Downstream Authority of the Quapaw Tribe of Oklahoma Regular Meeting May 9, 2012

Meeting Called to Order: 10:05 am

ROLL CALL: John Berrey, Chairman Present – via phone

Larry Ramsey, Secretary Absent
Ranny McWatters, Treasurer Present
Marilyn Rogers, Member Present
Tamara Smiley, Member Present

DECLARATION OF QUORUM: announced by

Construction

Ryan/David/Jason/Ronnie/Mike

Grace/Scott/Kristina

Ernie/ Bob/ Chris/Steve/John T

Manhattan Update

- See Attached
- Decking arrived on site today
- Pour scheduled for the 18th at the latest
- Steel trucks coming in each day
 - Majority of first level complete
- Underground has begun
- Piers completed up to the top two
- Mock Ups
 - Will paper is complete in the regular room
 - Finishing in suite today/tomorrow
 - Should have both completed in a week

Design Update

- Lobby Ceilings
 - New sketches presented (see attached)
 - o Simplified to match existing hotel lobby
 - Lounge has definition but similar to the rest
- Buffalo Grill/Grab-N-Go Ceilings
 - Simplified to match the lobby
- Spa Ceilings
 - New drawings presented (see attached)
 - o Rings circular element, 8-10ft diameter
 - New proposed option will save approx 111K

Banquet Storage

- Connex boxes temp until mock up is completed
- Two forty foot boxes
- Consensus of the DDA to approve connex boxes

