

**HOFFMAN CONSTRUCTION COMPANY
OF OREGON**

SEP 10 1992

METRO HEADQUARTERS

PROJECT MEETING MINUTES

Our Job No. 9214

NEW GUARDRAIL \$53,470
\$ LESS 23,496

Meeting No:	38	
Date:	September 8, 1992	
Location:	HCCO Field Office	
Attendees:	Berit Stevenson	Metro
	Glenn Taylor	Metro
	Maurice Neyman	Metro
	Bob Thompson	Thompson Vaivoda & Associates
	Paul Thimm	Thompson Vaivoda & Associates
	Cade Lawrence	Hoffman Construction Company
	Bill Stotts	Hoffman Construction Company

38-1-0 ACTION ITEMS

✓ 38-1-1 Site Work Meeting: All parties agreed a meeting should be held with the City (Ron Kleinschmidt) to review the site concrete joint layout and the site lighting issues. HCCO will get a meeting set up for later this week.

Action: HCCO
Date: 9/11/92 TUESDAY @ 10:00 AM

✓ 38-1-2 Coffered Ceiling: HCCO questioned Metro on whether they should proceed with the coffered ceiling design since the cost would be well over \$70,000. TVA explained they are looking at reducing the quantity of coffered columns to reduce costs. HCCO again emphasized there is also a (3) week schedule issue which must be reviewed. TVA will expedite their revised design.

D

Action: TVA
Date: 9/10/92

✓ 38-1-2

Medallion Reuse: Metro questioned TVA on where the small salvaged medallions were to be used in the building. TVA will review the present design for a reasonable area to use the medallions. HCCO warned the exterior is being buttoned up so they had better expedite their design work.

Action: TVA
Date: 9/15/92

38-2-0 RESOLVED ITEMS

37-2-1 Power Pole Relocation: All parties discussed the site work schedule and all parties agreed a meeting should be held with the City of Portland (Ron Kleinschmidt). Metro will contact the City and arrange the meeting.

Action: Metro
Date: September 4, 1992

As of September 8, 1992: Metro talked to PP&L about pole relocation and they were told the poles in question would be relocated in approximately 3 weeks.

37-2-2 Tower Screen Framing: HCCO questioned whether the tower screen north wall should be radiused or segmented. TVA requested the framing be radiused on the shop drawings. HCCO and TVA will review the options and decide whether a radius or segment design should be utilized.

Action: HCCO/TVA
Date: September 3, 1992

As of September 8, 1992: HCCO found the curved steel cost was minimal and has proceeded according to the architectural design.

38-3-0 UNRESOLVED ITEMS

2-3-5 PP&L Energy Analysis: Metro reported they have a meeting with Glumac January 10, 1992 at 10:00 at Glumac's office to review the PP&L energy analysis issues. Any parties interested will attend the meeting.

Action: Metro
Date: January 10, 1992

See previous meeting minutes for prior status.

As of August 25, 1992: All parties discussed how best to complete the garage lighting switchover since a voltage change would be needed and vehicles would still be parking. Glumac, HCCO and Grasle will review options for sequencing the work. Metro and HCCO will meet with the parking garage manager (Virgil) to review construction work sequencing.

As of September 1, 1992: HCCO and Metro met with the garage manager and decided the lighting work would need to be completed on weekends and by floor. HCCO will have Grasle update their pricing to include the weekend work sequence. HCCO explained there will need to be a temporary service at some time to allow the building power switchgear and still keep the garage lights on.

As of September 8, 1992: HCCO will get Metro a copy of the latest pricing from Grasle for the parking garage lighting. HCCO will also proceed with a change order for the portions of the energy study which are already approved.

11-3-1 Paging System: HCCO questioned the status of a paging system for the project. Metro explained they do want a paging system included in the T.I. design. TVA will review what is necessary to provide a paging system.

Action: TVA
Date: 3/10/92

See previous meeting minutes for prior status.

As of August 25, 1992: All parties discussed the issues of concern and the following design concepts were discussed:

- 1) Add vibration isolation springs at compressors (HCCO)
- 2) Extend storage room walls and construct with sound rating construction (Metro)
- 3) Add sound traps at supply and return ducts (???)
- 4) Delete light fixtures which have vented openings (Metro)
- 5) Reduce the rooftop unit fan speed (HCCO)
- 6) Line the main supply duct with insulation (Metro)

- 7) Add shear isolators on first feet of duct
- 8) Metro requested Cliff Sroka be brought in to review the sound issues

As of September 1, 1992: HCCO explained Cliff Sroka was presently reviewing the Council Chamber's mechanical system versus the expected N.C. rating. HCCO expects the sound analysis to be complete by September 3, 1992. From the study, all parties will decide which measures above must be implemented.

