



HOFFMAN CONSTRUCTION COMPANY  
OF OREGON

OCT 01 Rec'd

METRO HEADQUARTERS

PROJECT MEETING MINUTES

Our Job No. 9214

Meeting No: 41  
Date: September 29, 1992  
Location: HCCO Field Office  
Attendees: Berit Stevenson Metro  
Glenn Taylor 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

41-1-0 ACTION ITEMS

41-1-1 Color Charts/Carpet: HCCO tabled a Shaw carpet sample and questioned when TVA would have a selection on the carpets, paint, millwork finish, etc. TVA committed to having a complete color chart/material selection by October 13, 1992. TVA assured HCCO the carpet they are selecting will only take six (6) weeks for delivery.

Action: TVA  
Date: 10/13/92

41-1-2 Wood Finish Sample: TVA requested a sample of the maple paneling finish being proposed by Desch. HCCO will try to get a wood finish sample by the next meeting.

Action: HCCO  
Date: 10/6/92

DUE @ 9:00 AM TODAY. 10/6/92

✓ 41-1-3 Parking Garage Electrical: HCCO questioned when Glumac would be issuing "For Construction" electrical drawings for the Parking Garage. Glumac committed to having the construction documents issued by 10/2/92, if TVA gave approval.

Action: TVA/Glumac  
Date: 10/2/92 HCCO GETTING PRICING

✓ 41-1-4 Parking Garage ADA: Metro questioned whether TVA was doing an "ADA" review of the Parking Garage. TVA explained they were not doing an "ADA" review at this time. Metro commented they thought TVA would cover an "ADA" review for the value of their fee. TVA will review internally what their scope included for the Parking Garage.

Action: TVA  
Date: 10/6/92 HCCO GETTING PRICING  
11/6/92 TVA TO SURVEY & GET PRICING

✓ 41-1-5 Variable Frequency Drives: HCCO questioned if there was a problem with the distance between the mechanical units and variable frequency drives. Glumac explained the manufacturer had voiced some concern about the distance issue but could not identify any particular area of design flaw. Glumac will issue a letter of response to close the issue or force the manufacturer to explain their concerns.

Action: Glumac  
Date: 10/6/92

41-1-6 Sidewalk Joint Layout: HCCO questioned the status of TVA laying out sidewalk control joints so they align with the light poles, planters, and building columns. HCCO explained they will be laying out the sidewalk in accordance with the city requirements if TVA has not resolved the layout issue.

Action: TVA  
Date: 10/2/92 STARTING DEMO TODAY

✓ 41-1-7

T.I. "VE" Documentation: HCCO questioned when TVA would be issuing a clarification showing which "VE" items had been acceptable by Metro. TVA will get the VE issues addressed and hopes to issue an ASI by next week.

Action: TVA

Date: 10/6/92

REVIEW TODAY.

41-2-0 RESOLVED ITEMS

37-2-3 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.

As of September 22, 1992: Metro acknowledged receiving Selectron's pricing and will issue a response which accepts the barrier gates, rejects the double card readers, and accepts part of the door monitors.

As of September 29, 1992: Metro issued a letter approving addition of barrier gates and four (4) door monitors. HCCO has Selectron proceeding with the additional work.

38-2-1 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.

As of September 22, 1992: HCCO explained that KPFF was to submit the final drawings today if they had not been submitted yet. HCCO submitted the site lighting and parking site work

costs to Metro for review. Metro will set up a meeting with the City of Portland to review the site lighting costs.

As of September 29, 1992: A meeting was held between HCCO, Metro, and the city (Ron Kleinschmidt) and the city agreed to pay for all ornamental light poles on Irving, 7th, and Lloyd. HCCO awarded the work to Pacific Electric and hopes to obtain the permit this week.

- 40-2-4 Factory Mutual Sprinklers: HCCO questioned the status of Metro's decision on keeping Factory Mutual requirements or not. HCCO will have Basic Fire review the latest letter issued by Factory Mutual to see if it will cut any costs. Metro committed to making a decision in two (2) weeks.

Action: TVA  
Date: 9/29/92

As of September 29, 1992: HCCO explained that Basic Fire would have one (1) sprinkler head every 168 s.f. Metro decided not to proceed with utilizing the Factory Mutual requirements upon receiving the sprinkler head spacing information.

