

Downstream Authority of the Quapaw Tribe of Oklahoma Regular Meeting
April 25, 2012

Meeting Called to Order: 10 am

ROLL CALL:	John Berrey, Chairman	Present
	Larry Ramsey, Secretary	Present
	Ranny McWatters, Treasurer	Present
	Marilyn Rogers, Member	Present
	Tamara Smiley, Member	Present

DECLARATION OF QUORUM: announced by Larry Ramsey

Construction

Ryan/David/Jason/Ronnie/Mike

Scott/Amy

Ernie/Tim/Bob/ Chris/Steve/John T

Prayer led by Tamara

Manhattan Update

- See Attached
- Cost Savings spreadsheet
 - Reviewed multiple options
 - Simplify roof assembly – okay with the DDA
 - Substitute batt insulation – okay with the DDA
 - Remove color kinetics
 - Site changes
 - Change paving at pool patio to standard concrete finish – MCC to look at pricing for alternate and present for approval
 - Pool deck – look at using epoxy
 - Hotel
 - Corridor - ceiling panels, MCC to get pricing options to see what the savings would be
 - Chair rails – stay the same to match current
 - River Rock – stay the same to match current
 - Guest Rooms
 - Mosaic Inlay in entry – remove in standard rooms (154), keep in suites (15)
 - Wall tiles in vanities – review in mock up
 - Tile in shower – looking for alternate
 - Delete rain shower head – working on pricing
 - Suggested to delete vanity – DDA wants to keep
 - Main Lobby
 - Ceiling – simplify design and materials – Okay with the DDA
 - Mosaic – need pricing information before any decision can be made

Break 12:25pm

Resume 1:56pm

Authority Meeting

Marketing

- Shawn/Melissa
- Sportsmag.tv
 - Review the sponsorship contract offered (see attached)
 - Waiting on more details from the company.

Adjourn 3:04pm

Meeting Minutes

Detailed, Grouped by Each Meeting and by 'Old Business' and 'New Business'

Downstream Hotel Expansion **Project # 3452** **Manhattan Construction Company**
 12049 SE 110th Street
 Galena, KS 66739 Tel: (620) 856-5600 Fax: (620) 856-5605

Owner, Architect, Contractor Meeting 20

Date	Start	End	Next Meeting	Next Time	Prepared By	Company
4/25/2012	10:00 AM	12:00 PM	5/1/2012	10:00 AM	Ronnie Wood	Manhattan Construction Company

Purpose	Location	Next Location	General Notes
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Attended By Non-Attendees

Quapaw Tribe of Oklahoma - John Berrey Quapaw Tribe of Oklahoma - Larry Ramsey Quapaw Tribe of Oklahoma - Ranny Mcwatters Quapaw Tribe of Oklahoma - Tamara Smiley Quapaw Tribe of Oklahoma - Tena VanCleave Quapaw Tribe of Oklahoma - Tim Brown Quapaw Tribe of Oklahoma - Ernie Caruthers Quapaw Tribe of Oklahoma - Bob Moritz Quapaw Tribe of Oklahoma - Bob Bergquist Quapaw Tribe of Oklahoma - Marilyn Rogers Manhattan Construction Company - Mike Kanter Manhattan Construction Company - Ronnie Wood Manhattan Construction Company - Ryan Haynie Manhattan Construction Company - David Anderson Manhattan Construction Company - Jason Schafer JCJ Architecture - Scott Celella Chris Roper Construction Services - Chris Roper Kinslow, Keith, & Todd - Amy Harrell	Quapaw Tribe of Oklahoma - Shawn Mercer JCJ Architecture - Grace Fabian JCJ Architecture - Kristina Ennis
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Item	Meeting	Item Description	Resp	Status	Due Date	Compl'd	Cls'd
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Old Business

