



**HOFFMAN CONSTRUCTION COMPANY
OF OREGON**

SEP 17 1992

METRO HEADQUARTERS

PROJECT MEETING MINUTES

Our Job No. 9214

Meeting No:	39	
Date:	September 15, 1992	
Location:	HCCO Field Office	
Attendees:	Berit Stevenson	Metro
	Glenn Taylor	Metro
	Maurice Neyman	Metro
	Pat Merkle	Metro
	Bob Thompson	Thompson Vaivoda & Associates
	Paul Thimm	Thompson Vaivoda & Associates
	Cade Lawrence	Hoffman Construction Company
	Bill Stotts	Hoffman Construction Company
	Don Nail	Hoffman Construction Company
	Carol Reed	Mayor Reed

39-1-0 ACTION ITEMS

✓ 39-1-1 Metro A.C. Unit Location: HCCO questioned how the existing Metro A.C. unit should be anchored at the roof. Metro and TVA will review the existing unit present installation and come up with a design.

Action: Metro/TVA
Date: 9/22/92

39-1-2 Plaza Planter Drains & Soil: Mayor Reed questioned whether the planters will drain properly. TVA, HCCO and Mayor Reed will review the drainage issues following the meeting. Metro also proposed using a recycled soil mix at the planters, if possible. Mayor Reed voiced concern about the recycled soil being compatible with the planting, drainage rock and

waterproofing. Metro will issue a proposal and sample to TVA on the proposed recycled soils from which Mayor Reed can run compatibility tests.

✓
Action: Metro/Mayor Reed
Date: 9/22/92

USE BROKEN GLASS BEHIND RETAINING WALLS

✓ 39-1-3

Parking Garage Upper Deck: Metro explained they had found the proposed Conideck system for the parking garage top deck had only been installed for several weeks at the latest project references. Metro requested proposals using 3M or Sonneborn products. HCCO will obtain the pricing.

Action: HCCO
Date: 9/22/92
PRICE COMING TODAY FROM PARQUE

39-2-0 RESOLVED ITEMS

22-2-3 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 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.

As of September 15, 1992: TVA reviewed HCCO's mockup of the plaza exposed aggregate sample and requested a new sample with pea gravel aggregate. HCCO will put together a new concrete sample with pea gravel. See item 36-3-4 for tracking of this issue.

- 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.

As of September 15, 1992: Metro approved KPFF's fee of \$950 and KPFF is in the process of redesigning the walls. HCCO will track the revisions through the submittal process.

- 38-2-2 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.

Action: TVA
Date: 9/10/92

As of September 15, 1992: Metro decided to delete the coffered column areas of the ceiling. TVA will issue an ASI to show the coffered columns deleted and Metro will issue a directive letter.

- 38-2-3 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

As of September 15, 1992: TVA tabled a proposed layout for utilizing the existing medallions at the building. Metro gave preliminary approval so TVA will proceed with final drawings which HCCO could work from.

39-3-0 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 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 Grasley 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 Grasley for the parking garage lighting. HCCO will also proceed with a change order for the portions of the energy study which are already approved.

As of September 15, 1992: Same as above.

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 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. As of September 15, 1992: The meeting with ACSI was held and Metro explained they had decided on the final construction design. ACSI will get HCCO final construction drawings for the council chamber A/V in 3-4 weeks (10/7/92). ACSI will contact Cliff Sroka about some questions he had on the noise study issued by Cliff Sroka.

CONDUIT TO MEDIA NEEDS TO BE RESOLVED

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

RESOLVED

See previous meeting minutes for prior status.
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.
As of September 15, 1992: TVA is still on schedule to issue "For Construction" drawings by 9/22/92. Metro is to get with Glumac on adding a separate exhaust system for the breakroom in case smokers use the 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 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.

As of September 15, 1992: TVA tabled a preliminary light layout for the revised tower spire lighting which HCCO approved. TVA will finalize the design and issue an ASI by 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 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.

As of September 15, 1992: TVA is working up a revised Daycare kitchen layout and will get the new layout to Glumac by 9/18/92.

