

Downstream Authority of the Quapaw Tribe of Oklahoma Regular Meeting
November 11, 2011

Meeting Called to Order: 12:30pm

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

DECLARATION OF QUORUM: announced by Larry Ramsey

Steve Drewes/Chris Roper

JCJ Contract

- Hourly rates section – remove and address as needed
- C Store
 - Current fees based on 5 million budget, but actual is closer to 3-4 million
 - Proposed 6% fees
 - DDA to propose 5% all inclusive based on actual
 - \$300,000 committed design fee to get bid package
 - Remove store floor plan from JCJ responsibility
- Hotel
 - 35 million all in
 - \$300,000 would go against hotel budget billing
 - Hotel fee to be negotiated when budget is set
- Pass through costs (reimbursable)
 - Pay without any mark ups

Conference Call with JCJ

Bill Dow/Scott Cella

Contract language

- Legal is working on the final two pieces
 - Dispute resolution
 - Suing individuals
- Fee Proposal (from JCJ)
 - C Store & RV Park – 5.5% all inclusive
 - \$300,000 – 6% of 5 million dollar costs take on extra disciplines
 - Basic Fees
 - Civil
 - Architecture
 - Structural
 - M&E
 - Gas Design
 - Survey
 - Road Design

- Hotel
 - Relocation of restaurant
 - Redesign of legends
 - Redesign of conference space
- Quality of Construction in design
 - Phasing the work to accommodate the budget

Three items to agree on:

- Payment of \$300,000 for what has been completed to date
- Agree on 5.5% fee for CStore
- Hotel fee will be finalized once the budget and scope is finalized - GMP

Additional Services

- Any significant change to the plan to be agreed upon before proceeding

Reimbursable (expenses)

- Cap of \$95,000 proposed by JCJ
 - Travel – ACTUAL costs

Adjourn 1:57pm