ 208,492		\$ -	\$ 208,491.93	\$ 96,733	\$ (111,759)
081100	Doors and Frames	\$ 452,238	\$ 15,000	\$ -	\$ 467,238.07	\$ 367,547	\$ (99,691)
083300	Rolling Doors	\$ 149,292		\$ -	\$ 149,292.00	\$ 229,413	\$ 80,121
083350	Vertical Lift doors	\$ 69,790		\$ -	\$ 69,790.00	\$ 50,000	\$ (19,790)
084000	Entrance & Storefront	\$ 721,060		\$ -	\$ 721,060.00	\$ 1,085,382	\$ 364,322
085200	Aluminum Windows	\$ 583,747		\$ -	\$ 583,747.00	\$ 494,840	\$ (88,907)
087100	Finish Hardware	\$ 513,290		\$ -	\$ 513,290.00	\$ 252,673	\$ (260,617)
088100	Interior Glazing	\$ 383,645		\$ -	\$ 383,645.00	\$ 421,082	\$ 37,437
089000	Curtain Wall System	\$ 1,142,830		\$ -	\$ 1,142,830.00	\$ 923,232	\$ (219,598)
090000	Gen Finishes / Plaster	\$ 25,000		\$ -	\$ 25,000.00	\$ 30,530	\$ 5,530
091000	CO 2 - Alt 20 Operations	\$ -		\$ -	\$ -	\$ -	\$ -
091500	CO 2 - Alt 22 Wallcover	\$ 78,084		\$ -	\$ 78,084.00	\$ 90,981	\$ 12,897
092500	Drywall / Framing	\$ 5,247,945		\$ -	\$ 5,247,945.32	\$ 5,962,710	\$ 714,765
093100	Ceramic Tile	\$ 253,779		\$ -	\$ 253,779.00	\$ 302,227	\$ 48,448
094500	Stone Facing	\$ 196,917		\$ -	\$ 196,917.00	\$ 106,736	\$ (90,181)
095100	Acoustical Ceilings	\$ 798,547		\$ -	\$ 798,547.00	\$ 1,045,161	\$ 246,614
095200	Treatment	\$ 626,176		\$ -	\$ 626,176.00	\$ 676,550	\$ 50,374
096000	Stone Flooring	\$ 181,714		\$ -	\$ 181,714.00	\$ 83,056	\$ (98,658)
096500	Resilient Floors	\$ 19,054		\$ -	\$ 19,054.00	\$ 11,634	\$ (7,420)
096800	Carpeting	\$ 987,257		\$ -	\$ 987,257.21	\$ 1,106,378	\$ 119,121
096850	CO 2 - Alt 21/39 Carpet	\$ 983,137		\$ -	\$ 983,137.00	\$ 960,981	\$ (22,156)
099000	Painting	\$ 1,007,173		\$ -	\$ 1,007,173.00	\$ 800,915	\$ (206,258)
099250	Alt 35 - Garage Paint	\$ 47,730		\$ -	\$ 47,730.00	\$ 52,503	\$ 4,773
099500	Wall Coverings	\$ -		\$ -	\$ -	\$ 77,442	\$ 77,442
100000	Misc. Specialties	\$ 24,430		\$ -	\$ 24,429.65	\$ 102,377	\$ 77,947
101000	Int/Ext Signage	\$ 297,132		\$ -	\$ 297,132.00	\$ 325,161	\$ 28,029
101100	signs	\$ 291,446		\$ -	\$ 291,446.16	\$ 353,642	\$ 62,196
101200	CO 2 - Alt 25 Int Signs	\$ 14,565		\$ -	\$ 14,565.00	\$ 5,000	\$ (9,565)
101300	CO 2 - Alt 26 Int Digital	\$ -		\$ -	\$ -	\$ -	\$ -
101400	CO 2 - Alt 27 Ext Digital	\$ 195,668		\$ -	\$ 195,667.52	\$ 185,622	\$ (10,046)

