

Downstream Authority of the Quapaw Tribe of Oklahoma Regular Meeting  
April 10, 2012

**Meeting Called to Order:** 10:05 am

<b>ROLL CALL:</b>	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

David/Mike/Ronnie/Ryan/Mike/Jason

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

Grace/Amy/Jim

Thomas

Prayer led by Marilyn

Manhattan Update

- See attached

Artwork

- Presented books of pdfs of current files available
- DDA to review and decide what to be used

Elevator interiors

- New drawings have been issued w/new finishes – stone and tile

QStore

- Road package for Greenwood – 4 bids received
  - Sprolls - \$178K
  - Apec - \$220K
  - Paragon – 300K
  - Asbell - \$344K
  - Sprolls of Lamar is recommended
    - Can start now
    - Committed to being done by April 30
    - Consensus of the DDA to approve bid from Sprolls
- Signage
  - Billboard
    - ½ LED and ½ Vinyl
    - Gas pricing on poll stacked
  - Monument
    - Script lettering – not logo font
  - Canopy
    - Price on 3 sides
    - Logo on one side

- Interior signage
  - Add Quapaw Language to sign
  - Use same font as Downstream
  - Color okay blue/tan lettering
- BudLight Beer Cave
  - Remove Downstream Logo and add thermometer

#### Q Store Logo

Motion by DDA Secretary Larry Ramsey to change the swish colors in the QStore logo to the Downstream colors (teal and brown). Seconded by DDA Treasurer Ranny McWatters. Vote: JB: yes; LR: Yes; RM: yes; MR: yes; TS: yes (5 yes, 0 no, 0 abstaining, 0 absent) Motion Carries.

Adjourn 11:55am

## Meeting Minutes

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

**Downstream Hotel Expansion** **Project # 3452** **Manhattan Construction Company**  
Tel: Fax:

### Owner, Architect, Contractor Meeting 18

Date	Start	End	Next Meeting	Next Time	Prepared By	Company
4/10/2012	10:00 AM	12:00 PM	4/18/2012	10:00 AM	Ronnie Wood	Manhattan Construction Company

Purpose	Location	Next Location	General Notes
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#### Attended By

Quapaw Tribe of Oklahoma - John Berrey  
Quapaw Tribe of Oklahoma - Larry Ramsey  
Quapaw Tribe of Oklahoma - Ranny Mcwatters  
Quapaw Tribe of Oklahoma - Shawn Mercer  
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 - Grace Fabian  
Chris Roper Construction Services - Chris Roper  
Kinslow, Keith, & Todd - Amy Harrell

#### Non-Attendees

JCJ Architecture - Kristina Ennis  
JCJ Architecture - Scott Celella

Item	Meeting	Item Description	Resp	Status	Due Date	Compl'd	Cls'd
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#### Old Business

#### Energy Management System

013-001	3/14/2012	Faith Technologies has stated the general labor will be about the same no matter the system chosen. There may be an exercise to price other manufacturer's systems, but all systems will require 120V power to be stepped down. This issued is tabled until 3/21/2012. 3/21/2012 - Faith is still working on options for the doorbell and Do Not Disturb buttons. No matter the manufacturer, it is close to a \$100 part, but the unknown is on wiring and transformer installation. Therefore it will not benefit the project by attempting to purchase from a different manufacturer. The exercise now is attempting					No
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Old Business							
		to reduce labor on 134 typical rooms. 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.					
Guest Room Furniture							
013-003		3/14/2012 - Amy to meet with Tim and Bob at 2:00pm today to review furniture selection. Amy to compile furniture book by the end of the week. 3/21/2012 - Mock Ups to be fitted out by Chris, Bob and Tim. They are going to work on several manufacturers to bid. 3 bidders may want to supply the entire package. 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.	Tim Brown (QUATRI)				No
Hotel Flooring							
013-004		3/14/2012 - JCJ provided general layout to MCC. JCJ is to send specification to MCC this week. MCC is to go out to bid after a conference call with American Terrazzo to consult on colors, joint planning, additives and finalizing the specification. 3/21/2012 - MCC has not seen specification yet. Will there be turquoise, pearl, etc? We may have to go through several rounds of color samples. MCC waiting to bid until terrazzo composition is evaluated. 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.	Kristina Ennis (JCJ)				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. 3/28/2012 - No update. 4/10/2012 - No update.	Ernie Caruthers (QUATRI)				No
Guest Room Shower Tiles							
013-007		3/14/2012 - Need a dozen samples. 3/21/2012 - JCJ to bring some samples next week. 3/28/2012 - Tiles to be in San Diego next week.	Kristina Ennis (JCJ)				No

