

HOFFMAN CONSTRUCTION COMPANY OF OREGON

METRO HEADQUARTERS Our Job No. 9214

PROJECT MEETING MINUTES

Meeting No:

67

Date: Location: March 30, 1993 HCCO Field Office

Attendees:

Berit Stevenson

Glenn Taylor Sandy Stallcup

Paul Thimm Cade Lawrence Don Nail Bill Stotts Metro

Metro Metro

Thompson Vaivoda & Associates Hoffman Construction Company Hoffman Construction Company Hoffman Construction Company

ACTION SUMMARY

HCCO 48-3-6 62-3-3 62-3-5 64-3-1 65-3-5 66-3-2	Review and price preliminary exterior signage design. Obtain a breakdown on pricing of credenzas and on miscellaneous Metro wish list items. Check on re-roofing of garage stair #1 tower. Obtain pricing on utilizing 3" high roof drain rings. Review scope of as-builts and propose to Metro. Mock-up thermostat with lowered switch.
$ \begin{array}{c} \hline 1VA \\ 62-3-5 \\ 65-3-3 \\ 65-3-5 \end{array} $	Review parking structure stairs for compliance with codes. Complete punchlist review and issuance. Review scope of as-builts and propose to Metro.
METRO 65-3-4 66-3-1	Approve Council microphone location. Give direction on how to proceed with yard compost.

67-1-0 ACTION ITEMS

None noted.

67-2-0 RESOLVED ITEMS

63-2-1 STAIR #1 LIGHTING: HCCO explained there was no lighting on floors 2 through 4 of stair #1. Glumac will review the old documents and issue a clarification if the lights were missed.

Action: Glumac Date: 3/4/93

As of March 9, 1993: Glumac checked the documents and found lighting was missed at stair #1, floors 2-4. Glumac will issue a memo of clarification on the stair #1 lighting. HCCO explained the lighting would be an add to the Broadway/Cochran subcontract.

As of March 16, 1993: Same as above.

As of March 23, 1993: Same as above. HCCO again explained they have not received a clarification on the Stair #1 lighting. TVA will get with Glumac.

As of March 30, 1993: TVA issued ASI #125 to clarify the stair #1 lighting.

63-3-2 PRINT ROOM VERIFICATION: Metro questioned if Glumac had verified the Print Shop mechanical/electrical and if it would meet the programming requirements. Glumac will review and respond to the Metro RFP.

Action: Glumac Date: 3/5/93

As of March 9, 1993: HCCO explained that Glumac reviewed the Print Shop program requirements and found they were missing two (2) outlets. Glumac will issue a memo of clarification on this issue by the end of the week.

As of March 16, 1993: Metro reported they had seen a Glumac memo which clarified the print shop final requirements. TVA will check on receiving the Glumac memo and get an ASI issued. As of March 23, 1993: Same as above. HCCO will check on one (1) outlet not being installed which is indicated on the tenant drawings. TVA will get an ASI issued to finalize the Print Shop.

As of March 30, 1993: TVA issued ASI #126 to clarify the Print Room electrical and the work has been installed. Metro reported the present Print Room electrical installation was installed as they needed.

65-2-1 METRO WISH LIST: HCCO explained they have obtained the "Temporary Certificate of Occupancy" and are now ready for Metro and TVA to issue an ASI clarifying all the revisions/additions they would like. Metro will issue a list of their desired revisions by 3/19/93. Thompson Vaivoda will follow up with an ASI.

Action: Metro Date: 3/18/93

As of March 23, 1993: Metro issued a list of revisions they would like implemented to HCCO on 3/19/93. HCCO distributed to Thompson Vaivoda and they will try to get an overall ASI clarifying the new/revised work issued by 3/26/93.

As of March 30, 1993: See ASI #122 (Attachment, Figure #1) for a summary of all the Metro revisions/additions and direction on which items are to proceed.

65-2-2 FITNESS CORRIDOR: HCCO questioned if the corridor outside the Fitness room needs to be one hour rated. Thompson Vaivoda will review the layout vs. the code and get back with HCCO so they can address it with the City Inspector.

Action: TVA
Date: 3/18/93

As of March 23, 1993: All parties discussed and Thompson Vaivoda will write a letter which states the 1st floor use is going to be open space similar to the 2nd and 3rd floor tenant areas. HCCO will run that letter by the City for final approval.

As of March 30, 1993: HCCO received the TVA letter of clarification on the corridor outside the 1st floor restrooms and gave it to the City. The city did not reject or accept the letter so the issue will be considered resolved unless the City brings it up again.

65-2-6 TELEPHONE/DATA TESTING: Metro questioned the status of Cochran's testing on the telephone and data lines at this time. ACSI is waiting to review the test results. HCCO will check with Cochran.

Action: HCCO
Date: 3/23/93

As of March 23, 1993: HCCO explained they expect to receive the Cochran telephone/data this afternoon. Upon receiving, HCCO will forward to Metro and ACSI.