ASI 25 NEEDS REVISION
ISSUED NEXT WED. 9/29/92

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 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.

As of September 15, 1992: HCCO committed to getting the overall site and parking garage design costs to Metro by 9/18/92. HCCO and Metro will discuss the roadway bump costs at that time.

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 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.

As of September 15, 1992: HCCO tabled a new T.I. cost breakdown which reduced T.I. costs another \$42,000 to a total for approximately \$2,687,000. See Attachment, Figure No. 2. Metro will get HCCO the list of casework which should be charged against the furniture budget.

Nothing
New

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 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.

As of September 15, 1992: TVA explained they will have the reception desk final drawings and council chambers preliminary drawing ready by this afternoon. HCCO requested they expedite the drawings so buyout could begin.

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 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.

As of September 15, 1992: HCCO received the new pricing and sent to Metro for review. TVA explained they are having Peter Hall price and supply new samples. HCCO explained they will rebid the blinds if Metro requests once the blind selection is made.

- 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.
As of September 15, 1992: HCCO informed all parties the minimum budget light credit due to TVA's revised layout would be \$25,000. A meeting with HCCO, Grasle, Glumac and TVA was set to occur on 9/17/92 at 11:00 to review how best to revise the light layout.

MEETING @ GLUMAC WED 9/22/92 @ 1:00 PM

- 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.
As of September 15, 1992: TVA reviewed and rejected the exposed aggregate sample. HCCO will put together a new mock-up with pea gravel.

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.

As of September 15, 1992: A meeting with Selectron, Metro, TVA and HCCO was held last week and Metro requested pricing for a double card reader system, additional door monitoring and additional panic buttons. HCCO received the additional pricing and sent to Metro for review.

38-3-1 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

As of September 15, 1992: A meeting with the City was setup to occur at 9:30 this morning to review the street design and construction sequence.

39-4-0 **QUALITY/SAFETY ITEMS**

39-4-1 Quality Issues (Window Alignment): No quality issues were brought up at the meeting this week.

39-4-2 Safety Manhours: HCCO reported they had presently worked approximately 50,000 manhours without a lost time accident as of 8/31/92.

39-5-0 **INFORMATION ITEMS**

39-5-1 Next Meeting: The next Project Review meeting is scheduled for September 22, 1992 at 8:00 a.m. at the jobsite office.

39-5-2 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

LIGHTING LAYOUT MEETING
WED @ 1:00

Attachment,
Fig. #1

Hoffman Construction Job # 9214

Short Interval Schedule

OCTOBER

Page 1

METRO HEADQUARTERS		SEPTEMBER														OCTOBER					
ACTIVITY DESCRIPTION	Subcont.	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	1	2	
FRP ROOF TERRACE CURBS	HSI			X	X																FINISH CURB INFILLS AFTER TRELLIS INSTALLED
MISC. DEMOLITION	HSI	X	X	X	X	X		X	X	X	X	X									FOR NEW STEEL BEAMS
DEMO OLD FRT ELEV	HSI				X	X		X	X	X	X	X									
PREP FOR GARAGE WALLS	HSI	X	X	X	X	X		X	X	X	X	X			X	X	X	X	X		
FRP RETAINING WALL AT TRANSFORMER PAD	HSI	X	X	X	X	X															
FRP STEPS AT LOADING DOCK AND STAIR #4	HSI	X	X	X	X	X		X	X	X	X	X									
INSTALL ELEVATOR. 4 AND 5	SOUND	X	X	X	X	X		X	X	X	X	X									
DEMO EXISTING FREIGHT ELEVATOR	SOUND	X	X	X	X	X															
MODIFY SPRINKLER SYSTEM	BASIC FIRE	X	X	X	X	X		X	X	X	X	X			X	X	X	X	X		INTERMITTENT
INSTALL WEST ELEVATION BRICK THEN NORTH ELEVATION	DAVIDSON							X	X	X	X	X			X	X	X	X	X		WAITING ON STRUCTURAL ST
FAB AND INSTALL DEAD WIND LOAD SUPPORTS	HARMON	X	X	X	X	X		X	X	X											WEST ELEVATION
INSTALL FRAMES AND GLAZE WINDOWS EAST ELEVATION	HARMON	X	X	X																	
INSTALL SOUTH ELEVATION CURTAINWALL	HARMON		X	X	X																<i>RockUp</i>
FIREPROOFING	PERFORMANCE																				INTERMITTENT
SCREENWALL AND DRYVIT	PERFORMANCE							X	X	X	X	X			X	X	X	X	X		
ELECTRICAL ROUGHIN	JWP GRASLE	X	X	X	X	X		X	X	X	X	X			X	X	X	X	X		MISC
PLUMBING ROUGHIN	PEN NOR	X	X	X	X	X		X	X	X	X	X			X	X	X	X	X		2ND AND 3RD FLOOR

