

Downstream Authority of the Quapaw Tribe of Oklahoma Regular Meeting  
March 7, 2012

**Meeting Called to Order:** 9:30 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

Tim B, Chris R, Ernie, Steve, Bob M

Layout of Buffalo Grille

- General discussion
- 57 – EGMs
- 6 – tables
- Center door
  - Prefer a separate entrance for both sides

Legend's redesign

- Dance floor addition
- Have designer look at creating a feeling of intention

Construction Meeting

10:15am

Alan, Shawn, Ernie, Chris, Kristina, Julie, Steve, Bob B, Tim, Terri, Ronnie, Ryan, Mike, David

Prayer – Ranny

Overall lower level plan

- Two options reviewed
- General discussion on location on electrical/mechanical/IT/Data rooms
  - Chris & Kristina to talk to electrical engineer about location of electrical room
- Need enough space behind pool storage area to back in truck when needed
- Mechanical space on left (653) – work space
- Overhead door between shipping and receiving and walk-in coolers
- 8foot doors in/out of receiving
- Remove door from dock to walk – ins
- Data/IT room
  - Need to know what equipment is going to be in the room and how much space is needed (AC will be needed for room) 12x16 space allocated for IT
- Add windows from filters into pool area
- Small smoke area outside break room

Guest Rooms

- Standard
  - 4 options presented for fixture between beds in standard queen
  - Consensus of the DDA for Option D

- Switch by bed for bathroom
  - In suites will be part of the incomm system
  - Nightlight switch in regular rooms
- Suites
  - 4 options presented for make-up vanity lighting
  - Consensus of the DDA to go with option A – if they can get the pricing down

#### Corridor lighting

- Current option discontinued
- Look at two options for alternates
  - Keep looking for alternate options (possibly custom)

#### Shower Accent tile

- 11 options presented
  - Wait for more pricing info and actual samples

#### Public Restrooms/Elevators – finishes

- Okay with changes in bathroom
- Look at different options for elevators

#### Lobby Planters

- Concept A
  - Follow motion of terrazzo
- Concept B
  - Follow line of glass
- DDA prefer concept B

#### Pool & Pool Corridor

- Finish board proposed
- Consensus of the DDA to approve finish board as presented

#### Spa Layout

- No attendant desk
- Built in counter/storage

#### Spa finishes presented

- Lobby
- Mani/pedi area – couch type pedi station
- Men/Women's
- Spa carpet
  - 2 options presented
    - Shaw
    - Ulster
  - DDA prefers the Ulster carpet, waiting on additional samples
- Treatment Corridor and rooms
  - Look at different options for window coverings

#### MCC

##### Bid Packages

- Core/Shell packages
  - Glazing – store front glass)
    - 5 bidders
    - Tepco – \$730,086, recommended by MCC
    - BHN Corp - \$852,891
    - Downtown Glass - \$914,487
    - National Glass - \$831,055
    - Hailey-Greer - \$1,050,691

Motion made by DDA Member Marilyn Rogers to approve Tepco bid. Motion seconded by DDA Secretary Larry Ramsey. Vote: JB: yes; LR: Yes; RM: yes; MR: yes; TS: yes (5 yes, 0 no, 0 abstaining, 0 absent) Motion Carries.

- Waterproofing
  - 2 quotes
    - Chamberlain Roofing - \$59,885, recommended by MCC
    - Western - \$108,339

Motion made by DDA Secretary Larry Ramsey to approve Chamberlain Roofing bid. Motion 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.

- Roofing & Metal Wall
  - 4 Quotes
    - Chamberlain Roofing - \$552,160, recommended by MCC
    - RCI Roofing & Sheet metal - \$574,998
    - Oklahoma - \$731,617
    - Joplin Roofing - \$738,321

Motion made by DDA Member Tamara Smiley to approve Chamberlain Roofing bid. Motion seconded by DDA Member Marilyn Rogers. Vote: JB: yes; LR: Yes; RM: yes; MR: yes; TS: yes (5 yes, 0 no, 0 abstaining, 0 absent) Motion Carries.