OREGON CONVENTION CENTER EXPANSION

FINAL BILLING SUMMARY OF COSTS

Account ID	Description	Fixed Commitments	Un-Billed Commits	Un-Billed Overhead	Total Commitments	Revised Budget	G/L
101600	Toilet Partitions	\$ 30,374		\$	\$ 30,374.00	\$ 68,350	\$ 37,976
102000	Louvers & Vents	\$ 55,504		\$	\$ 55,504.00	\$ 48,300	\$ (7,204)
102600	Corner guards/protect	\$ 49,202		\$	\$ 49,202.00	\$ 224,919	\$ 175,717
106500	Operable Partitions	\$ 1,955,419		\$	\$ 1,955,419.00	\$ 1,990,388	\$ 34,969
108100	Toilet Accessories	\$ 64,340		\$	\$ 64,340.00	\$ 47,632	\$ (16,708)
110140	Window Washing Equip	\$		\$	\$	\$ 58,200	\$ 58,200
111320	AV Equipment	\$ 1,918,679		\$	\$ 1,918,679.00	\$ 1,943,004	\$ 24,325
111350	CO 2 - Alt 15 AV upgrade	\$		\$	\$	\$	\$
111500	Parking Lot Equipment	\$ 221,909		\$	\$ 221,909.00	\$ 59,291	\$ (162,618)
111600	Dock Equipment	\$ 92,987		\$	\$ 92,987.00	\$ 146,500	\$ 53,513
114000	Concessions Equipment	\$		\$	\$	\$ 3,500	\$ 3,500
114250	Concessions	\$ 129,923		\$	\$ 129,923.00	\$ 100,000	\$ (29,923)
114500	CO 2 - Alt 28 Kit remodel	\$ 236,467		\$	\$ 236,467.37	\$ 300,000	\$ 63,533
114750	CO 4 - Volunteers	\$ 175,592		\$	\$ 175,592.00	\$ 200,000	\$ 24,408
125000	Window Coverings	\$ 24,255		\$	\$ 24,255.00	\$ 3,080	\$ (21,175)
126900	Ent. Mats and frames	\$ 5,000		\$	\$ 5,000.00	\$ 5,000	\$
130000	Final Clean / recycle	\$ 156,264		\$	\$ 156,263.84	\$ 348,275	\$ 192,011
135000	CO 3 - Art support costs	\$ 31,140		\$	\$ 31,140.00	\$ 75,500	\$ 44,360
142100	Hydraulic Elevators	\$ 761,522	\$ 25,000	\$	\$ 786,522.00	\$ 716,884	\$ (69,638)
142200	Traction Elevators	\$ 675,210		\$	\$ 675,210.00	\$ 850,000	\$ 174,790
142300	Escalators	\$ 660,375		\$	\$ 660,375.00	\$ 770,000	\$ 109,625
150000	Mechanical	\$ 13,879,876	\$ 64,960	\$	\$ 13,944,835.58	\$ 14,517,936	\$ 573,100
151000	Changes	\$ 201,656		\$	\$ 201,656.00	\$ 350,000	\$ 148,344
153000	Fire Sprinklers	\$ 1,238,673		\$	\$ 1,238,673.11	\$ 1,157,980	\$ (80,693)
155000	Temp Bldg Heat	\$ 124,998		\$	\$ 124,998.01	\$ 55,987	\$ (69,011)
160000	Electrical	\$ 11,295,282	\$ 53,265	\$	\$ 11,348,547.00	\$ 11,519,751	\$ 171,204
160100	Electrical Generator	\$ 366,694		\$	\$ 366,694.00	\$ 341,818	\$ (24,876)
160200	Relocate Power Pole	\$ 27,343		\$	\$ 27,342.52	\$ 75,000	\$ 47,657
161000	Security	\$ 379,254		\$	\$ 379,253.52	\$ 609,598	\$ 230,344
162000	CO 2 - Commissioning	\$ 74,689	\$ 33,650	\$	\$ 108,339.00	\$ 75,000	\$ (33,339)
165000	Temp Elec Distribution	\$ 503,016		\$	\$ 503,015.51	\$ 391,742	\$ (111,274)
167500	CO 2 - Alt 29 FA/PA	\$ 287,573		\$	\$ 287,573.00	\$ 250,000	\$ (37,573)
169500	CO 4 - FA Impacts	\$ 469,212		\$	\$ 469,212.00	\$ 727,500	\$ 258,288
850000	GMP Contingency	\$		\$	\$	\$ 36,585	\$ 36,585
999900	GMP Fixed FEE	\$ 1,912,434		\$	\$ 1,912,434.00	\$ 1,912,434	\$
		\$ 100,088,691	\$ 361,691	\$ 24,750	\$100,475,131.55	\$ 101,671,481	\$ 1,196,349

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER:
 MERC
 777 N.E. MLK Blvd, Portland
 FROM CONTRACTOR:
 Hoffman Construction Company of Oregon
 805 S.W. Broadway, Suite 2100, Portland, OR 97205

PROJECT: Oregon Convention Center
 Construction Services
 GMP Contract

APPLICATION NO: 31 FINAL
 Application Date: 7/31/2003
 PERIOD TO: FINAL
 PROJECT NOS: 1360000
 CONTRACT DATE: 01/25/2001

Distribution to:

<input checked="" type="checkbox"/>	OWNER
<input checked="" type="checkbox"/>	OWNER REP.
<input checked="" type="checkbox"/>	CONTRACTOR
<input type="checkbox"/>	
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CONTRACT FOR: Oregon Convention Center Expansion

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
 Continuation Sheet, AIA Document G703, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

	TO DATE	CURRENT
1. ORIGINAL BUDGET AMOUNT	\$ 98,500,000.00	\$ 98,500,000.00
2A. Change Orders	\$ 3,171,481.00	3,171,481.00
2B. Revised BUDGET AMOUNT	\$ 101,671,481.00	101,671,481.00
3. Work Complete and Stored	\$ 100,475,131.55	882,497.31
4. TOTAL COMPLETED & STORED	\$ 100,475,131.55	882,497.31
5. RETAINAGE:		
a. Securities to be Furnished in Lieu of Retentions	Securities	\$ Securities
6. TOTAL EARNED LESS RETAINAGE	\$ 100,475,131.55	\$ 882,497.31
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$ 99,592,634.24	
8. CURRENT PAYMENT DUE	\$ 882,497.31	\$ 882,497.31
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$ 1,196,349.45	

CONTRACTOR: HOFFMAN CONSTRUCTION COMPANY OF OREGON
 By: DAVID G. GARSKE, OPERATIONS MANAGER Date: 07/31/03

State of: Oregon County: Multnomah
 Subscribed and sworn to before me this 31st day of July, 2003
 Notary Public:
 My Commission expires:

OWNERS REP. CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Owners Rep. certifies to the Owner that to the best of the Owners Rep. knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 882,497.31

OWNERS REP.:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

BUDGET SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$4,671,481.00	
Total approved this Month	(\$1,500,000.00)	
TOTALS	\$3,171,481.00	\$0.00
NET BUDGET CHANGES	\$3,171,481.00	