Hoffman Construction Job # 9214

Short Interval Schedule

OCTOBER

Page 1

METRO HEADQUARTERS

SEPTEMBER

ACTIVITY DESCRIPTION	Subcont.	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	1	2	
INSTALL DUCT	MCKINSTRY	X	X	X	X	X		X	X	X	X	X				X	X	X	X	X	3RD FLOOR

INSTALL STEEL FOR ROTUNDA AND DECKING	CARR	X	X	X	X	X															WAITING ON DECKING
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INSTALL STAIR #3 STEEL	CARR	X	X	X	X	X		X	X	X	X	X									CRANE ON 9/14
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INSTALL STRUCTURAL SKIN SUPPORTS/AWNINGS AT WEST SIDE	CARR	X	X	X																	INCLUDES SLAB EXTENSION BRACKETS
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INSTALL STRUCTURAL STEEL NORTH ELEVATION	CARR		X	X	X			X	X	X	X	X									
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INSTALL TRELLIS ON MAIN ROOF	CARR		X	X	X			X	X	X											
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ERECT STRUCTURAL STEEL AT MAIN ENTRY	CARR	X	X	X	X	X		X	X	X	X	X				X	X	X	X		
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E.I.F.S. SCREEN WALLS	CARR	X	X	X	X	X															
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INSTALL BEAMS AT ROOF AND FLOOR SLAB OPENINGS	CARR	X	X	X	X	X		X	X	X	X	X									
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INSTALL INSULATION AND ROOFING	BUCKAROO	X	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	X	X	X	X	X															
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SITE CONCRETE GRADING AND PAVING	GOLDIE GENTLE	X	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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A Attachment,
Fig. #2

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: 09/14/92

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/Q		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.	\$14,629	(\$14,629)
	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