- Fireproofing
  - 5 quotes
    - Alpha Insulation and Water - \$238,325, recommended by MCC
    - Commercial - \$260,982
    - Apex - \$316,982
    - CCR – 327,488
    - Rolling Plains - \$345,195

Motion made by DDA Member Tamara Smiley to approve Chamberlain Roofing bid. Motion 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

Items still out for bid

- Ornamental rails
- Overhead doors & dock equipment(matching existing)
- Efas

Fire protection

- 3 bids – all very different
- Working with contractors to try and figure out
- Marmac – retracted plastic pricing will only do full steel
- Type of piping to be used in new hotel rooms plastic/steel - \$60-80K increase to go full steel
  - Consensus of the DDA to go full steel
- Full drawings on Friday (M/E/P) send back out to bid

Value Engineering

- Utilities
  - Still working almost complete
- Guest Room furniture
  - Amy finalizing FF&E for mock up, hope to have pricing and samples by next meeting

Construction Schedule Update

- Piers starting tomorrow morning
- Steel on schedule for 4/2
  - March - concrete

- April – Steel

#### CStore

- Door colors
  - Ravine, RA 07 – VY Industries
  - Consensus of the DDA
- Ceiling tiles
  - Armstrong
  - BOH
    - cermaguard fine fissured, SA-2955-20J
  - FOH
    - Tan SA-2872 298J
  - Consensus of the DDA
- Canopy
  - Red/tan
    - Tan cut outs for signs

#### CJW Drawings

- For greenwood changes
- General discussion
- Send back to CJW to get corrections

#### Q-Store

- Restrooms
  - Want to add chair rail entire hallway - rounded edge fall
- Gondola (chelving)
  - Color – Burgundy LBR
  - Consensus of the DDA
- Signage
  - Neon's from beer companies
    - Bud sent options
  - DDA only wants neon at beer cave
- Cups
  - All amenity logos
  - Styro/plastic/reusable
  - Will come back with samples
- Bags
  - Brown bags
  - Habitotes
  - Plastic bags with all amenity logos
  - Will bring back samples for approval

#### General Manager Updates

- Entertainment
  - June 28 – Josh Turner/CDB
  - June 22 – Chicago – offer out
  - July 3 – Willie Nelson – offer out
  - July 27 – Lynard Skynard – submit offer
  - Aug 31 – Boston – Offer Out
  - Sept 7 – Sammy Hagar – offer out

- Rolling for the dough – promo
  - Amended to add a fourth roll of the cubes
- Jackpot Winners
  - Non-players club cards
  - March mailer with scratch off
  - April - \$50 Qplay from attendant
- April Newsletter
  - Consensus of the DDA to approve
- Cash Garden posters
  - Option C
    - With cash in basket to make more predominate
- Bounce Back offer
  - Offeres based on play – direct mail offer following week
  - “You play, We Play” postcard Qplay
  - Test run for 90 days
- Anniversary Gift
  - Buffalo trinket box
  - Reviewed sample

Adjourn 4:05pm

## meeting report

March 12, 2012

**PROJECT:** Downstream Casino

**PURPOSE:** DDA Design Meeting

<b>PRESENT:</b>	Bob Bergquist	Downstream Casino Resort
	John Berrey	Downstream Development Authority
	Tim Brown	Downstream Casino Resort
	Ernie Caruthers	Downstream Casino Resort
	Steve Drewes	Downstream Casino Resort
	Alan Mauk (partial)	Downstream Casino Resort
	Ranny McWatters	Downstream Development Authority
	Shawn Mercer (partial)	Downstream Casino Resort
	Larry Ramsey	Downstream Development Authority
	Marilyn Rogers	Downstream Development Authority
	Tamara Smiley	Downstream Development Authority
	Tena Van Cleave	Downstream Casino Resort
	Chris Roper	Chris Roper Services/Downstream Casino Resort
	Kristina Ennis	JCJ Architecture
	Julie Kim	JCJ Architecture
	David Anderson	Manhattan Construction
	Terri Birch	Manhattan Construction
	Ryan Haynie	Manhattan Construction
	Mike Kanter	Manhattan Construction
	Ronnie Wood	Manhattan Construction