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<b>Old Business</b>						
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.						
<b>Chiller Tie-In</b>						
013-008	3/14/2012 - Meeting request sent out for tomorrow at 8:30am to coordinate prep work and shut down between the facilities staff, Owner, MCC and Allen's Mechanical. 3/21/2012 - Allen's has been prepping for tie-in this past week, hoping for cold snap, but will probably attempt to freeze the line. M/E Engineering may have some other options for the tie in. 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.	Chris Roper (CRCS)				No
<b>Guaranteed Maximum Price</b>						
013-010	3/14/2012 - DDA has final signed document as of today. Should be pushing to close by the end of the month. NIGC to require about 30 days. Schedule targets for what is to be accomplished by April 1st, 15th, and 30th. 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 duget revision to Chris Roper. On the 27th the budget is to be finalized and ready to present.	John Thompson (ETP)				No
<b>Window Washing System</b>						
013-011	3/14/2012 - MCC to get ProBell pricing and at least one other company. JCJ provides performance spec and general layout over beams, then ProBell or other contractor is responsible for final design and installation. 3/21/2012 - MCC out to bid on an Engineered System. 3/28/2012 - Bids due this week. 4/10/2012 - Bids received from TracTel and ProBell.	David Anderson (MCC)				No
<b>Recommendation Letters</b>						
014-002	3/21/2012 - None today. Next week to have pool and fire suppression. MCC and Chris Roper to review and interview either Tuesday afternoon or Wednesday morning. David Anderson to post option for saltwater type pool on SmartBid. 3/28/2012 - After interviews, MCC recommends bringing on board KC Gunite 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.	David Anderson (MCC)				No
<b>Mock Up Room</b>						
015-001	3/21/2012 - Review suite layout today after meeting. Outlets to be installed Ground wire up, and there is to be no shared neutral wiring circuitry. Suite electrical layout	Jason Schafer (MCC)				No

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### Old Business

to be revised.  
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.

### 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 sent to Chavez Grieves.	Kristina Ennis (JCJ)	No
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### New Business