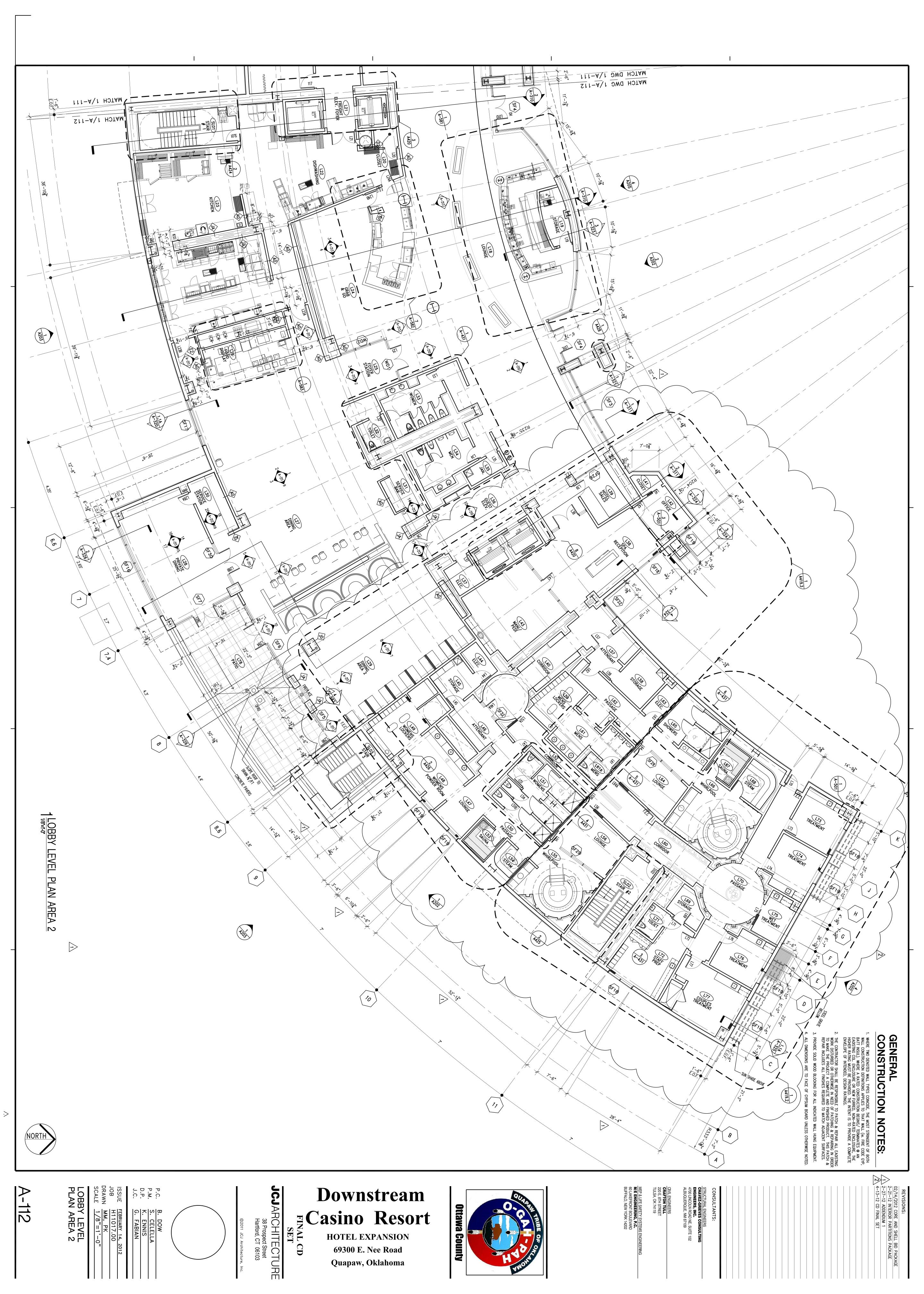
Q Store

- Reviewed landscaping options
- Empire is energizing RV park today
- Trees are going in
- 3-4 weeks on signage
- Directional signage in RV & Q Store lot

GMP Update

- 41.85 million is current number
- 2% contingency
- Bond is included in 275K
- Remodel not to be included
 - o Buffalo Grille
 - No parking/paving
 - o Architecture fees
 - o Kitchen equipment
 - o Carpet
 - o FF&E
 - Landscaping
- Proposed closing date May 18