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

SHIFTED TO FURNITURE (\$35,076)
SHIFTED TO FURNITURE (\$5,480)
DELETED REVEALS EXCEPT @ SPINE

APPROVED AS ITEM 4

AWARDED ON 9/9/92

HOFFMAN CONSTRUCTION COMPANY

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

T.I. BASE
 DAYCARE S.F.
 FITNESS
 ANNEX

	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
TOTAL	89,115 SF	62,985 SF

JOB NO. 9214
 ESTIMATOR: CLL
 DATE: 09/14/92

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)	AWARDED ON 9/9/92
	H.M. In Lieu Of Wood(I)		W. PARTITIONS	(\$12,572)	
800	Tile Work			\$0	
	T.I. Ceramic Tile	\$0	ROEDEL TILE	(\$7,500)	APPROVED AS ITEM ?
	Recycled Tile Prem(GTE)		ROEDEL TILE	(\$1,548)	METRO APPROVED GTE TILE
	Recycle Tile Prem(Traff		ROEDEL TILE	\$0	NOT SELECTED BY METRO
	Slate Tile	\$61,100	PERFORMANCE	\$40,860	APPROVED AS ITEM ?
803	Resilient Floor	\$5,062	LANDRYS	\$5,062	
805	Carpeting/Base (28 OZ)	\$169,285	LANDRYS	(\$7,200)	GET A LABOR/MAT'L BREAKDOWN
	Go to "Doral" 28 oz		LANDRYS	\$8,500	
806	Acoustical	\$39,421	W/ DRYWALL	\$39,421	
	Coffered Clg. Premium		W. PARTITION	(\$13,342)	SEE TOTAL COST BREAKDOWN
	Room 284 & 384 Ceiling		W. PARTITION	(\$19,938)	
	Council Chambers Clg		W. PARTITION	(\$22,232)	
	Tower Ceiling Work		W. PARTITION	(\$10,440)	
	Spine Tube Steel Work		W. PARTITION	\$0	DELETED BY ADDENDA #1 (\$4,309)
808	Finish Hdwe	\$33,759	CHOWN	\$6,809	APPROVED AS ITEM 1
809	Millwork/Casework			\$0	
	Basic T.I. Work	\$129,038	DESCH	(\$84,325)	
	Reception Desk	\$17,500	DESCH	(\$4,500)	
	Council Chamber Desk	\$23,400	DESCH	(\$18,600)	
	Council Chambers Doors		DESCH	(\$11,081)	
	Low Wall Face Paneling		DESCH	\$0	METRO APPROVED \$12,987 DELETION
	Delete Wood Door Frames		DESCH	\$38,000	
	Delete Wood Relites		DESCH	\$65,000	
	Finishing of Millwork		DESCH	(\$23,423)	67% OF \$34960 DUE TO H.M. REV.
	Recycled Mat'l Alt.		????	\$0	
810	Specialties	\$64,364		\$64,364	
	Residential Equipment	\$0	MISC. BIDS	(\$8,737)	
	Folding Partitions	\$12,000	INT. TECH.	\$5,409	APPROVED AS ITEM 2
817	O/H Security Grilles	\$0	INT. TECH.	(\$12,336)	APPROVED AS ITEM 3
837	Window Blinds Upgrade			\$0	
860	Mechanical	\$231,000		\$231,000	
	Plumbing		PEN-NOR	(\$71,530)	MCKINSTRY BID \$60,377
	HVAC		MCKINSTRY	(\$149,290)	
865	Fire Protection	\$48,750	BASIC FIRE	(\$24,636)	FACTORY MUTUAL PREMIUM
	Factory Mutual Premium		BASIC FIRE	(\$15,031)	
870	Electrical	\$230,250	GRASLE	(\$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	
874	Audio/Visual/Paging	\$25,000	METRO	\$25,000	
900	Daycare Allowance	\$231,000	\$315,866 <----- TOTAL		(\$84,866) VARIANCE TOTAL
	Skylight	SEE ABOVE	DEA MOR	(\$7,460)	
	Skylight Steel	SEE ABOVE	CARR	(\$3,343)	
	Carpet	SEE ABOVE	LANDRYS	(\$10,538)	
	Resilient Flooring	SEE ABOVE		(\$6,700)	

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: 09/14/92

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
	Drywall	SEE ABOVE	W. PARTITIONS	\$48,510	(\$48,510)
	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	W/ PAINTING	\$30,000	
904 Paging System		\$0		\$0	
Fitness Center		\$0	\$75,780	\$0	(\$75,780) VARIANCE TOTAL
			←----- 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	\$86,926	\$0	(\$86,926) VARIANCE TOTAL
			←----- 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	\$0	\$0 METRO DID NOT TAKE
	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	\$19,932	(\$19,932) WAITING FOR GLUMAC ANALYSIS
	Special Lights			\$9,618	(\$9,618)
				\$0	\$0
				\$0	\$0
				\$0	\$0

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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 FITNESS
 ANNEX

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ACCT	DESCRIPTION OF WORK	HCCO 4/15/92 ESTIMATE	TENANT AREA LOW BIDDER	 	BUDGET VARIANCE	 	MISC. REMARKS
	SUBTOTAL	\$1,960,771			\$2,488,331		(\$758,560)
	FEE (8%)				\$199,066		
	TOTAL				\$2,687,397		