As of March 30, 1993: HCCO received the data/phone testing and forwarded to ACSI for review and approval. A meeting was held at 9:30 following this meeting and Cochran agreed to revise the submitted test books to meet the specification requirements. ACSI agreed to accept Class 3 testing of both

the phone and data lines since tools were not yet available for class 4 or 5 testing.

66-2-3 POLICE STATION CORE SCOPE: Metro requested a written description from HCCO which describes the level of finishes to be provided at the Police Station tenant area. HCCO will get Metro a description by 3/26/93.

Action: HCCO Date: 3/26/93

As of March 30, 1993: HCCO issued a narrative describing the scope of the finishes to be provided at the Police Station. Metro received and agreed the narrative resolved this issue.

67-3-0 UNRESOLVED ITEMS

SIGNAGE DESIGN: HCCO issued a fax requesting TVA and Metro start on the project signage design. Metro and TVA will get the process going.

Action: TVA/Metro Date: 12/15/92

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As of March 16, 1993: TVA will get a final proposed design issued to HCCO by 3/17/93, for the exterior signage design. Metro will meet with Sign Wizards this afternoon to continue the interior tenant improvement signage programming.

As of March 23, 1993: Thompson Vaivoda is still in the process of getting the final exterior signage proposal issued. Metro met with Sign Wizards on 3/17/93 and completed their programming of the overall interior signage. Metro explained TVA also needs to finalize design of the eight (8) interior department name signs as well as the building address sign.

As of March 30, 1993: Metro explained they had finalized the interior tenant signage but were waiting for Thompson Vaivoda to finalize the eight (8) interior directional signage. HCCO will push on TVA to expedite the eight (8) interior directional signage design.

62-3-3 COUNCIL CONFERENCE CREDENZAS: Metro explained they were looking at various credenzas to be used at the main Council Chambers' room and conference room. TVA will review the various credenza options and let Metro know what TVA could design for them.

Walls India

Action: TVA Date: 3/2/93

As of March 16, 1993: Thompson Vaivoda issued credenza drawings and HCCO issued them out for pricing. Metro explained they had reviewed the TVA drawings and would like to have several revisions made. Metro will issue a RFP which documents the revisions they would like made. As of March 23, 1993: Metro issued a RFP on the additional casework at the meeting and HCCO expects pricing on the additional casework by 3/24/94. As of March 30, 1993: HCCO received ASI #122 and sent them out for pricing. HCCO tabled pricing from Alexander and Desch on the added casework. Metro approved going with the new personnel reception desk now but requested further information on the paneling, credenza, and literature table. All parties reviewed ASI #122 and Metro gave direction to "Proceed" or "Price" as noted on attached ASI #122. (See attachment, Figure #1) Metro requested the artwork not be installed on the wood paneling.

62-3-5 STAIR #1 ROOFING: HCCO will get pricing from Buckaroo on re-roofing the Parking Garage northwest stair tower since water is leaking in. HCCO will review the RFP to determine if the stair #1 tower work is part of the core work.

Action: HCCO
Date: 3/2/93

As of March 2, 1993: HCCO explained they reviewed the RFP and agreed the stair #1 tower exterior cladding was clearly part of their scope. However, the interior finishes were a gray area. HCCO explained they were proceeding with the stair #1 interior finishes but reserved the right to discuss those costs. TVA agreed to review all the parking structure stairs to determine what design revisions would be required to meet code.

As of March 9, 1993: Same as above.

As of March 16, 1993: Same as above.

As of March 23, 1993: Same as above. HCCO will meet with Buckaroo this afternoon and try to expedite pricing.

As of March 30, 1993: Same as above. Metro requested HCCO have Buckaroo price re-roofing all of the garage roofs.

MOOF OVERFLOW DRAINS: HCCO explained they had reviewed the roof drains and had not found any which were plugged. HCCO will check on the cost to have a 3" high ring installed at the roof in lieu of the 2" ring.

Action: HCCO
Date: 3/16/93

As of March 16, 1993: Same as above. HCCO recently found one (1) roof drain plugged and will have it cleaned out.

As of March 23, 1993: HCCO explained one (1) roof drain had been unplugged late last week. TVA will get with KPFF about the structural implications of revising the roof overflow drain rings to a 3" height in lieu of a 2" height.

As of March 30, 1993: TVA confirmed through KPFF that 3" high overflow rings could be used without affecting the structure. HCCO will get pricing with the 3" overflow rings.

LABOR COSTS ONLY

65-3-3 PUNCHLIST ISSUANCE: Thompson Vaivoda is in the process of working on the punchlist issuance at this time. TVA will have the 3rd floor interior office punchlist issued by 3/17/93.

Action: TVA
Date: 3/17/93

As of March 23, 1993: HCCO reported the 3rd floor offices had been punched out last week and they were completing their work. Thompson Vaivoda will continue the 3rd floor punchlist this week since the furniture subcontractor will be starting installation this week.