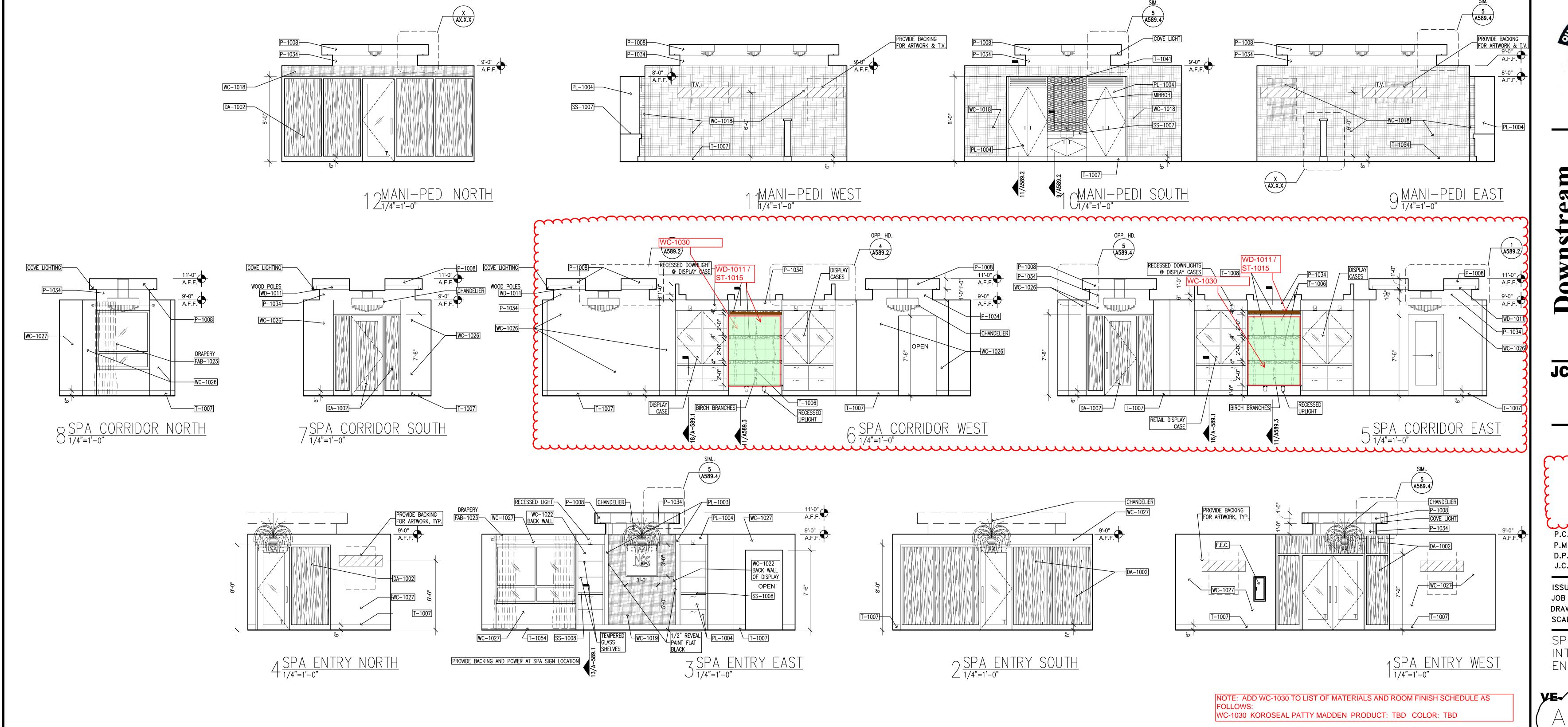
Adjourn 11:55am













FINAL CD **SET**

JCJARCHITECTURE 38 Prospect Street Hartford, CT 06103

©2011 JCJ Architecture, Inc.

VE PROPOSAL 05.01.12

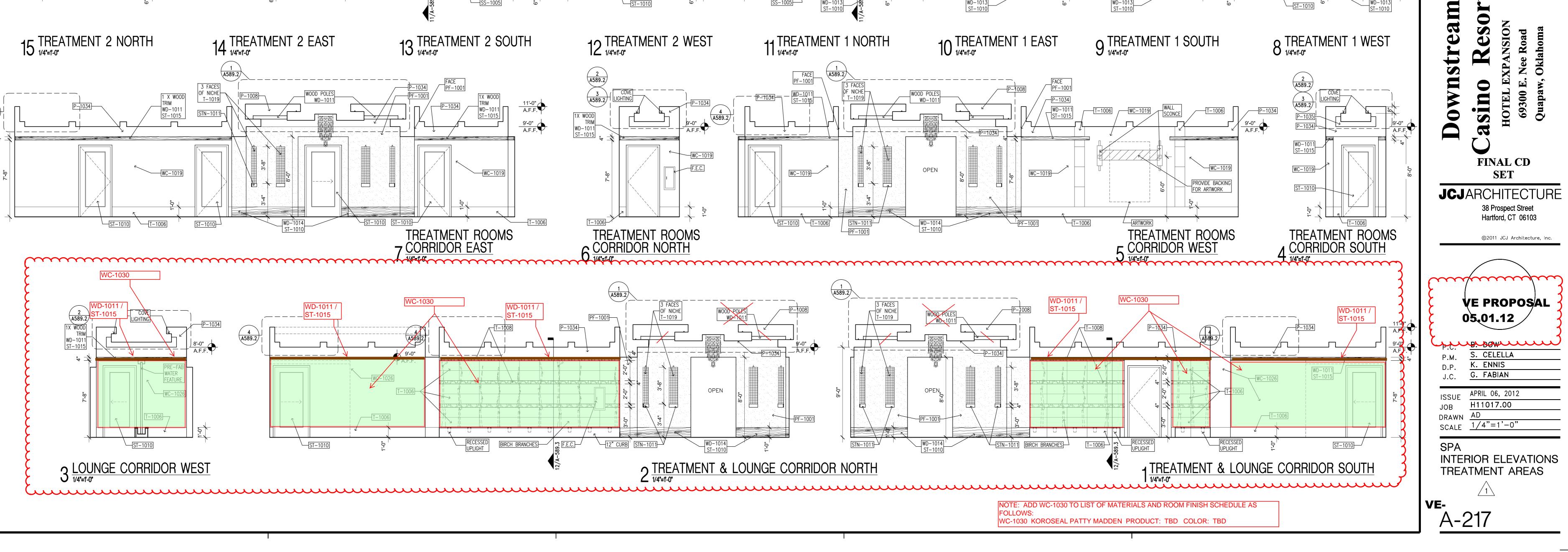
P.C. B. DOW S. CELELLA P.M. K. ENNIS G. FABIAN