41-3-0 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 15, 1992: Same as above.

As of September 22, 1992: HCCO submitted a Change Order to Metro for resolution of several of the energy study costs and Metro is reviewing. Metro again requested a copy of Grasle's lighting proposal.

As of September 29, 1992: Glumac will get the initial parking garage construction documents issued to HCCO and TVA by 10/2/92. HCCO will have Grasle price the final documents while Metro reviews the design. Metro decided the light controls are to be either on or off. Metro will get Glumac a list of rooms which should have occupancy sensors so Glumac can finalize their locations. Metro agreed no switches should be in bathrooms or conference rooms unless the conference room had lights which could be dimmed.

ON  
EMCS  
SYSTEM

- 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 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.

As of September 22, 1992: Metro explained ACSI needs a copy of the new ceiling layout before they can finalize the paging construction documents. TVA will expedite the new ceiling layout and get it issued as soon as possible. A meeting was set up to occur on September 23, 1992, at 1:00 at Glumac's with Metro, Glumac, HCCO and TVA to expedite a resolution of the lighting layout.

As of September 29, 1992: TVA issued the latest revised reflected ceiling plan to ACSI so they can proceed with their paging design. HCCO also sent the drawings to Basic Fire for final layout of the sprinkler heads. A meeting was scheduled for 10/1/92, at 4:00 p.m. with TVA and Basic Fire to finalize the head layout. Metro confirmed ACSI should have their paging out in 3 to 4 weeks (10/29/92).

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

As of September 22, 1992: TVA explained they are working on the revised light layout so the Daycare kitchen layout will now be issued on September 25, 1992.

As of September 29, 1992: TVA explained they are appealing

the Daycare range exhaust which would allow the existing ductwork to stay the same. TVA expects the appeal decision on 9/30/92. TVA will get the revised sink design issued by the middle of next week.

TYPE 2 HOOD SKULD FOR VAPORS

APPEAL APPROVED.

REVIEW CHANGES TODAY.

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 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.

As of September 22, 1992: Same as above.

As of September 29, 1992: See Attachment, Figure #2 for the latest T.I. cost breakdown. The breakdown was reviewed with Metro after the meeting.

NO CHANGE -

✓ 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 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.

As of September 22, 1992: Same as above.

As of September 29, 1992: TVA expects a price from Peter Hall on 10/1/92.

HERRINGBONE

HCCO TO PRICE MERMET 3010

- 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 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.

As of September 22, 1992: TVA tabled the new proposed lighting layout which would delete a portion of the standard 2 x 4 fixtures and the can lights. HCCO emphasized resolution to the new layout is critical due to delay of the light fixture order. A meeting was set to occur between HCCO, TVA, Glumac and Metro on September 23, 1992, at 1:00 p.m. at Glumac to expedite a resolution.

✓ As of September 29, 1992: A meeting was held and the final ceiling layout was approved with Metro agreeing to pay for the redesign. Glumac committed to issuing a light fixture list with quantities by 10/2/92, from which HCCO could order fixtures. Glumac also committed to reissuing the ceiling electrical design by 10/16/92. Glumac will attend the 10/6/92, meeting at 10:00 a.m. to finalize the sprinkler and light layout.

MEETING TODAY.

- 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 15, 1992: TVA reviewed and rejected the exposed aggregate sample. HCCO will put together a new

mock-up with pea gravel.

As of September 22, 1992: HCCO gave TVA a map of a parking garage which had an exposed aggregate finish with a pea gravel mix. TVA will go over and look at it.

As of September 29, 1992: Same as above.

✓ 39-3-2

Plaza Planter Drains & Soil: Mayer Reed questioned whether the planters will drain properly. TVA, HCCO and Mayer Reed will review the drainage issues following the meeting. Metro also proposed using a recycled soil mix at the planters, if possible. Mayer 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 Mayer Reed can run compatibility tests.