Energy Management System

013-001	3/28/2012 - Total cost per typical room is around \$335 (\$125 Material, \$45 occupancy sensor, \$40 LV transformer, \$125 labor) So this is roughly \$45K for typical rooms. MCC to perform comparison with this versus the complete system found in the suites. MCC to call and discuss with owner's rep. 4/10/2012 - Nothing has changed. The outlet by the entry door is to always remain. An InnCom sample is to be provided for both mock up rooms. These samples are to be purchased by Faith in order to have warranty continuity. 4/18/2012 - Chris Roper and Ryan Haynie to discuss	Ryan Haynie (MCC)				Yes
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Old Business							
		issue after meeting. 4/25/2012 - For budget purposes, the INNCOM system is to remain in the suites only for now. It will still be included in the mock up. Faith needs to communicate with INNCOM and follow the owner paid material process.					
Guest Room Furniture							
013-003		3/28/2012 - Books have been used to begin procuring items for mock up. Mock up furniture is out to bid now with 4 bidders. (Kimble, Indian Country Furnishings, American Hotels and Harbor Linen) Pricing is due next week. Some bidders would still like to provide Downstream with turnkey package. Downstream to investigate Fabricut as a possible supplier. 4/10/2012 - Several bids were received last week, but not all. Due to the large number of items, vetting the bids will take more time. 4/18/2012 - There were at least 6 bidders, several of whom bid all items. One company bid American made furniture. Next week there is a plan to provide a spreadsheet with pricing. 4/25/2012 - Harbor Hospitality ad American Hotels have American furniture factories. Site visits to their factories are to be scheduled.	Tim Brown (QUATRI); Chris Roper (CRCS)				No
Hotel Flooring							
013-004		3/28/2012 - Kristina to bring additional materials to NIGA convention/San Diego meeting next week. Image options to be investigated by MCC. MCC to investigate financial status of American Terrazzo and bring to conference call next week. 4/10/2012 - MCC is working on getting the final price with inlays included. Samples will follow final pricing. 4/18/2012 - MCC is doing pricing operation regarding animal inlays and sizing. According to JCJ we may not pursue the inlays as a value engineering option. 4/25/2012 - MCC still to wait on input from terrazzo company for value engineering options. DDA wants mosaic tile inlays in lieu of metal inlays or terrazzo inlays.	David Anderson (MCC)				No
Back Up Generator							
013-005		3/14/2012 - Downstream is looking at and reviewing options in-house. Intent is still for MCC to provide conduits for future use. 3/21/2012 - DCR still looking at options. MCC still going to rough in. 4/18/2012 - No Update. 4/25/2012 - Close Item	Ernie Caruthers (QUATRI)				Yes
Guest Room Shower Tiles							
013-007		3/28/2012 - Tiles to be in San Diego next week. 4/10/2012 - The tiles were not presented in San Diego. Two more tile options have not arrived, but should be ready for presentation next visit by Kristina. 4/18/2012 - JCJ to check on order status of tile samples. 4/25/2012 - JCJ brought samples for DDA review. Metal, Ceramic and glass samples. Prices range from \$3 each to \$18 each. We should just get a local hippie or children's arts and crafts class to make the same thing. MCC to leave 4"x4" openings blocked out in shower for options to be placed and reviewed.	Kristina Ennis (JCJ)				No

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Old Business							
Chiller Tie-In							
013-008		3/28/2012 - Allen's performed 1st tie in Sat. night/Sun. morning on chiller and condenser water. No complaints. A couple more shut downs will be necessary. A tie in happens in the meeting room hallway. Owner's Rep coordinating with banquets for slow times that tie in can be performed. 4/10/2012 - Another shut down and tie in will occur tonight through tomorrow morning. 2 sets of 2 valves are to be installed. 4/25/2012 - Next week hangers will be installed for vitaulic pipe tie in.	Jason Schafer (MCC)				No
Guaranteed Maximum Price							
013-010		3/21/2012 - DDA waiting on Dec. Letter 3/28/2012 - No Update 4/10/2012 - The value of the four packages out to bid should create an opportunity to get to the final GMP. The bids are due next Thursday. The push will be for a GMP by the end of the month. on the 23rd, MCC to present budget revision to Chris Roper. On the 27th the budget is to be finalized and ready to present. 4/25/2012 - MCC to compile pricing by end of week. Faith and Allen's to have value engineering and pricing meeting next Monday. Budget on latest drawings to be complete Tuesday. MCC to break out certain areas such as spa, pool and the Buffalo grill.	John Thompson (ETP)				No
Recommendation Letters							
014-002		3/28/2012 - After interviews, MCC recommends bringing on board KC Gunita as the pool contractor. Approved by DDA. 4/10/2012 - No letters today. 3 qualified bidders submitted on fire suppression system and recommendation letters should be ready next meeting. 4/18/2012 - MCC is recommending Aegis Fire Protection from Kansas City as the fire suppression contractor. No objections given. Their bid saves 200,000 dollars from the original estimate. All other bid packages for the remainder of the project are out to bid. 4/25/2012 - No recommendation letters this week.	David Anderson (MCC)				No
Mock Up Room							
015-001		3/28/2012 - It is acceptable for TEPCO to use the same profile, without the exact finish for the storefront and balcony doors mock up. 4/10/2012 - Standard window frame in stock, balcony door approximately 8 weeks lead time. Electrical revisions to be made to not interfere with furniture. 4/18/2012 - JCJ to issue revised electrical layouts, Bulletin 04 Rev. 01. MCC working on getting orders placed for Wall Covering and Tile. 4/25 - Notes from second electrical revision are being completed. Tile has been ordered. Wall covering should be ordered today.	Jason Schafer (MCC)				No
Patio Design							
016-001		3/21/2012 - JCJ to investigate Overhead trellis/pergola with incorporated fan, misters, electrical outlets, possibly adding supports off of the face of the structure. 3/28/2012 - JCJ to contact Chavez Grieves. 4/10/2012 - Preliminary davit type support system being	Kristina Ennis (JCJ)				No

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Old Business

sent to Chavez Grieves.
4/18/2012 - JCJ to contact Chavez Grieves to make sure supports are accounted for and in latest structural issue.
4/25/2012 - Design being incorporated currently.

Cc:	Company Name	Contact Name	Copies	Notes
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SportsMag.tv

3655 South Lewis Ave Tulsa, Ok 74105 Phone: 918-932-0215 email:mikehenry@SportsMag.tv

ADVERTISING CONTRACT

DATE: 4-20-12

ADVERTISER: Quapaw Tribe

BILLING ADDRESS: 5681 South 630 Road Quapaw, OK 74363

PHONE: _____ **FAX:** _____

EMAIL: _____ **UNIVERSITY:** Oklahoma

ISSUES-DATES AD TO APPEAR: July 1, 2012 – June 30, 2013

AD TYPE: Founding Sponsor **AD SPECS:** _____

COST: \$30K/Quarter/University - Annual Cost \$120K

BILLING: Quarterly in Advance

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