As of September 8, 1992: HCCO received the sound study by Cliff Sroka and forwarded to all parties for review. Glumac issued a memo on additional mechanical sound traps, isolation, etc., which would respond to the sound study. HCCO has it being priced. Metro informed all parties there is a followup meeting with ACSI (ALTA) to review paging and A/V with the Metro user groups. The meeting will be at Metro's office.

BY. 10/7

ACSI TO HAVE CONSTRUCTION DRAWING

22-3-3

1% Art Selection: Metro explained they had received the art submissions and the committee is in the process of making a selection. Metro explained one of the favored art options would be special brick pavers at the Plaza level. TVA and HCCO voiced concern about how the art brick work would interface with the base brick at the Plaza. Metro and TVA will continue to expedite the artwork selection.

Action: Metro/TVA
Date: 5/26/92

See previous meeting minutes for prior status.

As of August 25, 1992: Same as above. Metro also informed all parties there would be a meeting with the mirror art person following this meeting.

As of September 1, 1992: A meeting was held with the mirror artist and the artist will get TVA a layout drawing for necessary backing. TVA will expedite so backing can be incorporated. Metro will also expedite a mock-up from the plaza artist so the actual construction sequence can be finalized.

As of September 8, 1992: TVA explained most of the mirrors are located on the paneling so they do not believe any backing is required. TVA will coordinate anchorage during the shop drawing phase. HCCO received the Plaza artist layout drawings and will forward to miscellaneous parties for review. The Plaza artist is still working on a tile mock-up. TVA will review the concrete mock-up by HCCO.

- 29-3-1 Police Space Planning: Metro explained they are presently working on having a local police department lease a portion of the 5,000 s.f. of tenant space at the 1st floor level. Metro explained they would like TVA and HCCO to do the work if the lease proposal works out.

Action: Metro
Date: 7/14/92

See previous meeting minutes for prior status.

As of August 25, 1992: HCCO received TVA's pricing and forwarded to Metro for review.

As of September 1, 1992: Metro approved TVA's design fees and TVA will finalize police drawings by September 12, 1992. Metro requested TVA incorporate some signage on the building exterior in their final design. HCCO will submit a price after they receive the final design documents.

As of September 8, 1992: TVA is working on the final construction drawings and are scheduled to issue to HCCO in 2 weeks.

TVA 9/23

NEED SEPARATE EXHAUST FOR SMOKE ROOM?

- 32-3-2 Spire Lighting: TVA explained they are still looking at options to light the tower spires and delete the large spot lights. TVA will continue to push on Glumac for lighting options.

Action: TVA
Date: 8/4/92

See previous meeting minutes for prior status.

As of August 25, 1992: Same as above.

As of September 1, 1992: TVA explained that Glumac will have the spire lighting drawings issued by this afternoon.

As of September 8, 1992: Same as above.

TVA . 9/17/92

- 33-3-1 Daycare Range Venting: Metro questioned whether the present Daycare kitchen will allow full cooking processes as they had heard the State office Daycare kitchen could not have full cooking. TVA will check with Glumac on the Daycare kitchen capabilities and report back.

Action: TVA
Date: 8/11/92

See previous meeting minutes for prior status.

As of August 25, 1992: Metro reviewed the issues with the Health Department and found a produce sink is now being required. TVA and Glumac will get the produce sink added if necessary and labeled appropriately. Metro is sending the latest drawings to the Health Department for review.

As of September 1, 1992: Metro issued drawings to the Health Department and received a form/list of design and construction issues which must be addressed. TVA will review the document and revise the design to meet any of their requirements. Metro also requested the range be revised to a commercial quality range. TVA will get the range revised.

As of September 8, 1992: TVA will get HCCO revised specifications on the Daycare range and other equipment so HCCO can rebid. TVA will also revised the documents to indicate action of the 2 hour duct enclosure, cleanouts, etc.

TVA - 9/18

33-3-2

Site Sidewalk Bump: Metro voiced concern that kpff had allowed the City to add a road modification at the corner of 7th and Lloyd which would increase the site costs. Metro explained they had never been informed that the City was requiring the modification. TVA will check with the City to determine exactly why the road revision was occurring.