As of March 30, 1993: TVA has issued the Annex, basement, and remaining 3rd floor area punchlist. TVA will get the 2nd floor punchlist issued today. HCCO and TVA will create a punchlist schedule for the remaining building areas.

65-3-4

COUNCIL MICROPHONE LOCATION: Metro and TVA will approve the Council Chamber microphone location once the microphone push button switch is in town. HCCO expects the push buttons by next week.

Action: HCCO
Date: 3/23/93

As of March 23, 1993: Same as above.

As of March 30, 1993: HCCO expects the microphone pushbutton switches by tomorrow so the microphones can be located the end of this week.

BERIT TO CALL MARK ROGERS @ ACSI ON TELEPHONE/ PAGING INTERFACE LOCATION & HOOK UPS.

 $\sqrt{65-3-5}$

AS-BUILT SCOPE: Metro questioned what scope of as-builts TVA and HCCO would be providing at job closeout. HCCO and TVA will review and submit a proposal on the scope of as-builts for Metro to review and approve.

Action: HCCO/TVA Date: 3/23/93

As of March 23, 1993: Same as above.

As of March 30, 1993: Same as above. HCCO will deliver a portion of the as-builts to Metro on 4/5/93.

WAITING ON MEKINSTRY.

66-3-1

79/

YARD DEBRIS COMPOST: Metro voiced concern about the south plaza final soil coverage not being "yard debris compost" as required. TVA and Mayer Reed will review the specifications and get the issue clarified. Metro will issue a RFP if they find the initial proposal did not require the "yard debris compost".

Action: TVA/Metro Date: 3/30/93

As of March 30, 1993: Metro issued an RFP requesting the use of the Metro "yard debris compost" at the So. Plaza area. TVA issued ASI #123 in regards to the compost issue. Metro explained they want the RFP put on hold for now until they decide if yard compost is proper to use since it will increase the quantity of weeds.

66-3-2 THERMOSTAT HEIGHTS: HCC explained the present thermostats were installed at 5' AFF in lieu of 4' AFF as required by ADA. HCCO proposed installing an additional switch at 4'0" to allow after-hour use of the sweep lighting and temperature controls. HCCO will get a mock-up done on adding the switch for Metro and TVA review/approval.

> Action: HCCO Date: 3/26/93

As of March 30, 1993: Same as above.

67-4-0 QUALITY/SAFETY ITEMS

- 67-4-1 SAFETY MANHOURS: HCCO reported they had presently worked approximately 155,000 manhours without a lost time accident as of 3/30/93.
- 67-4-2 QUALITY ISSUES: No quality issues were raised at the meeting. Both Metro and TVA will cover any of their concerns in the punchlist.

67-5-0 INFORMATION ITEMS

- 67-5-1 NEXT MEETING: The next Project Review meeting is scheduled for 4/6/93, at 8:00 a.m. at the jobsite office.
- DAYCARE EXTERIOR COLOR: All parties discussed the Daycare 67-5-2 exterior paint colors and decided to go with the light color. HCCO will proceed with the paint work.

Submitted by,

Cade Lawrence

Cade Lawrence

Assistant Operations Manager

CL:gac

Attachments

pc: Attendees

Wayne Drinkward, HCCO Bob Thompson, TVA

OCCUPANCY SENSORS GARAGE ELEVATOR PARKING GARAGE PERMIT

ARCHITECT'S Owner Architect SUPPLEMENTAL INSTRUCTIONS Consultant Contractor Field AIA DOCUMENT G710 (Instructions on reverse side) Other PROIECT: ARCHITECT'S SUPPLEMENTAL Metro Headquarters (name, address) INSTRUCTION NO: 600 NE Grand Avenue One hundred twenty two (122) Portland, Oregon 97232 OWNER: DATE OF ISSUANCE Metro Service District March 26, 1993 2000 SW First Avenue TO: ARCHITECT: Portland, Oregon 97201 Thompson Vaivoda & Associates (Contractor) Hoffman Construction Co. 1010 SW Eleventh Avenue 1300 SW Sixth Avenue Portland, Oregon 97205 Portland, Oregon 97201 CONTRACT FOR: ARCHITECT'S PROJECT NO: 91025

The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Proceeding with the Work in accordance with these instructions indicates your acknowledgement that there will be no change in the Contract Sum or Contract Time.

Description:

CONTRACT DATED:

Make various changes and additions per the attached TVA memo and drawings.

(REFERENCE METRO RFP #42)

Renovation

Attachments: (Here insert listing of documents that support description.)

TVA memo regarding ASI-122/Metro RFP-42, dated 3/23/93
TVA small format drawings ASI.122/ 1 through 8.

McCarter/Boczkaj small format drawings F1 through F7.

\$\frac{1}{2}\$ Spec. \$\frac{1}{4}\$

ISSUED BY: Thompson Vaivoda & Associates

Architect

AIA

CAUTION: You should sign an original AIA document which has this caution printed in red. An original assures that changes will not be obscured as may occur when documents are reproduced.