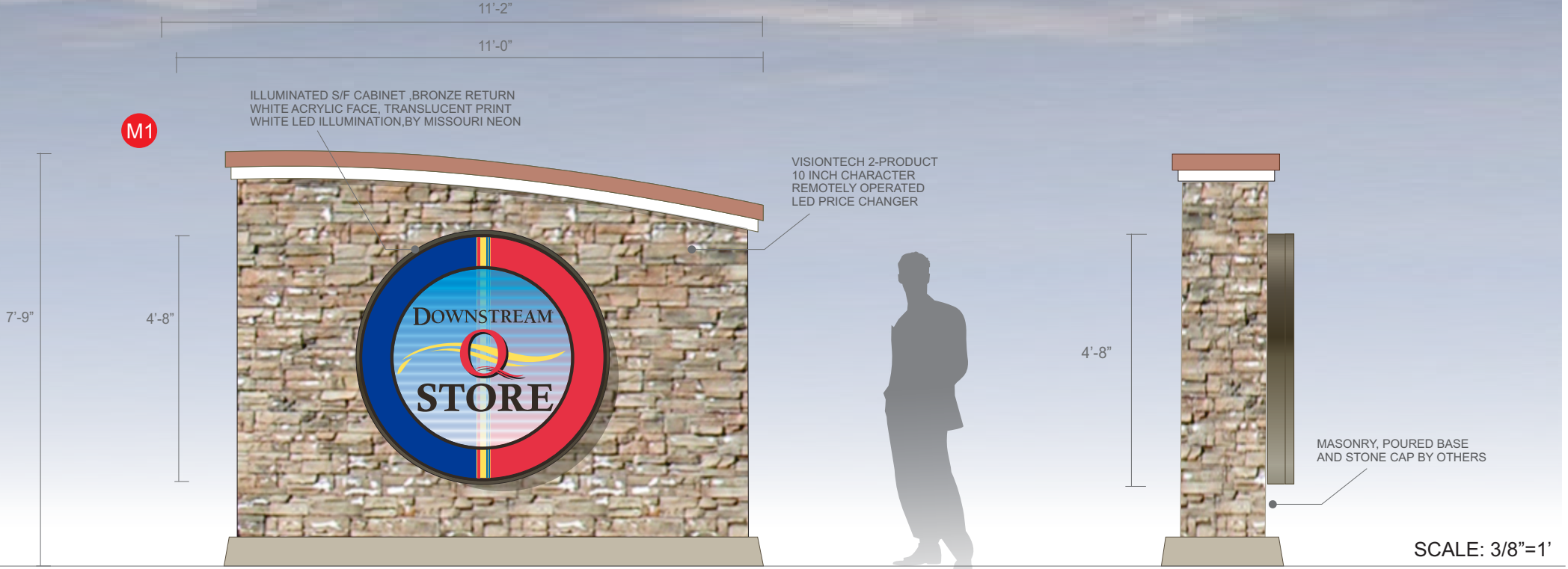
#### Balcony Railing

018-001	4/10/2012 - Aluminum balcony rails are accepted over the galvanized steel with 2 part epoxy paint. JCJ to submit bulletin with this information and MCC will submit aluminum type submittals.		No
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Cc:	Company Name	Contact Name	Copies	Notes
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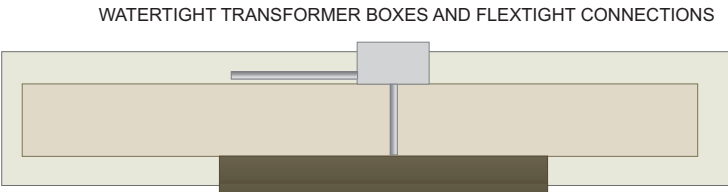
DOWNSTREAM Q STORE MONUMENT SIGN

MONUMENT 1 SINGLE SIDED MONUMENT W/ I.D. CABINET



TOP VIEW

ELECTRICAL PASS THRU AND COMPONENT HOUSING



MONUMENT 2 SINGLE SIDED MONUMENT W/ I.D. CABINET



DESCRIPTION

MANUFACTURE AND INSTALL SINGLE FACE LIGHTED CABINET, ALL ALUMINUM CONSTRUCTION, PAINTED ECOFRIENDLY URETHANE DURANODIC BRONZE. WHITE ACRYLIC FACE WITH TRANSLUCENT VINYL DECORATION APPLIED. WHITE LED ILLUMINATION.

CABINET INSTALLS DIRECTLY TO STONE MONUMENT PROVIDED BY DOWNSTREAM, FINAL ELECTRICAL CONNECTION BY OTHERS.

**MISSOURI NEON COMPANY**  
"Pride Through Quality"  
3160 W. Kearney Springfield, MO. 65803 (417)862.1778 1.800.788.1778 fax (417)865-9237

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MATTHEWS PAINT SYSTEM

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CUSTOMER ACKNOWLEDGMENT

Customer Approved: \_\_\_\_\_  
Date: \_\_\_\_\_  
Client approval insures that spelling, colors & specifications for signage & design meets their satisfaction.