This meeting was held at 10:00 a.m. on March 7, 2012 at Downstream

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ITEM	DESCRIPTION
01	The Lower Level Plan has been updated per the last meeting- the location of fitness center has moved, IT/Data have been combined into one room and the entrance to the office adjacent to the kitchen has been flipped.
02	Joe Kennedy from the IT Department verified that a 12' x 16' area is required for the equipment to be installed in this room. Surveillance may take part of the room also. Leave the room open for now; do not subdivide. A Dry fire protection system is not required in the IT/Data room.

- 03 Possibly moving the transformer to the east if moving the electrical room to the room adjacent to the mechanical room (previously the fitness room) was discussed. Chris and JCJ will discuss this with the engineers.
- 04 A window with clear glass will be added between the fitness center and the pool, working around the brace frame in the wall.
- 05 Make the currently labeled electrical room into a work shop. Add a 6' wide opening x 8' high doors for this room.
- 06 All coiling doors should be a minimum width of 10'-12' and bollards should be added at all corners. Change the double doors to Shipping and Receiving, the Kitchen and the Cooler/Freezer room to 8' openings. Remove coiling door at cooler/freezer to loading dock.
- 07 The average Laundry cart count is 5 of the metal carts and 4 of the plastic carts. The number of carts on the weekends is usually 14 total. Crash rails should be added for where the laundry carts are moving to and from.
- 08 Add a hard ceiling in elevator closet adjacent to the passenger elevators due to the data risers running above it.
- 09 Add a concrete slab outside the breakroom for smokers. 10' x 20' size is adequate.
- 10 The DDA doesn't want to spend any more time on the remodel work until the hotel design is complete and construction is well under way.
- 11 Guest room light fixtures- the entry pendant, make-up mirror and bathroom wall sconces have been established. 3 options for the proposed lighting at bed(s) were presented. LED is available and desired. The DDA preferred option D.
- 12 Add a switch adjacent to the bed that controls the bathroom light in the suites. Standard rooms' bathroom should receive an illuminated light switch.
- 13 The owner is still reviewing pricing for light controls in the suites.
- 14 The higher (18") toilet seat should be specified at handicap guest rooms.
- 15 The entry pendant and bathroom wall sconces for the suites were presented. A LED light over the make-up mirror was presented. Option A was selected but JCJ will try to reduce the price down.
- 16 The existing Corridor light fixture is discontinued. An alternate sconce and pendant light was presented. The owner requested more options for the sconce. It may be possible to do a custom sconce due to quantity of fixtures. The pendant light was approved.
- 17 The shower accent tiles were presented. Currently there are 12 accent tiles in each shower. The handmade Oak leaf and Option 'B' were the favorites. More options will be presented at the next meeting along with samples of all options.
- 18 Public Toilet and elevator finishes were presented. The wood in the existing elevators has been problematic. The joints between the tile and the wood continually need re-caulking. Options to eliminate this problem in the new elevators will be explored and presented.
- 19 Planter boxes in Lobby were presented. The window sill will be raised in order to accommodate the planter boxes. Option 2, the rectilinear scheme, is preferred.