Action: Metro/Mayer Reed

Date: 9/22/92

As of September 22, 1992: Metro reported they had submitted a sample of the Mt. McFarlen top soil to Mayer Reed for review. Mayer Reed has the Metro proposed soil being tested and will report back. All parties agreed the broken glass drainage materials would not be appropriate with the waterproof membrane. HCCO and TVA are still in the process of reviewing the planter drainage issue. HCCO proposed using some of the broken glass and material at the retaining wall backfill area.  
As of September 29, 1992: Same as above.

✓ 39-3-3

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

As of September 22, 1992: HCCO expects Pardue's proposal on using Sonneborn yet today and will submit to Metro for review.

As of September 29, 1992: Same as above.



- 40-3-1 Council A/V Room: Metro requested Glumac proceed with the A/V room mechanical and electrical design work in accordance with ACSI meeting minutes recently issued. TVA will contact Glumac about proceeding with the design. TVA will also address where adding of conduits should be routed to accommodate the press when they are filming the council chambers' meetings.

Action: TVA  
Date: 9/29/92

✓  
As of September 29, 1992: TVA explained they had been working with ACSI on the street conduit panel box location as the panelbox is very large. TVA will get the design resolved by 10/6/92, on the panelbox. Glumac has started the A/V design and will complete the design by 10/6/92.

- 40-3-2 Greenspace T.I. Area: Metro explained they will need to add T.I. space down in the Southeast corner by the Fitness Area for a future "Greenspaces" group. Metro will finalize their program needs and get them issued to HCCO. HCCO emphasized it is critical that existing tenant and core design be left unchanged so the construction work is not delayed.

Action: Metro  
Date: 9/29/92

ok  
As of September 29, 1992: Metro and TVA reviewed the programming needs and TVA tabled a new rough design. Metro authorized putting a hold on Fitness Area work between grids P & S. TVA will issue "For Construction" drawings to HCCO on the Police Station no later than 10/13/92.

- 40-3-3 ASI 25: HCCO questioned the status of issuing a final ASI 25 which incorporates all of Metro's final T.I. comments. TVA committed to having the final ASI 25 issued to HCCO by September 29, 1992. HCCO emphasized stud framing and drywall will start next week so any revisions need to be issued immediately.

Action: TVA  
Date: 9/29/92

As of September 29, 1992: TVA committed to having ASI 25 issued on 9/30/92. TVA will then review and address how best to document the "VE" design revisions approved by Metro.

41-4-0      **QUALITY/SAFETY ITEMS**

- 41-4-1      Quality Issues: Metro voiced frustration about the freight elevator door width since it would not accommodate the paper pallets. TVA will review why the door width issue was missed.
- 41-4-2      Safety Manhours: HCCO reported they had presently worked approximately 56,000 manhours without a lost time accident as of 9/21/92.

41-5-0      **INFORMATION ITEMS**

- 41-5-1      Next Meeting: The next Project Review meeting is scheduled for October 6, 1992, at 8:00 a.m. at the jobsite office.
- 41-5-2      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

Attachment,  
Fig. # 1

Hoffman Construction Job # 9214

Short Interval Schedule

METRO HEADQUARTERS

SEPTEMBER

OCTOBER

Page 1

		SEPTEMBER											OCTOBER								
ACTIVITY DESCRIPTION		Subcont.	21	22	23	24	25	26	27	28	29	30	1	2	3	4	5	6	7	8	9
GROUT ROOF TERRACE COLUMNS		HSI	X	X	X	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	X							
PREP FOR GARAGE WALLS		HSI	X	X	X	X	X			X	X	X	X	X			X	X	X	X	
FRP RETAINING WALL AT TRANSFORMER PAD		HSI	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																		
MODIFY SPRINKLER SYSTEM		BASIC FIRE	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	WAITING ON STRUCTURAL ST
FAB AND INSTALL DEAD WIND LOAD SUPPORTS		HARMON	X	X	X	X	X			X	X	X	X	X			X	X	X	X	NEED PERMIT WEST ELEVATION
INSTALL FRAMES AND GLAZE WINDOWS EAST ELEVATION		HARMON	X	X	X																
INSTALL SOUTH ELEVATION CURTAINWALL		HARMON	X	X	X	X	X														
INSTALL WEST ELEVATION STOREFRONT AND CURTAINWALL		HARMON	X	X	X	X	X			X	X	X	X	X			X	X	X	X	
FIREPROOFING		PERFORMANCE																			INTERMITTENT
SCREENWALL AND DRYVIT		PERFORMANCE								X	X	X	X	X			X	X	X	X	