MEMO

DATE:

March 26, 1993

TO:

Mr. Bill Stotts

FROM:

Paul W. Thimm, AIA

Hoffman Construction Co.

Metro Jobsite

524 NE Grand Ave. Portland, Oregon fax: 232-3512

RE:

METRO Headquarters

TVA Job #91025

ASI-122 (Metro RFP-42)

The following are prior changes issued by TVA which have not been completed and have been requested by METRO in RFP-42.

Proceed - 1.

ADD filler construction between rooms 354 and 355 as described and detailed on ASI-108, item #1. However change this to be faced with white melamine on both faces, in lieu of paint finish. Color to match melamine on window sills. See also item 3 below.

Price L2.

ADD chain link fencing and gate at first floor bicycle parking area, (located within bay formed by grids N-P and 6-7). This item was described on ASI-115, item #4. PNCE SUFFIXE PNOCKEPING

II.

The following are changes or new items requested by METRO in RFP-42.

Provide 23.

ADD filler construction between rooms 350 and room 385 to the south. Locate at vertical aluminum mullion at southwest corner of column at grid R-1, See ASI-108, item #1 similar. However change this to be faced with white melamine on both faces, in lieu of paint finish. Color to match melamine on window sills. See also item 1 above.

Proceed 4.

PROCERE

REMOVE wall between rooms 262 and 263 - complete. This will now be called room 263 (room 262 is deleted). Fill-in opening between rooms 260 and 262, patch and paint. REMOVE carpet flooring in old room 262. ADD new VCT flooring in entire new combined room "263" (tie into existing VCT in room 263). Retain the gyp. bd. ceiling at old room 262, clean-up and patch the west edge at wall demolition, then patch-in the lay-in ceiling up to this edge. (As an option, remove entire gypsum board ceiling and replace with lay-in ceiling). See TVA drawing ASI.122/ 1, attached.

Proceed 25.

RELOCATE existing voice/data outlet in room 262 from west wall (demolished) to new location on the west wall approximately 24 inches south of the column at grid H-2, see TVA drawing ASI.122/1, attached. Modify light switching so all 4 lights in this area work off of one switch location.

Process 6.

RELOCATE existing tackable wall panel from north face of north wall of room 261, to the north face of the infilled opening at north wall of the old room "262", repair wall surface where panel was removed. See TVA drawing ASI.122/1, (attached)

zice /.

ADD new brochure rack at room 260 at the applicants area. Drawings to be issues by TVA in near future.

Province 28.

REMOVE and relocate existing reception dest from room 260 to room 129storage. Do not re-install, just store in this room for METRO future use.

P. C. LELE 2-9.

ADD new "Personnel Reception Desk" at room 260. See 11" x 17" drawing by McCarter Boczkaj, Sheets F1 and F2, dated 3-9-93, (attached).

Price 10.

ADD new "Literature Table" for the Council Chamber room 360. This is a movable piece of custom furniture. See 11" x 17" drawing by McCarter Boczkaj, Sheets F5 and F6, dated 3-9-93 and 3-18-93, (attached).

Get Tricing 11

Breathon

ADD new maple wall paneling at east and west walls of room 347. See 11" x 17" drawing by McCarter Boczkaj, Sheets F3 and F4, dated 3-9-93, (attached).

Get Production 12

ADD new fixed casework "Credenza" at the east wall of room 347. See 11" x 17" drawing by McCarter Boczkaj , Sheets F3 and F4, dated 3-9-93, (attached).

₽ 13.

REVISE design of existing "Main Reception Desk" at lobby 201. See TVA drawing ASI.122/5,6,7 and 8, dated 3-22-93 (attached).

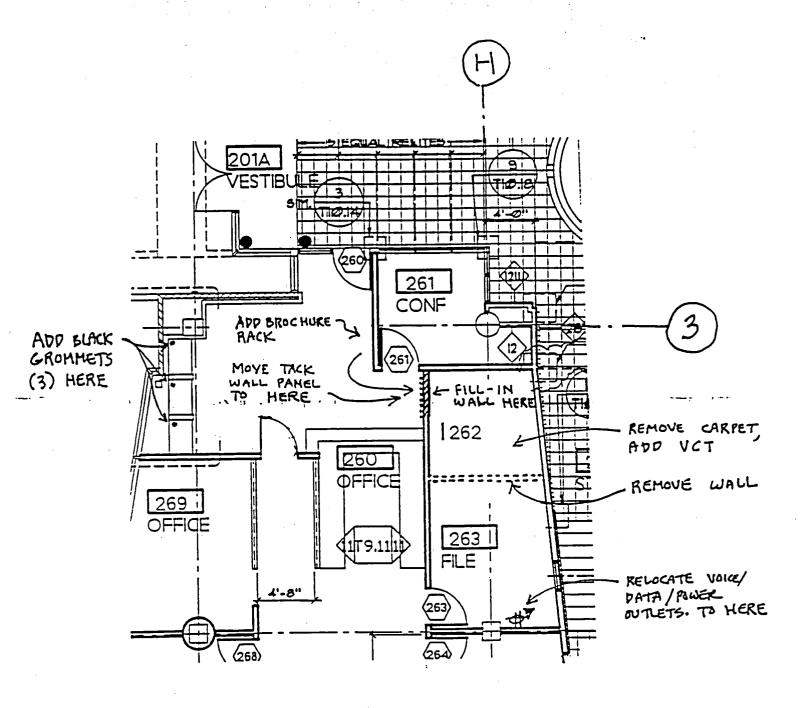
14.