- Drainage will be added to the planter boxes. The owner will not be putting soil directly in the planter boxes but will be putting in potted plants.
- 20 It was requested to add turtles and other animals as mosaics in floor pattern. Also add fish to water portion of the design. A list of approved "river basin" animals needs to be obtained from the DDA for incorporation into the design.
- 21 Pool finishes- floor tiles, wall covering, ceiling tile, glass were presented. All doors to pool, fitness, and Kid's club are to have card readers. Glass tiles are proposed at the water edge and more standard tiles for the arrow pattern, the floor and sides of the pool.
- 22 The Spa should have electronic lockers specified. Remove the chairs indicated at the attendant area. Create more storage at the attendant area for towels, robes, etc. Create areas for plants, flowers and other greenery. Add TVs. A back-lit Himalaya sea salt sculpture is proposed at the treatment room corridor intersection. Include a self-contained water feature in the treatment corridor between the men's and women's lounges. No aquarium is desired. At the retail corridor a mosaic water pattern is proposed. Rearrange the seating in the lounge area so people don't face each other. Add a door for a staff entrance back into the corridor leading to the Spa Reception area. The attendant corridor was approved. Contact Monica from Sister Sky for comment.
- 23 The Mani-pedi salon should have increased air flow and exhaust for fumes.
- 24 Sales finishes were presented.
- 25 Spa Lobby finishes were presented.
- 26 The Mani-pedi salon finishes were presented. The Couch-style pedicure stations were well received.
- 27 Add lighting, temperature and music controls for each treatment room.
- 28 Carpet is proposed for the locker rooms and lounge areas. Ulster carpet is preferred. Ulster may be able to do a knock off of the Shaw pattern.
- 29 Treatment corridor and treatment room finishes were presented. There will be window treatment in all the treatment rooms plus shutters or blinds to darken the rooms. Client requested JCJ to look for green window treatment/drapery. All other finishes were approved.

#### Manhattan's presentation

- 01 Bid package -glass and glazing. 4 bids were received. Tepco gave the best price (Northwest Arkansas). They bid with the bigger openings at sliding doors at the guest rooms. DDA voted in favor of accepting Tepco as the subcontractor.
- 02 Water proofing package for the basement wall and elevator pit, (caulking excluded). 2 bids were received. Chamberlain did the original roof. DDA voted in favor of accepting Chamberlain's bid.
- 03 Fire proofing was based on structural steel package. 5 bids were received. Alfa Insulation and Water Proofing (Dallas) was the lowest bidder. DDA approved to accept Alfa as the subcontractor.



- 04 Roofing and metal wall package- 4 bids were received. Chamberlain was the low bidder. Worked their number down a bit due to number of awarded packages. They bid the light weight concrete roof with the UL rating. They propose a \$30,000 saving if fire proofing is applied to the metal deck. They also propose a \$25,000 savings to eliminate manufactured coping and go with Chamberlain fabricated coping. DDA approved the contractor but not pricing.
- 05 The Drywall package is to be presented next week.
- 06 Ornamental rails out to bid as well as the overhead doors and dock leveler.
- 07 Fire protection- 3bids were received. The numbers were all over the place. FM Global is the insurance provider. They are recommending an all steel fire protection system due to the history of failure of the pvc system. Feedback from the engineer is needed about the use of plastic (pvc) piping. Marmic withdrew their bid. The cost difference is \$60-80,000. Plastic is in the existing tower. M/E approved pvc. Art approved plastic. The drawings will be put out to bid again based on updated documents to be received for MEP, Friday 03/09/12.
- 08 VE list presented- see attachment.
- 09 More underground voids were found near the PBX area while they were excavating for the retention wall.
- 10 Schedule: The month of March will be concrete placement and steel will begin April 2<sup>nd</sup>.

These minutes represent our summary of this meeting, and will become part of the project record and form the basis upon which we will proceed. If any participant in the meeting wishes to comment or modify these minutes, please notify the undersigned prior to the next scheduled meeting.