Hoffman Construction Job # 9214

Short Interval Schedule

OCTOBER

METRO HEADQUARTERS

SEPTEMBER

Page 1

		SEPTEMBER											OCTOBER								
ACTIVITY DESCRIPTION		Subcont.	21	22	23	24	25	26	27	28	29	30	1	2	3	4	5	6	7	8	9
ELECTRICAL ROUGHIN		JWP	X	X	X	X	X			X	X	X	X	X			X	X	X	X	X
		GRASIE																			
<del>CABLE TRAYS</del>																					
PLUMBING ROUGHIN AND TESTING		PEN NOR	X	X	X	X	X			X	X	X	X	X			X	X	X	X	X
INSTALL DUCT		MCKINSTRY	X	X	X	X	X			X	X	X	X	X			X	X	X	X	X
SET ROOFTOP HVAC UNITS		MCKINSTRY																			
																					TO SHIP OCT 8
INSTALL STEEL FOR ROTUNDA AND DECKING		CARR	X	X	X																
INSTALL STAIR #3 STEEL		CARR	X	X	X	X	X														
																					STAIRS START ON 9-21
INSTALL STRUCTURAL SKIN SUPPORTS/AWNINGS AT WEST SIDE		CARR	X	X	X																
																					INCLUDES SLAB EXTENSION BRACKETS
INSTALL STRUCTURAL STEEL NORTH ELEVATION		CARR	X	X	X	X	X														
INSTALL TRELLIS ON MAIN ROOF		CARR	X	X	X	X	X														
ERECT STRUCTURAL STEEL AT MAIN ENTRY		CARR	X	X	X	X	X			X	X	X	X	X			X	X	X	X	
E.I.F.S. SCREEN WALLS		CARR	X	X																	
																					WAITING ON TOWER
INSTALL BEAMS AT ROOF AND FLOOR SLAB OPENINGS		CARR	X	X	X	X	X			X	X	X	X	X							
INSTALL INSULATION AND ROOFING		BUCKAROO	X	X	X	X	X			X	X	X	X	X			X	X	X	X	X
																					CRITICAL
INSTALL PLATES AT ROOF JOINTS		CARR/HSI	X	X	X																
SITE CONCRETE GRADING AND PAVING		GOLDIE GENTLE								X	X	X	X	X			X	X	X	X	X
																					NEED PERMIT
EXTERIOR WINDOW AND BRICK CAULKING		HARMON PARDUE	X	X	X	X	X			X	X	X	X	X			X	X	X	X	X

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: 09/29/92

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 7777	\$0	
026	Plans & Prints		ALLOWANCE 7777	\$0	
030	Safety		ALLOWANCE 7777	\$0	
042	Temp. Sanitation	\$15,000	ALLOWANCE \$15,000	\$0	
052	Power Bills		ALLOWANCE 7777	\$0	
054	Water Bills		ALLOWANCE 7777	\$0	
060	Eq Rent Hoffman		ALLOWANCE 7777	\$0	
061	Eq Rent Others		ALLOWANCE 7777	\$0	
062	Concrete Pumping		ALLOWANCE \$1,000	(\$1,000)	
063	Gas, Oil, Maint.		ALLOWANCE 7777	\$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	THE OVERALL BID WAS \$145,622
	Low Partition Steel		CARR(F & I) \$0	\$0	INCLUDED W/ DRYWALL
	Decorative Guardrail		CARR(F & I) \$76,974	(\$76,974)	
	VE Design of Guardrail		WELDCRAFT(F/I) (\$35,600)	\$35,600	CREDIT OF \$35,600
	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	DELETED BY ADDENDA #1
	Relite Steel Plate		CARR(F) \$0	\$0	WOOD FRAMES REPLACED BY H.M.
	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. \$304,040	(\$81,719)	
	Low Partition Drywall		WEST. PART. \$0	\$0	SHIFTED TO FURNITURE (\$35,076)
	Low Partition Tube Stl		WEST. PART. \$0	\$0	SHIFTED TO FURNITURE (\$5,480)
	Reveals @ Full Ht Walls		WEST. PART. \$14,629	(\$14,629)	DELETED REVEALS EXCEPT @ SPINE
	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)	APPROVED AS ITEM 4
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	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
	76,345 SF	54,550 SF
	6,745 SF	4,035 SF
	2,425 SF	800 SF
	3,600 SF	3,600 SF