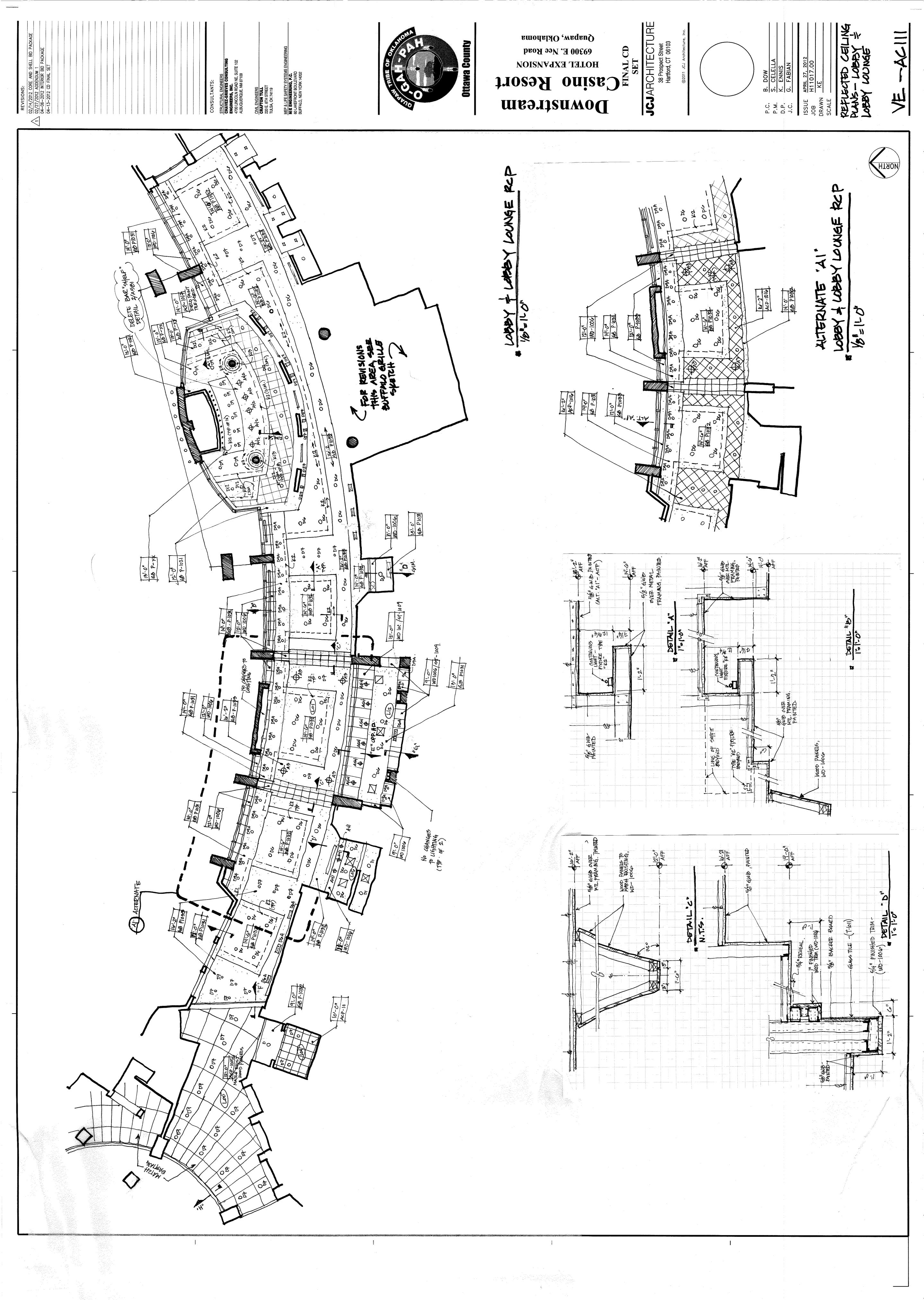
ISSUE 04/06/2012 H11017.00

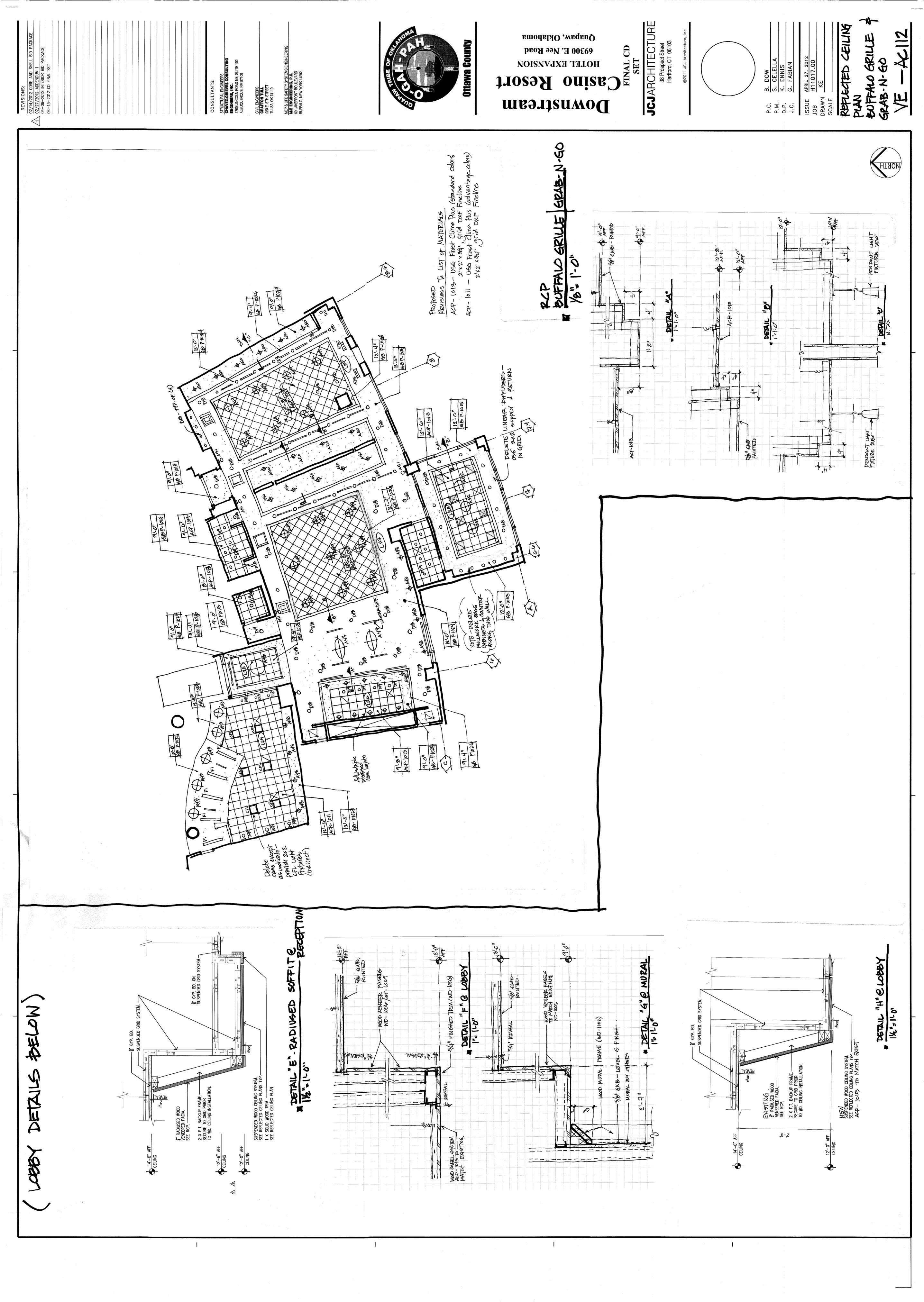
DRAWN $\frac{MM}{1/4"=1'-0"}$