ADD new fixed casework "Graphics Layout counter" at room 383, locate on north face of wall at grid R-6. See 11" x 17" drawing by McCarter Boczkaj, Sheet F7, dated 3-22-93, (attached).

- ADD grommets into existing countertops at each "councilor cubby" in rooms 347A through 347F, (12) total. Locate black grommets in corner opposite of the tall wardrobe cabinet typical.
- ADD grommets into existing countertops at each "phone counter" in room 365, (2) total. Locate black grommets at inside back corners towards middle.
- ADD grommets into existing countertops at each "application cubby" on north side of room 260. (3) total. Locate black grommets in corners, see TVA drawing ASI.122/ 1, (attached).
- ADD / EXTEND metal stud-gyp. board wall from top of existing relites to ceiling. All four sides of room 386 and along grid N between 1 and 2. Provide metal stud or wire bracing at top of wall in ceiling plenum space as required to stabilize top of wall. Relocate one light fixture and one air diffuser. See TVA drawing ASI.122/4, dated 3-25-93, (attached).
- 19. RELOCATE existing wall mounted thermostat located in third floor spine on wall on grid 3 between grids L and M. Relocate this thermostat just around the corner to the south west. Locate approximately 4 feet from the corner on the south face of the south wall of room 346. Mount this t-stat at 48 inches above the floor. Patch and repaint wall at old location.
- ADD new 110 volt duplex outlets in room 129 as follows: Locate one duplex on east wall approximately 5'- 6" from the southeast corner. Locate one duplex on west wall approximately 5'- 6" from the northwest corner. Locate one duplex on west wall approximately 5'- 6" from the northwest corner. Locate one outlet on north wall approximately 5'- 6" from the northwest corner. Locate a 4-plex outlet on north wall approximately 4'- 0" from the northeast corner. If possible (at reasonable expense) provide clean computer power to half of this 4-plex outlet. All other circuits to Panel 1LNN-20 field review circuit availibility. Run conduit exposed on ceilings, but concealed in walls if possible.
 - ADD (1) new 110 volt duplex outlet in room 127. Locate on south wall on west side of door. Place so door swing does not interfere. Circuit to Panel 1LNN-20.
 - ADD (I) new 110 volt duplex outlet each in rooms 240, 241, 242 and 243. (4) total. Use spare circuit number 76 in panel 2LS.
 - ADD (12 total) new ceiling mounted light fixtures in spine area at second and third floors, between grids L-P on west side (on grid 3). Use fixture similar to type "S" but use a monopoint ceiling mount unit. Locate fixtures as indicated on TVA drawings ASI.122/ 2 and 3, (attached).

 Second floor circuit to 2LS-22 new relay "cc" in 2LRVC-S.

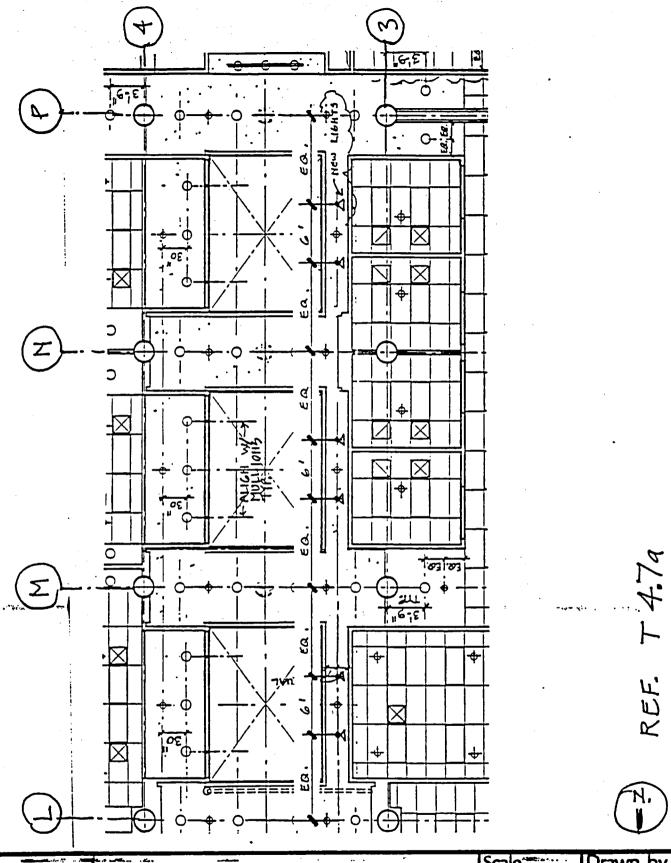
 Third floor circuit to 3LS-37 new relay "w" in 3LRVC-S.