JOB NO. 9214  
 ESTIMATOR:CLL  
 DATE: 09/29/92

TOTAL	89,115 SF	62,985 SF	41.49% INCREASE
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ACCT	DESCRIPTION OF WORK	HCCO 4/15/92 ESTIMATE	TENANT AREA LOW BIDDER	BUDGET VARIANCE	MISC. REMARKS
	Install Doors/Hdwre		GIBSON \$8,020	(\$8,020)	
	H.M. In Lieu Of Wood(F)		D & D \$54,611	(\$54,611)	AWARDED ON 9/9/92
	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	\$5,062	
	Stair Rubber Treads		LANDRYS \$21,560	(\$21,560)	
	Sheet Vinyl Flooring		LANDRYS \$13,200	(\$13,200)	
	VCT Flooring		LANDRYS \$1,701	(\$1,701)	
805	Carpeting/Base (28 OZ)	\$169,285	LANDRYS \$140,024	\$29,261	GET A LABOR/MAT'L BREAKDOWN
	Go to "Doral" 28 oz		LANDRYS (\$8,500)	\$8,500	
806	Acoustical	\$39,421	W/ DRYWALL \$39,421	\$39,421	
	Coffered Clg. Premium		W. PARTITION \$0	\$0	METRO APPROVED COFFER DELETION
	Room 284 & 384 Ceiling		W. PARTITION \$9,969	(\$9,969)	METRO DELETED ROOM 284 CLG.
	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 Hdwre	\$33,759	CHOWN \$26,950	\$6,809	APPROVED AS ITEM 1
809	Millwork/Casework			\$0	
	Basic T.I. Work	\$129,038	DESCH \$213,363	(\$84,325)	
	Furniture Transfer		DESCH (\$100,000)	\$100,000	TRANSFER CASEWORK TO FURNITURE
	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 \$0	\$0	METRO APPROVED \$12,987 DELETION
	Delete Wood Door Frames		DESCH (\$38,000)	\$38,000	
	Delete Wood Relites		DESCH (\$65,000)	\$65,000	
	Finishing of Millwork		DESCH \$23,423	(\$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	(\$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 \$66,786	(\$18,036)	FACTORY MUTUAL PREMIUM
	Factory Mutual Premium		BASIC FIRE \$15,031	(\$15,031)	
	Coffered Clg Premium		BASIC FIRE \$0	\$0	METRO DELETED COFFERS (\$6,600)
870	Electrical	\$230,250	GRASLE \$404,880	(\$174,630)	WAITING FOR GLUMAC ANALYSIS
	Credit Core Fixtures		GRASLE (\$40,123)	\$40,123	
	Credit Plaza Fixtures		GRASLE (\$20,711)	\$20,711	
871	Site Elec.		W/ PLAZA \$0	\$0	

**HOFFMAN CONSTRUCTION COMPANY**

BUILDING: METRO HEADQUARTERS	T.I. BASE	NEW	54,550 SF	ORIGINAL	JOB NO. 9214
LOCATION: PORTLAND, OR	DAYCARE S.F.	6,745 SF	4,035 SF	ESTIMATOR:CLL	
ARCHITECT: TVA ARCH.	FITNESS	2,425 SF	800 SF	DATE: 09/29/92	
SUBJECT: TENANT AREA BID SUMMARY	ANNEX	3,600 SF	3,600 SF		