Action: TVA
Date: 8/7/92

See previous meeting minutes for prior status.

As of August 25, 1992: Metro discussed the issue with the City and found Ron Kleinschmidt was requiring the revision. Metro explained they feel the additional concrete bump work is an item HCCO should cover in lieu of the street signal. HCCO will discuss the issue with the City. HCCO did not agree with Metro about the signal money covering the additional sitework.

As of September 1, 1992: HCCO explained they had talked with Ron Kleinschmidt (City) but he was holding firm on having the bump. Ron recommended HCCO review further with Kittleson so HCCO is going to proceed in that direction. HCCO emphasized again they felt the revisions at the corner of Grand and Lloyd had been their coverage of costs since the signal was not required.

As of September 8, 1992: Same as above.

34-3-2 T.I. Bid Analysis: HCCO explained they did receive the T.I. bids on 8/6/92 and are in the process of analyzing the bids to come up with the correct low bidders. HCCO did report the initial bid review indicated the T.I. work is substantially over budget. HCCO will attempt to have bid and budget information ready for review by next week.

Action: HCCO
Date: 8/18/92

As of August 25, 1992: All parties met on 8/24/92 at 1:30 and reviewed the T.I. bid analysis. The overall T.I. bids were over and Metro requested a goal of cutting \$385,000 from the design be set. HCCO will obtain further breakdowns for a design vs. cost meeting on 9/1/92 at approximately 9:30.

As of September 1, 1992: All parties will meet at 9:30 a.m. this morning to review HCCO's latest breakdown.

As of September 8, 1992: Metro approved awarding the mechanical and plumbing scope of work. See the attached HCCO breakdown of costs reviewed at the meeting following this project meeting. See Attachment #2.

34-3-7 Reception Desk Design: HCCO questioned the status of the reception desk design by TVA. TVA explained they are working on it this week and hope to have it issued by next week. HCCO informed TVA that the reception desk design is showing negative on the schedule.

Action: TVA
Date: 8/18/92

As of August 25, 1992: TVA (Paul) reported Bob was working on it but was not complete at this point. HCCO voiced frustration and informed TVA they were going to put a hold on TVA's next check until the reception and council chamber designs were submitted.

As of September 1, 1992: TVA tabled a preliminary design and HCCO will forward to the casework low bidder for pricing. TVA committed to having the Council Chamber's main desk issued to HCCO for pricing by September 11, 1992. HCCO explained how the Syndicrete supplier was not cooperating with the low casework bidder to get pricing. Metro will contact Syndicrete about the issue. Metro also requested that TVA check the reception desk countertop height to insure it meets the ADA requirements.

As of September 8, 1992: TVA reviewed the reception desk height against the new ADA requirements and will finalize the design with a section lowered. HCCO submitted a budget price

to Metro which showed the costs at approximately \$23,000. TVA committed to issuing the final reception desk and council chambers' desk by 9/11/92.

35-3-3 Blind Selection: HCCO questioned the status of TVA and Metro reviewing options for the window blinds. TVA will get Metro some window blind samples they were looking at.

Action: HCCO
Date: 8/25/92

As of August 25, 1992: HCCO tabled samples of a window mesh material for use in lieu of window blinds. HCCO also had a couple window blinds mounted for Metro review. Metro will review and let HCCO know which type they would like priced.

As of September 1, 1992: TVA and Metro explained they have another window blind option they would like priced. TVA will get the information to HCCO for pricing.

As of September 8, 1992: HCCO received the additional window blind information and has the low window blind bidder pricing.

PETER HAU

36-3-1 T.I. Lighting: Glumac explained the present design utilizes three lamp fixtures which can have the middle light fixtures turned off. Metro will get with PP&L to discuss affects to the energy study since the three lamp fixtures will use more than one watt/s.f. but the three lamp fixture is necessary to meet the RFP footcandle requirements. Glumac will review how many light fixtures should be required as part of the core and shell vs. T.I. area.

Action: Metro/Glumac
Date: 9/1/92

As of September 1, 1992: Metro has PP&L reviewing the present lighting design to determine whether they can finance the lighting as designed. Metro will pursue the issue with PP&L.

As of September 8, 1992: Same as above. TVA is going to send a drawing over with a new proposed lighting layout which would reduce the wattage per square foot.

9/17/92 MTG @ GLUMAC 11:00 AM

REDESIGN LIGHTING

- 36-3-3 Parking Garage Walls: HCCO requested that Metro review how they desired the parking garage shear walls to be sequenced with the actual car parking. Metro will review the issue with the garage manager and get back with HCCO.