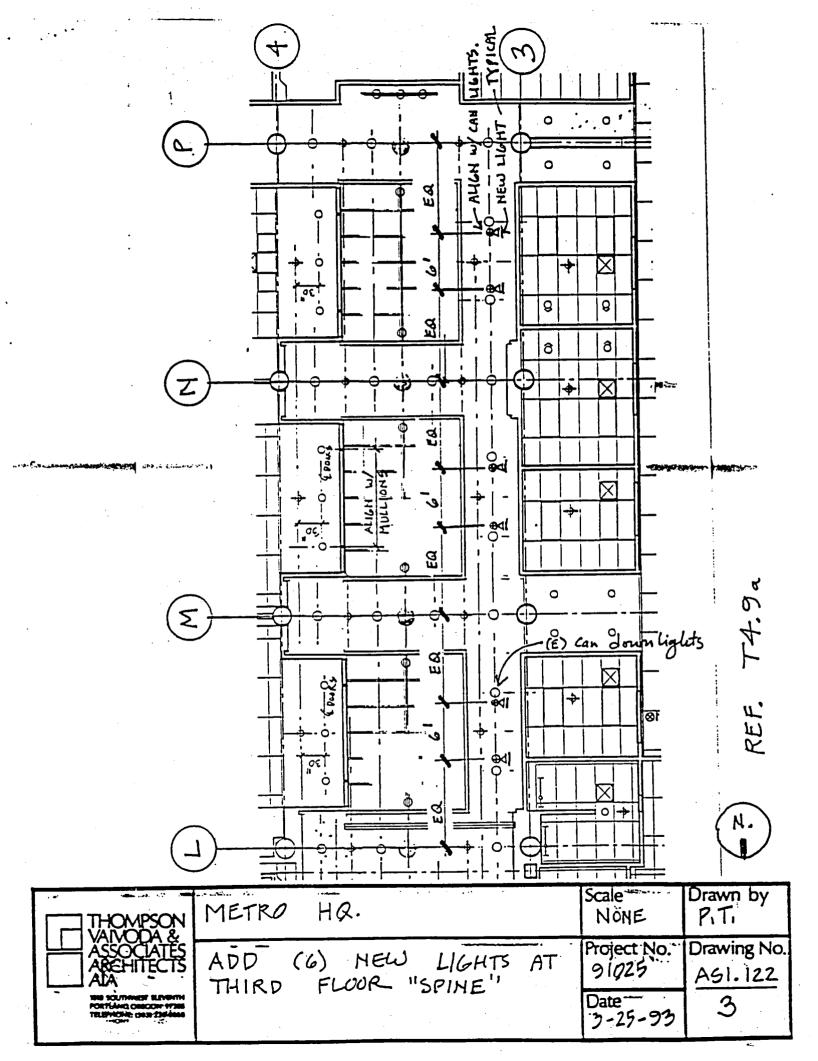
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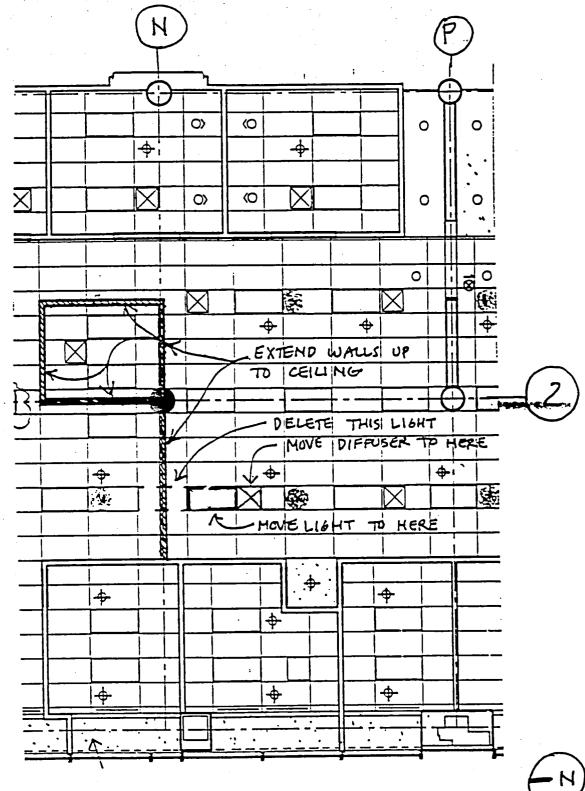
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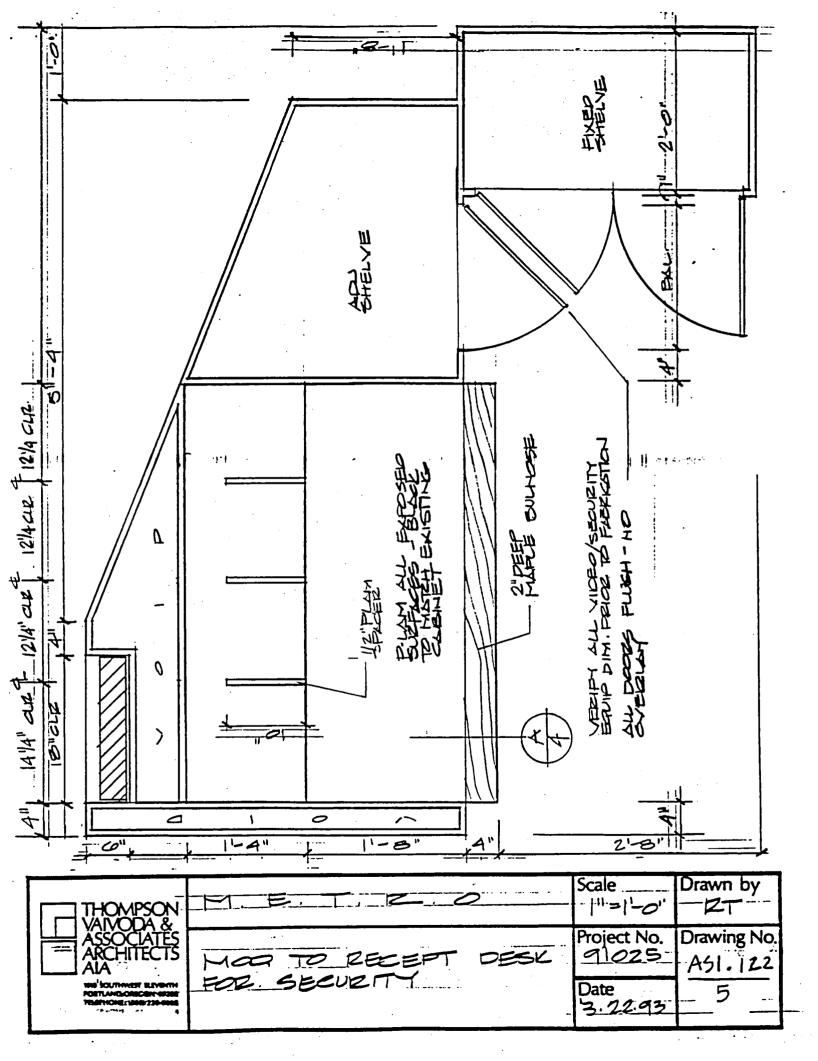
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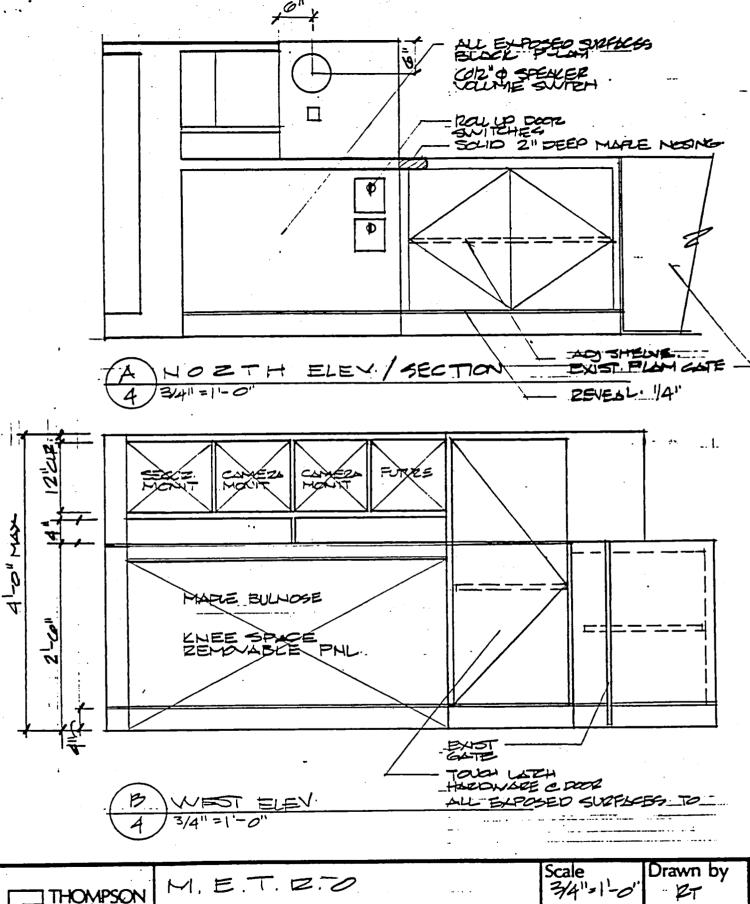