MAP# \_\_\_\_\_  
MAP# \_\_\_\_\_  
MAP# \_\_\_\_\_

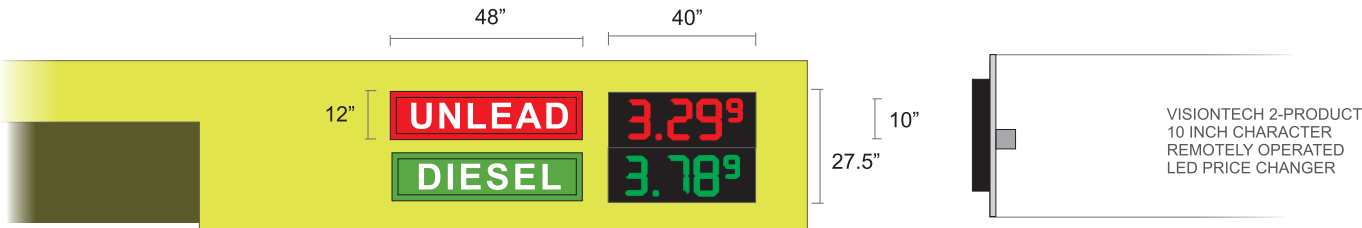
**UL** Approved Manufacturer

Salesperson: Glenn Donze File Path: Brian Dawson/C/Brian's Art/ Downstream Q Store Date: 4.2.12

CANOPY SIGNS

WEST SIDE

LED PRICE CHANGERS



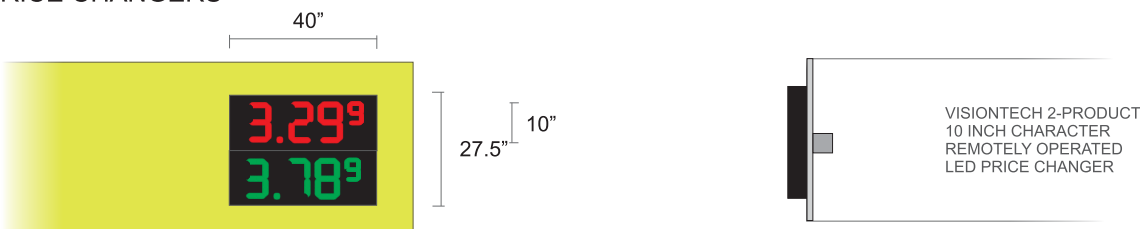
EAST SIDE

LIGHTED LOGO CABINET



NORTH SIDE

LED PRICE CHANGERS



SOUTH SIDE

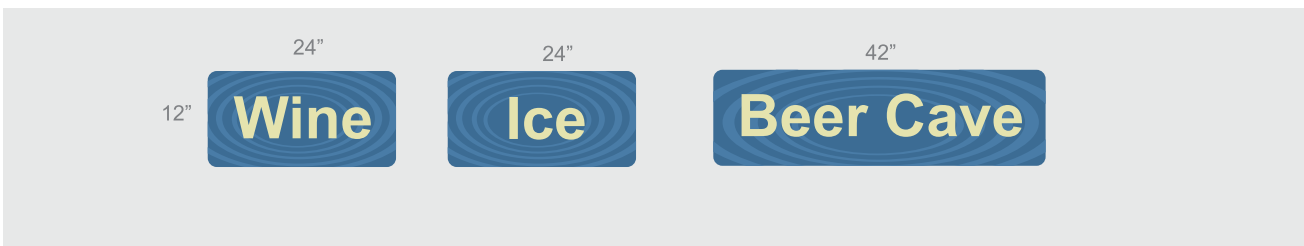
LED PRICE CHANGERS



DRIVE-THRU CLEARANCE SIGN **CLEARANCE 15'-6"** 6"X54"

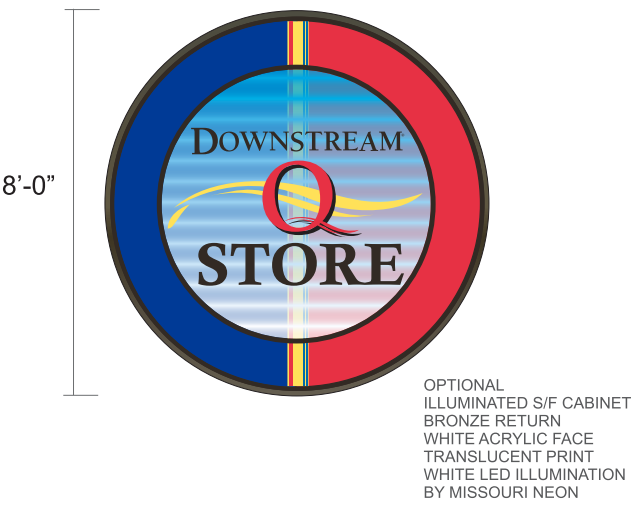
ALUMINUM PANEL SIGN DECORATED WITH WHITE HIGH PERFORMANCE VINYL

INTERIOR SIGNS



MANUFACTURE AND INSTALL S/F INTERIOR WALL SIGNS SINTRA DECORATED WITH HIGH PERFORMANCE VINYL GRAPHICS, INSTALLED TO WALL WITH SILICON ADHESIVE