JCJ Architecture

Julie Kim, RA

## 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 14

Date	Start	End	Next Meeting	Next Time	Prepared By	Company
3/7/2012	10:00 AM	04:00 PM	3/21/2012	10:00 AM	Ronnie Wood	Manhattan Construction Company

Purpose	Location	Next Location	General Notes
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Attended By	Non-Attendees
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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		10/26/2011 JCJ to provide price options for Alternate "Energy Mgt System." 11/9/2011 Will put more information together (Cal). Write up summary of what each system can do and pricing. Might get vendors to present options. 12/14/2011 JCJ will consolidate options to present. 12/15/2011 Options for Panel Control systems and Auto Temp control for HVAC will be presented Jan 4th: Key card v. panel control for lighting. 1/4/2012 Energy lighting has been proposed today and it recommended not to place automated control on lighting. Not cost effective. Packets for HVAC control given out for review. JB - recommends HVAC system only in all rooms. All DDA members nod. EMS Representative to come to meeting in near future. Jim C. to set up. 1/11/2012 Tim Brown will have some input next week. 1/25/2012 Jim C. to bring Dallas guy next week for numbers. 2/1/2012 Options presented. A shopping list will be created for DDA and presented next week. 2/8/2012 Suites vs. normal rooms will be shown next week. 2/15/2012 MCC to price some of these items, ie. Doorbells in all rooms. 2/22/2012 MCC hoping to have by Monday. 2/29/2012 Need to have info by Tuesday of next week to review prior to Wed DDA meeting.					No
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#### Re-routing Utilities

013-002		11/2/2011 Utilities need to be rerouted to east edge of Valet lot. 11/9/2011 Drawings will be prepared to send out by end of week (Jason). 1/4/2012 Utilities changed a bit and should have revised pricing later today. 1/11/2012 will get this to the DDA later this week. 1/18/2012 Revised bids added about \$50K to project. 2/1/2012 Awarded to Jeff Asbell Excavating. Work has begun. 2/8/2012 Storm drain is completed. Force main					No
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## Meeting Minutes

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

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

and water main goes through valet, 4 or 5 days of work.  
Then Storm sewer. Intent is to get pressure lines  
relocated first.  
2/15/2012 Progressing.  
2/22/2012 Sewer and water done by tomorrow.  
2/29/2012 Will be complete within a few days.

### Guest Room Furniture

013-003 11/9/2011 A furniture guy will be here Friday to start  
compiling some numbers.  
12/15/2011 We have more furniture vendors to consider.  
1.4.2012 JCJ - suggests going direct to Kimball. Steven  
wants to upgrade lobby furniture and suite furniture too  
at the same time. JB has shelf stock storage capacity  
concerns. FFE delivery must take lack of storage  
capacity into account.  
1/11/2012 Have separate meeting next week. 1/18/2012  
Will have update on 2/1/12.  
2/1/2012 Amy brought updates and questions. Will  
address again next week. 2/8/2012 JCJ will have  
updated presentation for next week. Will coordinate  
before Wed. 2/15/2012 Amy presented. Decisions  
made. Both glass and stone table tops for end tables  
and coffee tables. Both fabric and other on foot stools.  
2/22/2012 Choosing contractor soon.

No

### Hotel Flooring

013-004 12/15/2011 Flooring options to be presented Jan 4th.  
Terrazzo is currently in the plans.  
1/11/2012 Really need to work this out on next  
Wednesday meeting. Would be nice for JCJ to show  
expansion joints in structure/floor. Tim - drawings show  
thick-set floor and spray fire proofing on 1/6 drawing.  
1/18/2012 Terrazzo. JCJ to bring more options back  
2/1/12. 2/1/2012 JCJ brought more options for floor.  
2/8/2012 JCJ will set up for Decision Making for next  
week. 2/15/2012 Very close with new options this week.  
Will shrink down the swoosh in front of the elevators.  
2/22/2012 Terrazzo spec requested so that MCC can  
put back out to bid (increase in design).