Action: Metro
Date: 9/1/92

As of September 1, 1992: TVA tabled a sketch of proposed blockouts in the parking garage walls to allow for sight lines. TVA will have KPFF review how big the openings can be without revising the structural design. HCCO will start enclosures and excavation on September 8, 1992.

As of September 8, 1992: TVA has KPFF reviewing the opening sizes and they will get KPFF's design fee submitted.


- 36-3-4 Plaza Concrete Mockup: Metro explained the Plaza area artist would like to see a sample of the Plaza exposed aggregate finish and color. HCCO will get a sample together but warned the color could vary due to the concrete being supplied by Lone Star.

Action: HCCO
Date: 9/1/92

As of September 1, 1992: TVA will talk to Lone Star about the concrete color which could be expected. HCCO will pour a 2'x2' concrete sample by September 2, 1992 for TVA's review.

As of September 8, 1992: HCCO explained they have a Plaza concrete mock-up ready for TVA review. TVA will review following the meeting.

*\$ 150 TO \$ 350
PER DOOR MONITOR*



- 37-3-3 Security Meeting: Metro requested a meeting with the security subcontractor to review the latest tenant improvement design information and the Fire/Life/Safety issues. HCCO will contact Selectron and set-up a meeting for all parties.

Action: HCCO
Date: September 8, 1992

As of September 8, 1992: The follow-up security meeting was set to occur at 9:45 following this meeting.

38-4-0 QUALITY/SAFETY ITEMS

38-4-1 Quality Issues (Window Alignment): TVA will note their concerns about the window mullions and brick bands aligning in their field observation reports. HCCO will followup with Harmon on this issue.

38-4-2 Safety Manhours: HCCO reported they had presently worked approximately 50,000 manhours without a lost time accident as of 7/31/92.

38-5-0 INFORMATION ITEMS

38-5-1 Next Meeting: The next Project Review meeting is scheduled for September 15, 1992 at 8:00 a.m. at the jobsite office.

38-5-2 Schedule: See attachment, Fig. #1 for a copy of the HCCO three-week schedule.

Submitted by:

Cade Lawrence

Cade Lawrence
Assistant Operations Manager

CL:gac

Attachments

cc: Attendees
Wayne Drinkward, HCCO
Don Nail, HCCO

ASI 35

BERIT - REVIEW & APPROVE/DISAPPROVE CONSULTANT CHANGE ORDERS.

VFD WIRING LENGTH OVER 175' CAUSES NOISE ?

Attachment,
Fig. # 1

Hoffman Construction Job # 9214

Short Interval Schedule

SEPTEMBER

Page 1

METRO HEADQUARTERS

AUGUST

ACTIVITY DESCRIPTION	Subcont.	7	8	9	10	11	12	13	14	21	16	17	18	19	20	21	22	23	24	25
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FRP ROOF TERRACE CURBS	HSI	H	X	X	X																
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MISC. DEMOLITION	HSI	H	X	X	X	X			X	X	X	X	X				X	X	X	X	X	FOR NEW STEEL BEAMS
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DEMO OLD FRT ELEV	HSI												X	X			X	X	X	X	X	
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PREP FOR GARAGE WALLS	HSI	H	X	X	X	X			X	X	X	X	X				X	X	X	X	X	
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FRP RETAINING WALL AT TRANSFORMER PAD	HSI	H	X	X	X	X			X	X												
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FRP STEPS AT LOADING DOCK AND STAIR #4	HSI	H	X	X	X	X			X	X	X	X	X				X	X	X	X	X	
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INSTALL ELEVATOR # 4 AND 5	SOUND	H	X	X	X	X			X	X	X	X	X				X	X	X	X	X	NEED STATE CERTIFICATE FOR #2 ELEVATOR
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DEMO EXISTING FREIGHT ELEVATOR	SOUND	H	X	X	X	X			X	X	X	X	X									
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MODIFY SPRINKLER SYSTEM	BASIC FIRE	H	X	X	X	X			X	X	X	X	X				X	X	X	X	X	INTERMITTENT
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INSTALL GLASS BLOCK WINDOWS	DAVIDSON	H	X																			
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INSTALL WEST ELEVATION BRICK THEN NORTH ELEVATION	DAVIDSON																X	X	X	X	X	WAITING ON STRUCTURAL ST
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FAB AND INSTALL DEAD WIND LOAD SUPPORTS	HARMON	H	X	X	X	X			X	X	X	X	X									WEST ELEVATION
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INSTALL FRAMES AND GLAZE WINDOWS EAST ELEVATION	HARMON	H	X	X																		
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INSTALL SOUTH ELEVATION CURTAINWALL	HARMON	H	X	X	X	X																
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FIREPROOFING	PERFORMANCE																					INTERMITTENT
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SCREENWALL AND DRYVIT	PERFORMANCE								X	X	X	X	X				X	X	X	X	X	
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ELECTRICAL ROUGHIN	JRP GRASLE	H	X	X	X	X			X	X	X	X	X				X	X	X	X	X	MISC
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METRO HEADQUARTERS