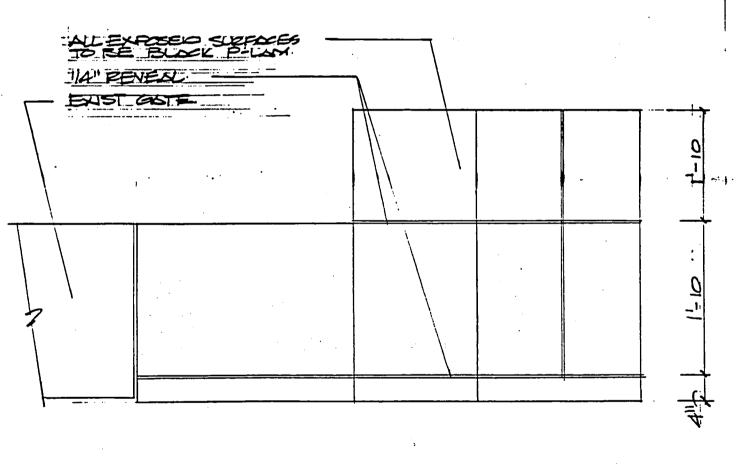
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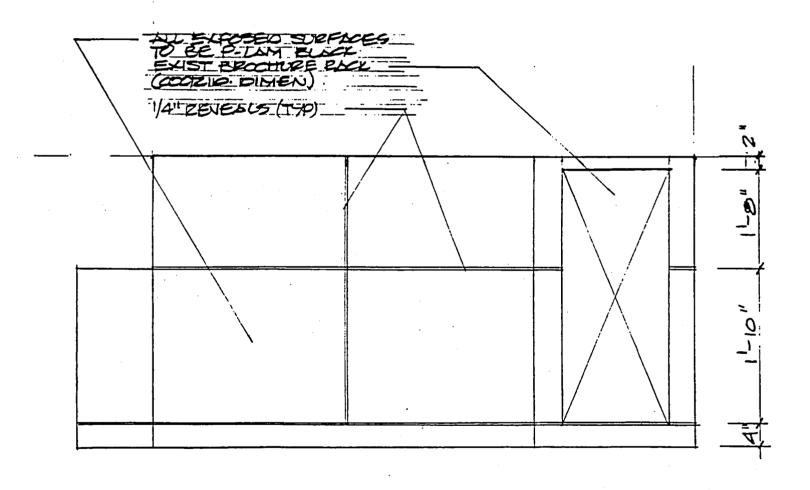