No

*MCC to put  
pkg out to bid*

### Back Up Generator

013-005 1/4/2012 Jim C - Recommending 500KW generator  
about \$300K. Brock - Thinks possibly \$600K+ for  
750KW and therefore believes that a 500KW will be  
higher than \$300K. Jim C will print copy of power  
generation checklist and give it to Chris after the  
meeting. If we are going towards not adding a generator,  
there are items on the first generator that can be  
removed from the existing building. Currently the chiller  
is not on the generator. "What would the cost be to  
reconfigure the chiller to plug into a portable generator in  
the case of power outage over 3 hours?" (Called in  
Shawn Mercer to discuss options).  
1/11/2012 Marilyn may be able to obtain generator  
through Government program - Chris "150KW for  
Convenience Store." 1/18/2012 Tamara and Marilyn to  
find out if Generator will be available by 2/1/12.  
2/1/2012 Pricing options for different types of generators  
and configurations to come from MCC and ME. ME to  
look at used generator.  
2/8/2012 MCC will have options next week.  
2/15/2012 Options presented. Decided to run conduit

No

*Still looking at  
sourcing options  
- Dale Ogilby*



## Meeting Minutes

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

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

and plan for future generator but not buy yet.  
2/29/2012 Have selection on how to be roughed in.

### Subcontract Status

013-006 1/4/2012 JB - Chris start process of talking with dirt guy, MEP, design assist guys. Contractual agreements ready and bring them on board. Wants JCJ, MCC, and Owner's rep to have a different meeting.  
1/11/2012 MCC is running with this.  
1/18/2012 bids are due 1/30/12.  
2/1/2012 Bids came in and MCC scoping bids now.  
2/8/2012 Meeting later this week to review to make recommendations to DDA next week.  
2/15/2012 Moates - to finish up this week.  
2/22/2012 Signed this morning.  
2/29/2012 Moates 50% complete on excavation.

Moates 80-90% complete  
on basement

No

### Guest Room Shower Tiles

013-007 1/11/2012 Presented metal tiles again, options of 10" x 20" or 10"x10", Ranny and Steven want recessed soap dishes considered or corner shelves.  
1/18/2012 Will address in Mock-up.  
2/1/2012 Still need alternate for metal tile.  
2/15/2012 JCJ is still looking.  
2/22/2012 Will be determined in Mock-up. Mike to be here Monday.  
2/29/2012 Still missing metal tile replacement. JCJ to present options next week.

JCS working on pricing  
and samples

No

### Chiller Tie-In

013-008 1/25/2012 Chiller Tie-ins - Mechanical contractor will need to get with Criswell asap. When temp is over 40 degrees, can't shut down chillers.  
2/8/2012 MCC has not yet awarded Mechanical but contractor is aware. Need to start scheduling this pretty quick.  
2/22/2012 Allen's Mechanical prepping for tie-in.  
2/29/2012 Criswell sent out sketch. Need to further disseminate data to all team members.

no change

No

### Earth Retention System

013-009 2/8/2012 Retention system contractor will be mobilized tomorrow.  
2/15/2012 Started drilling. Have hit some rock and holes. More exploration needed to determine what's what.  
2/22/2012 To start working downward tomorrow.  
2/29/2012 Ongoing.

complete

No

### Guaranteed Maximum Price

013-010 Proposed breaking out scope that is known today as "Mini GMP": concrete, steel, etc. Need to be 100% bought out by late April. J Thompson says one GMP of \$35M.  
2/22/2012 Within 2 weeks.  
2/29/2012 Still on track for dollars. Docs to come out: MEP on 9th, other finishes on 13th.

notice to proceed / contract signed  
do not have a specific date from CIT for closing, but need it ASAP - planning on March closing + finishing

No

### Window Washing System

013-011 Window washing system? (JCJ asks)  
2/22/2012 Discussion for number of hydrants on roof

completed

No

# Meeting Minutes

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

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## Old Business

and tie back system.  
2/29/2012 JCJ adjusted on Add #1.