AUGUST

ACTIVITY DESCRIPTION	Subcont.	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
PLUMBING ROUGHIN	PEN WGR	X	X	X	X	X			H	X	X	X	X			X	X	X	X	X	2ND AND 3RD FLOOR

INSTALL DUCT	MCKINSTRY	X	X	X	X	X			X	X	X	X	X			X	X	X	X	X	3RD FLOOR
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INSTALL STEEL FOR ROTUNDA AND DECKING	CARR	H	X	X	X	X			X	X	X										WAITING ON DECKING
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INSTALL STAIR #3 STEEL	CARR	H	X	X	X	X			X	X	X	X	X			X	X	X	X	X	CRANE ON 9/10
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INSTALL STRUCTURAL SKIN SUPPORTS/AWNINGS AT WEST SIDE	CARR	H	X	X	X	X			X	X											INCLUDES SLAB EXTENSION BRACKETS
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INSTALL STRUCTURAL STEEL NORTH ELEVATION	CARR											X	X	X		X	X	X			
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INSTALL TRELLIS ON MAIN ROOF	CARR	H		X	X	X			X	X	X										
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ERECT STRUCTURAL STEEL AT MAIN ENTRY	CARR	H	X	X	X	X			X	X	X	X	X			X	X	X	X		
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E.I.F.S. SCREEN WALLS	CARR	H	X	X	X	X			X	X	X	X									
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INSTALL BEAMS AT ROOF AND FLOOR SLAB OPENINGS	CARR	H	X	X	X	X			X	X	X	X	X								
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INSTALL INSULATION AND ROOFING	BUCKAROO	H	X	X	X	X			X	X	X	X	X			X	X	X	X	X	START AT ANNEX CRITICAL
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INSTALL PLATES AT ROOF JOINTS	CARR	H	X	X	X	X			X	X	X	X	X								
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SITE CONCRETE GRADING AND PAVING	GOLDIE GENTLE	H	X	X	X	X			X	X	X	X	X			X	X	X	X	X	
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EXTERIOR WINDOW AND BRICK CAULKING	HARMON PARDUE								X	X	X	X	X			X	X	X	X	X	
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Attachment
Fig. #2

HOFFMAN CONSTRUCTION COMPANY

BUILDING: METRO HEADQUARTERS
LOCATION: PORTLAND, OR
ARCHITECT: TVA ARCH.
SUBJECT: TENANT AREA BID SUMMARY

T.I. BASE	NEW	76,345 SF	ORIGINAL	54,550 SF
DAYCARE S.F.		6,745 SF		4,035 SF
FITNESS		2,425 SF		800 SF
ANNEX		3,600 SF		3,600 SF