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ASSOCIATES ARCHITECTS	MOD TO RECEPT DECK FOR SECURITY	Project No.	Drawing No. ASI-122
1800 SCUTTONESS IN TOTAL PORTLAND CONCON 97205 TREPHONE: (903) 220-0000	DESC FOR SECURITY	Date 3.22.93	6





THOMPSON	METRO	Scale	Drawn by - FT
ARCHITECTS ANA	MOD TO RECEPT PESK FOR SECURITY	Project No. 91025	Drawing No. ASI.122
WE SCUTTINGST BLEVENTH PORTLAND ORBOOM 97365 TELEPHONE: (583) 230-6666		Date 3.22.93	7





THOMPSON-	M.E.T Z.O.	Scale 3/4 = 1-0"	Drawn by
ARCHITECTS ALA	MOD TO RECEPTION DESK FOR SECURITY	Project No. 91025	Drawing No. ASI.122
WE SOUTHWEST SLEVENTY- POSTLAND, ONECON 9726 TELEPHONE: (303) 230-0046		Date 3 22 93	- 8

McCARTER BOCZKAJ

Interior Design and Planning

Metro Headquarters Project No. 92003 March 22, 1993

PRODUCT AND MATERIALS SPECIFICATIONS

Reception Desk, Room 260
Credenza and Wall Panels, Room 347
Literature Table, Room 360
Storage Cabinet and Tack Panels, Open Office 383

1. Wood Veneer - Panels, Casework and furniture

Grade: Premium

Quartersawn, Eastern White Maple

Slip Matched Veneer Leaves Balance Match within Faces Sequenced Matched Panels

No Sapwood: Minimum to No Figures, Colors and Mineral Streaks Slight.

2. Wood Finish

Clear Lacquer Finish to Match Project in Both Quality and Sheen

3. Powder Coating

Color: Black

Texture to Match Council Chamber Casework

4. Plastic Laminate

Nevamar

#S-6-1T, Black

ARP Surface, Textured Finish

5. Fabric at Tack Panels - Graphics Storage Unit

Maharam

Vertical Surfaces

Tek-Wall 1000 #300801

#198, Feldspar

100% Polyolefin

54 Inch Width

Teflon Coated, Acrylic Backed

NOTE: Fabric may be railroaded at this location to allow for seamless installation.

6. General Cabinet Pull

Belwith-Keeler

4 Inch Black Wire Pull

#BPW 355-22

Metro Headquarters Project No. 92003 March 22, 1993 Page Two

7. Keyboard Slides at Reception #260 E.B. Bradley & Company #WT4201 Color: Black