TOTAL	89,115 SF	62,985 SF	41.49% INCREASE
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ACCT	DESCRIPTION OF WORK	HCCO 4/15/92 ESTIMATE	TENANT AREA LOW BIDDER	BUDGET VARIANCE	MISC. REMARKS
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)
	Clerestory Window	SEE ABOVE	????		\$0
	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)
	Skylight Drywall	SEE ABOVE	W. PARTITIONS	\$4,704	(\$4,704)
	Painting	SEE ABOVE	REICHLE	\$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 <----- TOTAL	\$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		REICHLE	\$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 <----- TOTAL	\$0	(\$86,926) 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	\$0	\$0 METRO DID NOT TAKE
	Hardware		CHOWN	\$2,510	(\$2,510)
	Painting		REICHLE	\$7,836	(\$7,836) PRICE PAINTING OF STRUCT. ONLY
	Sanblast (\$7,138)		REICHLE	\$0	\$0
	Mechanical(Plumbing)		PEN NOR	\$3,902	(\$3,902) MCKINSTRY HAD NO BREAKDOWN

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

BUILDING: METRO HEADQUARTERS	T.I. BASE	NEW 76,345 SF	ORIGINAL 54,550 SF	JOB NO. 9214
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ARCHITECT: TVA ARCH.	FITNESS	2,425 SF	800 SF	DATE: 09/29/92
SUBJECT: TENANT AREA BID SUMMARY	ANNEX	3,600 SF	3,600 SF	

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
	Mechanical(HVAC)		MCKINSTRY	\$12,696	
	Fire Protection		BASIC FIRE	\$3,997	
	Factory Mutual Prem.		BASIC FIRE	\$819	
	Electrical		GRASLE	\$19,932	WAITING FOR GLUMAC ANALYSIS
	Special Lights			\$9,618	
				\$0	
				\$0	
				\$0	

SUBTOTAL	\$1,960,771	\$2,247,006	(\$517,235)
FEE (8%)		\$179,760	
		=====	
TOTAL		\$2,426,766	



METRO HEADQUARTERS

SUBCONTRACTORS MEETING

OUR JOB NUMBER 9214

Meeting # 16

Date: September 28, 1992

Attendees: See attached list

16-1-0 Action Items

16-1-1 Hoffman stated that Carr needs to seal the top holes on the trellis columns to prevent water migration.

Action: Carr

Date: ASAP

16-1-2 HCCO stated the TI Electrical roughin needs to be reviewed and completed prior to the sheetrocking on the perimeter walls.

Action: Grasle

Date: As required

16-1-3 HCCO requested that all core drill holes for the TI and daycare be looked at and reviewed ASAP. These will require approval by KPFF.

Action: Grasle, Pen Nor, McKinstry, Broadway

Date: ASAP

16-2-0 Resolved Items

15-2-1 Harmon Contract requested a set of Carr Construction shopdrawings for the North Entry.

Action: HCCO, Carr

Date: ASAP

As of 9-28-92, Carr is running the drawings and will ship directly to Harmon

15-2-2 HCCO requested the job be given a general cleanup.

Action: All subs

Date: ASAP

As of 9-28-92, it was agreed that everyone will participate in a job cleanup campaign.

14-2-5 McKinsty stated the RFI on the water heater makeup air fan did not have an adequate response. HCCO to review with Glumac.

Action: Glumac

Date: ASAP

As of 9-21-92, this is being reviewed by Glumac.

As of 9-28-92 the response was received.

16-3-0 Unresolved Items

11-3-4 HCCO stated Mckinsty has completed part of the duct drawings. Show all major items on the coordination drawings ASAP.

Action: Pen Nor, JWP, Basic

Date: 8-19-92

As of 8-23-92, the sprinkler system mains need to be shown and sections need to be drawn as noted on the drawings.

As of 8-31-92, same as above.

As of 9-14-92, Basic needs to revise and return the drawings.

As of 9-21-92, the drawings are still not complete.

14-3-3 JWP Grasle questioned the status of the rotunda light fixtures that do not conceal. HCCO to review and advise.

Action: HCCO, TVA, Glumac

Date: ASAP

As of 9-21-92, Glumac is reviewing the light.

As of 9-28-92, same as above

14-3-4 JWP Grasle questioned the status of the VFD wire runs for the HVAC units. HCCO stated Glumac and Oregon Air are reviewing this item to determine if it is a problem.

Action: HCCO, Glumac, Oregon Air

Date: ASAP

As of 9-21-92, Glumac is reviewing this with Oregon Air.