JOB NO. 9214
ESTIMATOR: CLL
DATE: 09/08/92

TOTAL 89,115 SF 62,985 SF 41.49% INCREASE

ACCT	DESCRIPTION OF WORK	HCCO 4/15/92 ESTIMATE	TENANT AREA LOW BIDDER	BUDGET VARIANCE	MISC. REMARKS
018	Prem Overtime		ALLOWANCE	????	\$0
026	Plans & Prints		ALLOWANCE	????	\$0
030	Safety		ALLOWANCE	????	\$0
042	Temp. Sanitation	\$15,000	ALLOWANCE	\$15,000	\$0
052	Power Bills		ALLOWANCE	????	\$0
054	Water Bills		ALLOWANCE	????	\$0
060	Eq Rent Hoffman		ALLOWANCE	????	\$0
061	Eq Rent Others		ALLOWANCE	????	\$0
062	Concrete Pumping		ALLOWANCE	\$1,000	(\$1,000)
063	Gas, Oil, Maint.		ALLOWANCE	????	\$0
070	Test & Samples		METRO	\$0	\$0
075	Arch./Engr. Fees				\$0
090	Permits & Fees	\$11,250	ALLOWANCE	\$11,250	\$0
093	Bonds For Subs	\$10,000	ALLOWANCE	\$10,000	\$0
390	Buy Conc. Materials		HOFFMAN	\$3,500	(\$3,500)
590	Final Clean Up	\$20,250		\$20,250	\$0
706	Demolition		HOFFMAN	\$15,000	(\$15,000)
720	Reinforcement Steel		PRECISION	\$2,000	(\$2,000)
723	Concrete (HSI Work)		HOFFMAN	\$5,400	(\$5,400)
725	Struct. Stl/Misc. Iron	\$136,487	CARR(F & I)	\$0	\$136,487
	Low Partition Steel		CARR(F & I)	\$0	\$0
	Decorative Guardrail		CARR(F & I)	\$76,974	(\$76,974)
	Terrace Guardrail		CARR(F & I)	\$5,009	(\$5,009)
	Stair #6 Work		CARR(F & I)	\$20,429	(\$20,429)
	Counter Brackets		CARR(F)	\$2,276	(\$2,276)
	Tank Framing		CARR(F & I)	\$6,678	(\$6,678)
	Council Chambers Steel		CARR(F & I)	\$3,716	(\$3,716)
	Stair 5 Rails		CARR(F & I)	\$8,233	(\$8,233)
	Ramp Handrail @ 3/4		CARR(F & I)	\$366	(\$366)
	Decorative Tube Steel		CARR(F & I)	\$0	\$0
	Relite Steel Plate		CARR(F)	\$9,500	(\$9,500)
	O/H Door Support		CARR(F & I)	\$5,602	(\$5,602)
750	Fireproof/EIFS		WEST. PART.	W/ DRYWALL	\$0
755	Drywall/Insul.	\$222,321	WEST. PART.	\$309,520	(\$87,199)
	Low Partition Drywall		WEST. PART.	\$0	\$0
	Low Partition Tube Stl		WEST. PART.	\$0	\$0
	Reveals @ Full Ht Walls		WEST. PART.	\$38,865	(\$38,865)
	Use Domtar Gypboard		WEST. PART.	\$0	\$0
760	Painting	\$63,257	REICHLE	\$85,145	(\$21,888)
	Recycled Paint Alt.		REICHLE	SEE LETTER	\$0
765	Deck Coating/Roofing		INNOV. WATER	\$6,438	(\$6,438)
770	Genl Sh Metal		ALLOWANCE	\$7,000	(\$7,000)
775	Windows & Glass	\$40,068	HARMON	\$27,376	\$12,692
777	Caulk/Sealant	\$5,000	ALLOWANCE	\$5,000	\$0
785	Hollow Metal				\$0
	Furnish Frames/Doors	\$86,209	D & D	\$6,824	\$79,385
	Install Doors/Hdwre		GIBSON	\$8,020	(\$8,020)

THE OVERALL BID WAS \$145,622
INCLUDED W/ DRYWALL

— LUNCH ROOM DECK

DELETED BY ADDENDA #1
DELETE IF FRMS/RELITES ARE H.M

SHIFTED TO FURNITURE (\$35,076)
SHIFTED TO FURNITURE (\$5,480)
TVA TO REDUCE TO \$9,000

APPROVED AS ITEM 4

HOFFMAN CONSTRUCTION COMPANY

BUILDING: METRO HEADQUARTERS
 LOCATION: PORTLAND, OR
 ARCHITECT: TVA ARCH.
 SUBJECT: TENANT AREA BID SUMMARY

	NEW	ORIGINAL
T.I. BASE	76,345 SF	54,550 SF
DAYCARE S.F.	6,745 SF	4,035 SF
FITNESS	2,425 SF	800 SF
ANNEX	3,600 SF	3,600 SF