## Ceiling Specification

013-012 Ceiling spec requested - Writer won't be back until next Friday. JCJ will work within next week. 2/29/2012 MCC's # is an allowance on lobby level, rest is solid. *top 6 levels defined (8sk) waiting on final drawings for lower 2 levels* No

## Balcony Doors

013-013 2/29/2012 Balcony Doors - JCJ chose system and will issue another Addendum in response to RFI 12. *on going - identified in 3/13 drawings* No

## Planters

013-014 2/29/2012 JCJ - DDA wants to look at planters for lobby level. *- address in mock ups* No

## Door Schedule

013-015 2/29/2012 Door schedule / Frames for hollow metal - MCC to get with JCJ on deliverables. *- drawings coming out - ongoing* No

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

## Drawing Packages and Deliverables

014-001 No

## Recommendation Letters

014-002 *dome 4 - fire proofing water proofing roofing - steel front (glass)* No

Cc:	Company Name	Contact Name	Copies	Notes
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*pool - put out to bid and narrow down top 3 for interview*

- salt / ~~pool~~ chlorine*
- lgr company VS small w/ consultant*
- general discussion*





JCJ ARCHITECTURE

## POTENTIAL BUDGET REVISIONS

DIVISION	PROPOSAL	DATE	POTENTIAL \$	ACTION	STATUS
SITE WORK					
DIVISION 3					
	Delete Barrier - 1 In Structural Walls	2/1/2012	\$ (39,176.00)	> consensus of PDA to not use	
	Delete Barrier - 1 from Slabs On Deck	2/1/2012	\$ (136,039.00)		
	Delete Barrier - 1 from Slab On Grade	2/1/2012	\$ (21,535.00)		
	Delete Under Slab Drainage System	2/1/2012	\$ (59,000.00)	? Chris look @ other options w/ Engineer	
	Moxie 1800 Admixture/SPG Vapor Lock				
	Structural Walls	3/1/2012	\$ 21,547.00	> consensus of the PDA not to use	
	Slab On Metal Deck	3/1/2012	\$ 74,822.00		
	Slab on Grade	3/1/2012	\$ 11,845.00		
DIVISION 5					
DIVISION 7					
	Elastoseal roof deck	2/9/2012	\$ (30,000.00)	> JCS will check w/eng	
	.60 Mil in place of .75 Roofing membrane		\$ (15,000.00)	>	
	Manufactured Copings to shop built.		\$ (24,325.00)		
Root deck - JCS review to see what type of coverage	Replace Spray Insulation with Batt Insulation (dry wall bid)	Current has Batt	(200K?)	> JCS work w/design	
	Fireproofing Spray on low roof deck		\$ 13,000.00	- rfi to confirm	

dda concure on using Batt insulation



JCJ ARCHITECTURE

## POTENTIAL BUDGET REVISIONS

DIVISION 8	Delete Sidelites at Balcony Doors	3/7/2012	> look at in mock up, look at energy savings - DPA leaning toward removing but want to review before final decision
DIVISION 9	Terrazo Flooring (\$54,000 in budget)	3/7/2012	> \$200k for what is shown in design - DPA concure w/ what is done - Continue
DIVISION 15	Remove Fire Pump	2/8/2012	\$ (28,100.00) > approved
	Plastic Fire Suppression Piping	3/7/2012	> putting but out to bid to see what options are.
	Existing Improvements	3/7/2012	\$ 60-80 additional equip in mech room - have reduced by 1 boiler
DIVISION 16	Exterior Lighting	3/7/2012	\$42k additional
	440V up the tower	3/7/2012	* keep as is
	Electrical Room Location	3/7/2012	discussed in design review - moved waiting on EECy
	INNCOM	3/7/2012	energy mgmt

\$479.65 per room (material) 132 rms  
 - door bell  
 - DND  
 - HVAC (thermostats)

MCC to check on another system type  
 \$47,273 - regular guest rooms  
 \$33,575 (thermo/hardware) (labor)

\$ 4,725 - suites \* stay w/original decision\*  
 (labor)