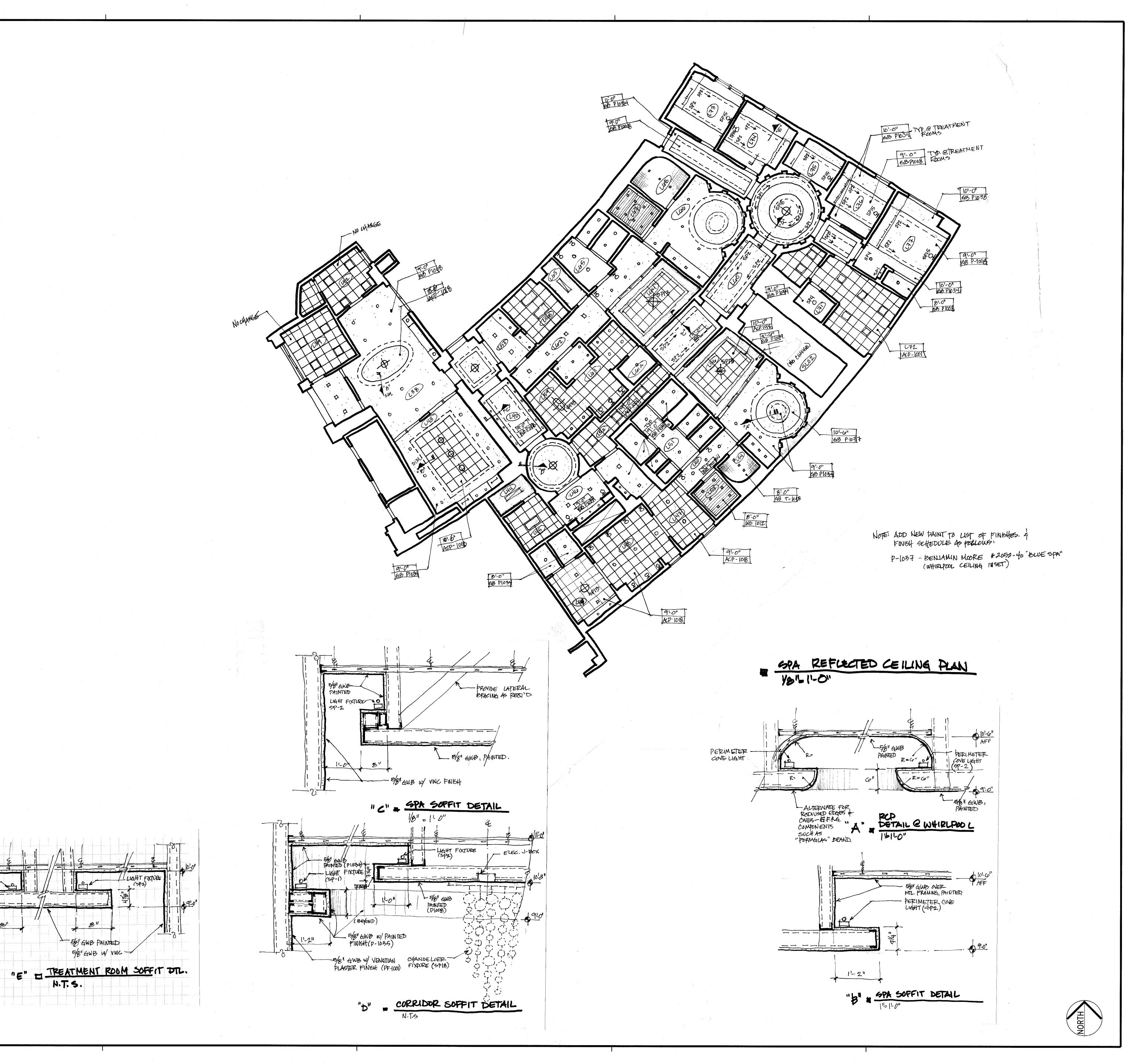
SPA

INTERIOR ELEVATIONS ENTRY AND STAFF









PAINTED PAINTED

ELIGN EDGE OF EOFFIT W EDGE OF MILLWORK BEYOND

LEGE" GWB WY VWG

REVISIONS: 02/14/2012 CORE AND SHELL BID PACKAGE 02/27/2012 ADDENDUM 1 04-06-2012 INTERIOR BID PACKAGE 04-13-2012 CD FINAL SET

CONSULTANTS:

STRUCTURAL ENGINEERS
CHAVEZ-GRIEVES CONSULTING ENGINEERS, INC. 4700 LINCOLN ROAD NE, SUITE 102 ALBUQUERQUE, NM 87109

220 E. 8TH STREET

TULSA, OK 74119

BUFFALO, NEW YORK 14202

60 LAKEFRONT BOULEVARD



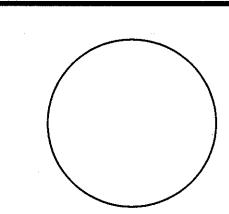
Ottawa County

FINAL CD

SET JCJARCHITECTURE

38 Prospect Street Hartford, CT 06103

©2011 JCJ Architecture, Inc.

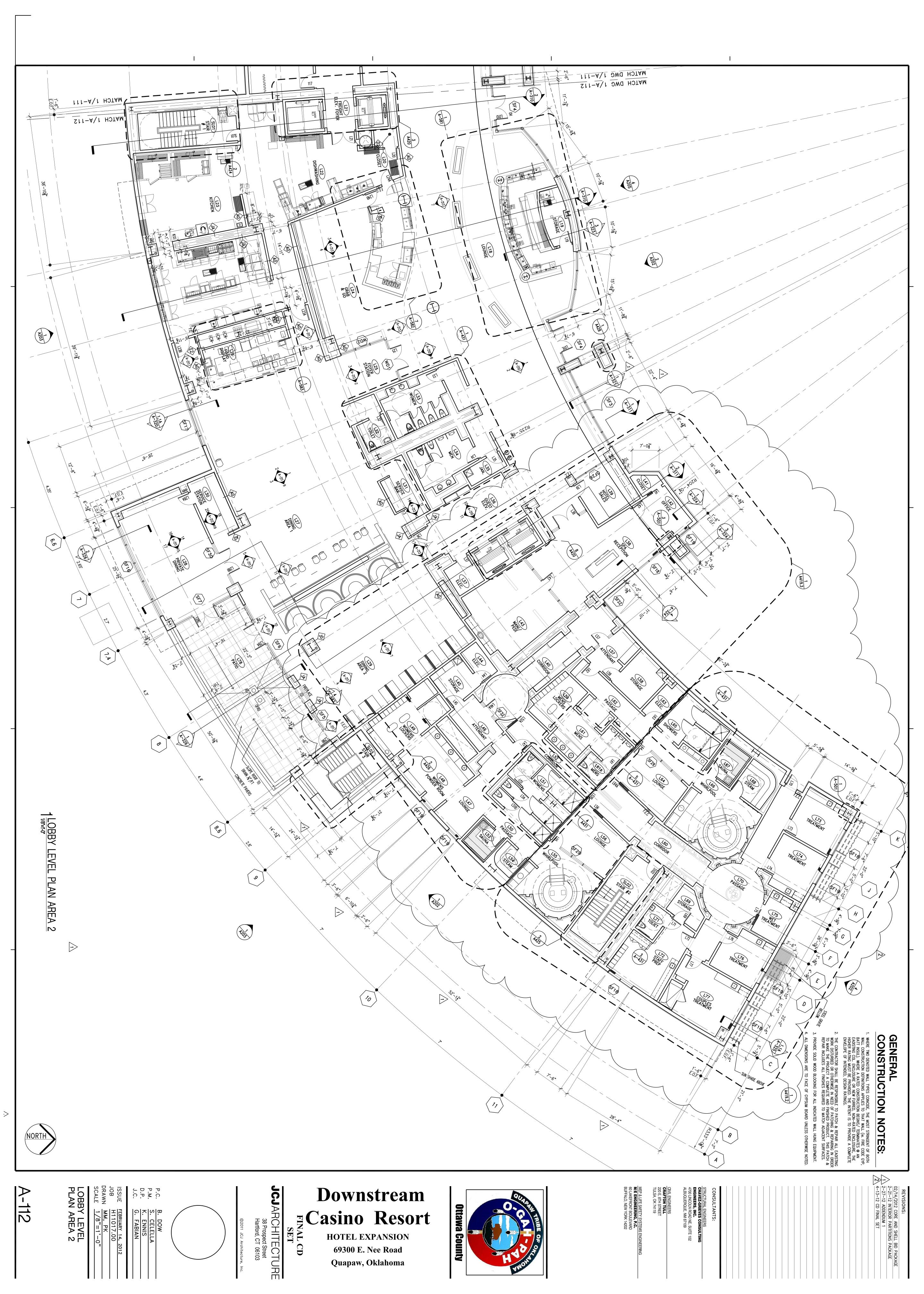


P.C. B. DOW
S. CELELLA
K. ENNIS G. FABIAN

ISSUE APRIL 27, 2012 H11017.00

GPA REFLECTED CEILING PLAN.

VE -AC/12.1











Meeting Minutes

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

Downstream Hotel Expansion

12049 SE 110th Street Galena, KS 66739 Project # 3452

Manhattan Construction Company

Manhattan Construction Company

Tel: (620) 856-5600

Fax: (620) 856-5605

Owner, Architect, Contractor Meeting	22	2
---	----	---

Date Start 5/9/2012 10:00 AM

End 12:00 PM

Next Meeting
M 5/16/2012

Next Time 10:00 AM

Prepared By

Ronnie Wood

Company

Purpose

Location

Next Location

General Notes

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 - 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

JCJ Architecture - Kristina Ennis

JCJ Architecture - Scott Celella

Chris Roper Construction Services - Chris Roper

Kinslow, Keith, & Todd - Amy Harrell

Item Meeting Item Description

Resp

Status

Due Date Compl'd Cls'd

Old Business

Guest Room Furniture

013-003

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

Tim Brown (QUATRI); Chris Roper (CRCS)

Lem touring plants to day

Prolog Manager

Printed on: 5/9/2012

Tulsa

Page 1

Meeting Minutes

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

Item Meeting Item Description **Old Business**

Resp

Status

Due Date Compl'd Cls'd

American furniture factories. Site visits to their factories are to be scheduled

5/3/2012 - Site visits to be scheduled for next week. Indiana next week and possibly Iowa towards the end of the month.

Hotel Terrazzo Flooring

013-004

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. 5/3/2012 - Issue tabled until next meeting.

David Anderson

No

(MCC)

no change

Guest Room Shower Tiles

013-007