JOB NO. 9214
 ESTIMATOR: CLL
 DATE: 09/08/92

 TOTAL 89,115 SF 62,985 SF 41.49% INCREASE

ACCT	DESCRIPTION OF WORK	HCCO 4/15/92 ESTIMATE	TENANT AREA LOW BIDDER	BUDGET VARIANCE	MISC. REMARKS
	H.M. In Lieu Of Wood(F)		D & D \$54,611	(\$54,611)	DELIVERY IN 4 - 6 WEEKS
	H.M. In Lieu Of Wood(I)		W. PARTITIONS \$12,572	(\$12,572)	
800	Tile Work			\$0	
	T.I. Ceramic Tile	\$0	ROEDEL TILE \$7,500	(\$7,500)	APPROVED AS ITEM ?
	Recycled Tile Prem(GTE)		ROEDEL TILE \$1,548	(\$1,548)	METRO APPROVED GTE TILE
	Recycle Tile Prem(Traff)		ROEDEL TILE -----	\$0	NOT SELECTED BY METRO
	Slate Tile	\$61,100	PERFORMANCE \$20,240	\$40,860	APPROVED AS ITEM ?
803	Resilient Floor	\$5,062	LANDRYS SEE BELOW	\$5,062	
805	Carpeting/Base (28 OZ)	\$169,285	LANDRYS \$176,485	(\$7,200)	GET A LABOR/MAT'L BREAKDOWN
	Go to "Doral" 28 oz		LANDRYS (\$8,500)	\$8,500	
806	Acoustical	\$39,421	W/ DRYWALL	\$39,421	
	Coffered Clg. Premium		W. PARTITION \$13,342	(\$13,342)	SEE TOTAL COST BREAKDOWN
	Room 284 & 384 Ceiling		W. PARTITION \$19,938	(\$19,938)	
	Council Chambers Clg		W. PARTITION \$22,232	(\$22,232)	
	Tower Ceiling Work		W. PARTITION \$10,440	(\$10,440)	
	Spine Tube Steel Work		W. PARTITION \$0	\$0	DELETED BY ADDENDA #1 (\$4,309)
808	Finish Hdwr	\$33,759	CHOWN \$26,950	\$6,809	APPROVED AS ITEM 1
809	Millwork/Casework			\$0	
	Basic T.I. Work	\$129,038	DESCH \$236,786	(\$107,748)	
	Reception Desk	\$17,500	DESCH \$22,000	(\$4,500)	
	Council Chamber Desk	\$23,400	DESCH \$42,000	(\$18,600)	
	Council Chambers Doors		DESCH \$11,081	(\$11,081)	
	Low Wall Face Paneling		DESCH \$12,987	(\$12,987)	
	Delete Wood Door Frames		DESCH (\$38,000)	\$38,000	
	Delete Wood Relites		DESCH (\$65,000)	\$65,000	
	Recycled Mat'l Alt.		????	\$0	
810	Specialties	\$64,364		\$64,364	
	Residential Equipment	\$0	MISC. BIDS \$8,737	(\$8,737)	
	Folding Partitions	\$12,000	INT. TECH. \$6,591	\$5,409	APPROVED AS ITEM 2
817	O/H Security Grilles	\$0	INT. TECH. \$12,336	(\$12,336)	APPROVED AS ITEM 3
837	Window Blinds Upgrade		\$0	\$0	
860	Mechanical	\$231,000		\$231,000	
	Plumbing		PEN-NOR \$71,530	(\$71,530)	MCKINSTRY BID \$60,377
	HVAC		MCKINSTRY \$149,290	(\$149,290)	
865	Fire Protection	\$48,750	BASIC FIRE \$73,386	(\$24,636)	FACTORY MUTUAL PREMIUM
	Factory Mutual Premium		BASIC FIRE \$15,031	(\$15,031)	
870	Electrical	\$230,250	GRASLE \$404,880	(\$174,630)	WAITING FOR GLUMAC ANALYSIS
871	Site Elec.		W/ PLAZA	\$0	
872	Data/Phone Work		SEE REMARKS	\$0	\$72,680 COCHRAN BID
873	Security		\$0	\$0	
874	Audio/Visual/Paging	\$25,000	METRO \$0	\$25,000	
900	Daycare Allowance	\$231,000	\$315,866 <----- TOTAL		(\$84,866) VARIANCE TOTAL
	Skylight	SEE ABOVE	DEA MOR \$7,460	(\$7,460)	
	Skylight Steel	SEE ABOVE	CARR \$3,343	(\$3,343)	
	Carpet	SEE ABOVE	LANDRYS \$10,538	(\$10,538)	
	Resilient Flooring	SEE ABOVE	\$6,700	(\$6,700)	
	Drywall	SEE ABOVE	W. PARTITIONS \$48,510	(\$48,510)	

HOFFMAN CONSTRUCTION COMPANY

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JOB NO. 9214
 ESTIMATOR: CLL
 DATE: 09/08/92