As of 9-28-92, same as above

16-4-0 Information Items

- 1-4-1 Hoffman stated the existing freight elevator will be removed in about a month. We will be without an elevator for approximately 2 months.
- 1-4-2 Hoffman stated 8 ASI's and approximately 60 RFI's and 2 addenda have been issued. We have posted one set of drawings with all addenda, RFI's and ASI's. Schedule a time to review our drawings and update your drawings in the immediate future.
- 4-4-1 Pat Mercle from Metro attended the meeting and advised that Metro has hired her to monitor the recycling of construction materials for the project. See tabled a form that is required to be filled out on a weekly basis by anyone that is disposing of construction materials. Please review the form and fill it out as required. Pat is available for assistance in finding alternative ways of disposing of construction material.
- 1-4-5 HCCO requested all subs to review their material storage requirements and review with Don Nail prior to stocking the building.
- 14-5-0 SAFETY
- 4-5-1 Bill Hesselbecker introduced himself as Hoffman's Safety Officer and advised all people present that he is a resource available to all Hoffman people and all subcontractors on Hoffman Projects. Any questions relating to safety practices should be brought to the attention of Hoffman's field personnel. If the issues can not be resolved in the field or if additional expertise is required, we will contact Bill Hesselbecker to review and resolve the questions. The cable handrail system on the roof is not adequate to tie off to. A separate static line must be used.

Submitted by:

Bill Stotts  
Project Engineer

cc: Attendees  
All Subs

INSTALL PLATES AT 3RD FLOOR	CARR/HSI	X X	X X X X X
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### Short Interval Schedule

**METRO HEADQUARTERS**

SEPTEMBER

OCTOBER

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[illegible]

SITE CONCRETE	GOLDIE	X X X X X	X X X X X	X X X X X	NEED PERMIT
GRADING AND PAVING	GENTLE				

EXTERIOR WINDOW AND BRICK CAULKING	HARMON PARDUE	X X X X X	X X X X X	X X X X X
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TI WORK            TI WORK            TI WORK            TI            TI

LAYOUT AND FRAME WALLS    WESTERN              X X X X X              X X X X X              X X X X X    START ON 3RD FLOOR  
THEN 2ND

FRAME SKYLIGHT AT WESTERN X X X X X  
DAYCARE

INSTALL LOW WALL TUBE SUPPORTS	CARR	X X X X X	X X X X X	START ON 3RD FLOOR
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POKE THRU HOLE DRILLING GRASLE	X X X X X	X X X X X	3RD FLOOR
FLOOR			

POKE THRU HOLE DRILLIGN GRASLE X X X X X 2ND FLOOR

ELECTRIC ROUGHIN WALLS AND CEILINGS	GRASLE	X X X X X	X X X X X	3RD FLOOR
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ELECTRIC ROUGHIN WALLS AND CEILINGS	GRASLE	X X X X X	2ND FLOOR
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Hoffman Construction Job # 9214  
Short Interval Schedule  
METRO HEADQUARTERS

SEPTEMBER

OCTOBER

Page 1

ACTIVITY DESCRIPTION	Subcont.	28	29	30	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
GROUT ROOF TERRACE COLUMNS	HSI	X	X	X	X	X															FINISH CURB INFILLS AFTER TRELLIS INSTALLED
MISC. DEMOLITION	HSI	X	X	X	X	X			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	X	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 DAYCARE	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			X	X	X	X	X	
INSTALL ELEVATOR #3	SOUND												X			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
SET SCAFFOLD WEST ELEVATION	DAVIDSONS	X	X	X																	WEST SIDE NORTH END
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	X	X			X	X	X	X	X	NEED PERMIT WEST ELEVATION
INSTALL FRAMES AND GLAZE WINDOWS EAST ELEVATION	HARMON	X	X	X																	
INSTALL SOUTH ELEVATION CURTAINWALL AND TOWER	HARMON				X	X			X	X	X										
INSTALL WEST ELEVATION STOREFRONT AND CURTAINWALL	HARMON	X	X	X	X	X			X	X	X	X	X			X	X	X	X	X	
FIREPROOFING	PERFORMANCE																				INTERMITTENT
INSULATION AND DRYWALL AND TAPE CORE AND SHELL	PERFORMANCE		X	X	X				X	X	X	X	X			X	X	X	X	X	START 3RD FLOOR