ENTRANCE SIGN



SCALE: 1/4"=1'



MANUFACTURE AND INSTALL D/F PROJECTING WALL SIGN, SINTRA DECORATED WITH HIGH PERFORMANCE GRAPHICS INSTALLED WITH WALL BRACKET AND APPROPRIATE FASTENERS.

SCALE: 1/2"=1'



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MAP#  
MAP#  
MAP#



Salesperson: Glenn Donze

File Path: Brian Dawson/C/Brian's Art/ Downstream Q Store

Date: 2.10.12



OPTION 1  
36" CHARACTER  
SUNSHINE DISPLAY  
SIDE A



SCALE: 3/16"=1'



SCOPE OF WORK

- REMOVE EXISTING HEAD FROM MONOPOLE
- ASSEMBLE NEW HEAD
- INSTALL EXISTING COMPONENTS TO NEW HEAD
- PROVIDE AND INSTALL
- (2) SUNSHINE 36" CHARACTER, 2-PRODUCT LED PRICE CHANGER
- (4) PRODUCT I.D. PANELS  
ALUMINUM CABINETS PAINTED URETHANE BLACK, WHITE ACRYLIC FACES WITH TRANSLUCENT VINYL GRAPHICS APPLIED WHITE LED ILLUMINATION
- MANUFACTURE AND INSTALL NON-ILLUMINATED "Q-STOP) I.D. PANELS  
ALUMINUM SQUARE TUBE FRAME WITH ALUMINUM FACES DECORATED WITH HIGH PERFORMANCE VINYL GRAPHICS AND DIGITAL PRINT.
- INSTALL NEW BILLBOARD LIGHT FIXTURES AND LIGHT ARMS TO EXISTING HEAD
- INSTALL HEAD TO EXISTING STEEL COLUMN



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CUSTOMER ACKNOWLEDGMENT

Customer Approved: \_\_\_\_\_  
Date: \_\_\_\_\_  
Client approval insures that spelling, colors & specifications for signage & design meets their satisfaction.

☐ MAP#  
☐ MAP#  
☐ MAP#



Salesperson: Glenn Donze

File Path: Brian Dawson/C/Brian's Art/ Downstream Casino

Date: 4.2.12

OPTION 1  
36" CHARACTER  
SUNSHINE DISPLAY  
SIDE B

48'

14'

NEW FLEXFACE  
DESIGN PROVIDED BY CUSTOMER



SCALE: 3/16"=1'



SCOPE OF WORK

- REMOVE EXISTING HEAD FROM MONOPOLE
- ASSEMBLE NEW HEAD
- INSTALL EXISTING COMPONENTS TO NEW HEAD
- PROVIDE AND INSTALL
- (2) SUNSHINE 36" CHARACTER, 2-PRODUCT LED PRICE CHANGER
- (4) PRODUCT I.D. PANELS  
ALUMINUM CABINETS PAINTED URETHANE BLACK, WHITE ACRYLIC FACES WITH TRANSLUCENT VINYL GRAPHICS APPLIED  
WHITE LED ILLUMINATION
- MANUFACTURE AND INSTALL NON-ILLUMINATED "Q-STOP) I.D. PANELS  
ALUMINUM SQUARE TUBE FRAME WITH ALUMINUM FACES DECORATED WITH HIGH PERFORMANCE VINYL GRAPHICS AND DIGITAL PRINT.
- INSTALL NEW BILLBOARD LIGHT FIXTURES AND LIGHT ARMS TO EXISTING HEAD
- INSTALL HEAD TO EXISTING STEEL COLUMN



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☐ MAP#  
☐ MAP#  
☐ MAP#



Salesperson: Glenn Donze

File Path: Brian Dawson/C/Brian's Art/ Downstream Casino

Date: 4.2.12



IT'S COLDER  
IN THE CAVE

*BUD*  *LIGHT*