TOTAL 89,115 SF 62,985 SF 41.49% INCREASE

ACCT	DESCRIPTION OF WORK	HCCO 4/15/92 ESTIMATE	TENANT AREA LOW BIDDER	BUDGET VARIANCE	MISC. REMARKS
	Skylight Drywall	SEE ABOVE	W. PARTITIONS	\$4,704	(\$4,704)
	Painting	SEE ABOVE	REICHL	\$4,809	(\$4,809)
	Paint Mural		ALLOWANCE	\$5,000	(\$5,000)
	Casework	SEE ABOVE	DESCH	\$69,413	(\$69,413)
	Specialties	SEE ABOVE	MISC.	\$14,517	(\$14,517)
	Mechanical(HVAC)	SEE ABOVE	MCKINSTRY	\$49,144	(\$49,144)
	Mechanical(Plumbing)	SEE ABOVE	PEN NOR	\$39,534	(\$39,534) MCKINSTRY BID \$51984
	Fire Protection	SEE ABOVE	BASIC FIRE	\$8,627	(\$8,627)
	Factory Mutual Prem.	SEE ABOVE	BASIC FIRE	\$1,767	(\$1,767)
	Electrical	SEE ABOVE	GRASLE	\$41,800	(\$41,800)
901	Tower Tank Allowance	\$30,000		\$30,000	
904	Paging System	\$0		\$0	
	Fitness Center	\$0	\$75,780	\$0	(\$75,780) VARIANCE TOTAL
	Carpeting		LANDRYS	\$2,801	(\$2,801)
	Gym Flooring		LANDRYS	\$9,588	(\$9,588)
	Recycled Gym Floor Alt.		LANDRYS	(\$5,748)	\$5,748 METRO APPRVD RECYCLED PRODUCT
	Drywall		W. PARTITION	\$3,121	(\$3,121)
	Painting		REICHL	\$1,632	(\$1,632)
	Toilet Partitions		W.H. CRESS	\$1,315	(\$1,315) METRO TOOK RECYCLED PARTITIONS
	Recycled Toilet Part.			\$2,665	(\$2,665) APPROVED AS ITEM 6
	Toilet Access.		W.H. CRESS	\$1,735	(\$1,735) APPROVED AS ITEM 6
	Lockers/Benches		CASCO	\$6,344	(\$6,344) APPROVED AS ITEM 5
	Mechanical(Plumbing)		PEN NOR	\$26,797	(\$26,797) MCKINSTRY BID \$40,286
	Mechanical(HVAC)		MCKINSTRY	\$14,144	(\$14,144)
	Fire Protection		BASIC FIRE	\$1,914	(\$1,914)
	Factory Mutual Prem.		BASIC FIRE	\$392	(\$392)
	Electrical		GRASLE	\$9,080	(\$9,080)
	Annex T.I.	\$0	\$98,692	\$0	(\$98,692) VARIANCE TOTAL
	Carpeting		LANDRYS	\$8,962	(\$8,962)
	Resilient Flooring		LANDRYS	\$225	(\$225)
	Drywall/Ceiling		W. PARTITION	\$26,047	(\$26,047)
	Low Wall Partitions		W. PARTITION	\$0	\$0 OBTAIN BREAKDOWN
	Add Acoustical Ceiling		W. PARTITION	\$2,148	(\$2,148)
	Hardware		CHOWN	\$2,510	(\$2,510)
	Painting		REICHL	\$7,836	(\$7,836) PRICE PAINTING OF STRUCT. ONLY
	Sanblast (\$7,138)		REICHL	\$0	\$0
	Mechanical(Plumbing)		PEN NOR	\$3,902	(\$3,902) MCKINSTRY HAD NO BREAKDOWN
	Mechanical(HVAC)		MCKINSTRY	\$12,696	(\$12,696)
	Fire Protection		BASIC FIRE	\$3,997	(\$3,997)
	Factory Mutual Prem.		BASIC FIRE	\$819	(\$819)
	Electrical		GRASLE	\$29,550	(\$29,550) WAITING FOR GLUMAC ANALYSIS
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0

SUBTOTAL \$1,960,771 \$2,527,702 (\$797,931)

H O F F M A N C O N S T R U C T I O N C O M P A N Y

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ACCT	DESCRIPTION OF WORK	HCCO 4/15/92	ESTIMATE	TENANT AREA LOW BIDDER	BUDGET	VARIANCE	MISC. REMARKS
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FEE (8%)		\$202,216			
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TOTAL		\$2,729,918			
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