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. MCC to leave 4"x4" openings blocked out in shower for options to be placed and reviewed. Research to see if a local artist is available to make what is desired 5/3/2012 - Change the tile insets from a quantity of 12 down to 4 in the back wall only. MCC to mock up the

Kristina Ennis (JCJ)

No

tony is getting somples

Chiller Tie-In

013-008

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.

5/3/2012 - Issue tabled until next week.

rootbeer color and the clear color.

Jason Schafer

(MCC)

No

n processo - overnight

Guaranteed Maximum Price

013-010

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. 5/3/2012 - A final GMP number is to be issued by Manhattan Construction at the end of next week, May 11. MCC may be able to get this completed by the middle of next week.

John Thompson (ETP); Ryan Haynie (MCC)

No

Recommendation Letters

014-002

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

David Anderson

(MCC)

Prolog Manager

Printed on: 5/9/2012

Tulsa

Page 2

. Millwork by frie

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

Old Business

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. 5/3/2012 - An email was issued 5/2 recommending Builder's Supply for doing the hollow metal frames, toilet partitions, accessories, fire extinguisher cabinets. Design team to double check there are no battery operated devices.

Mock Up Room

015-001

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.

5/3/2012 - Painting and wall covering in process. Tile to be delivered the middle of next week.

Jason Schafer (MCC)

No

Patio Design

016-001

3/28/2012 - JCJ to contact Chavez Grieves.

4/10/2012 - Preliminary davit type support system being sent to Chavez Grieves.

4/18/2012 - JCJ to contact Chavez Grieves to make sure supports are accounted for and in latest structural

4/25/2012 - Design being incorporated currently.

5/3/2012 - Issue tabled.

Kristina Ennis (JCJ)

No

No

Value Engineering

021-001

5/3/2012 -Reviewed JCJ and MCC value engineering spread sheet.

Cc: Company Name Contact Name Copies Notes

Prolog Manager

Printed on: 5/9/2012

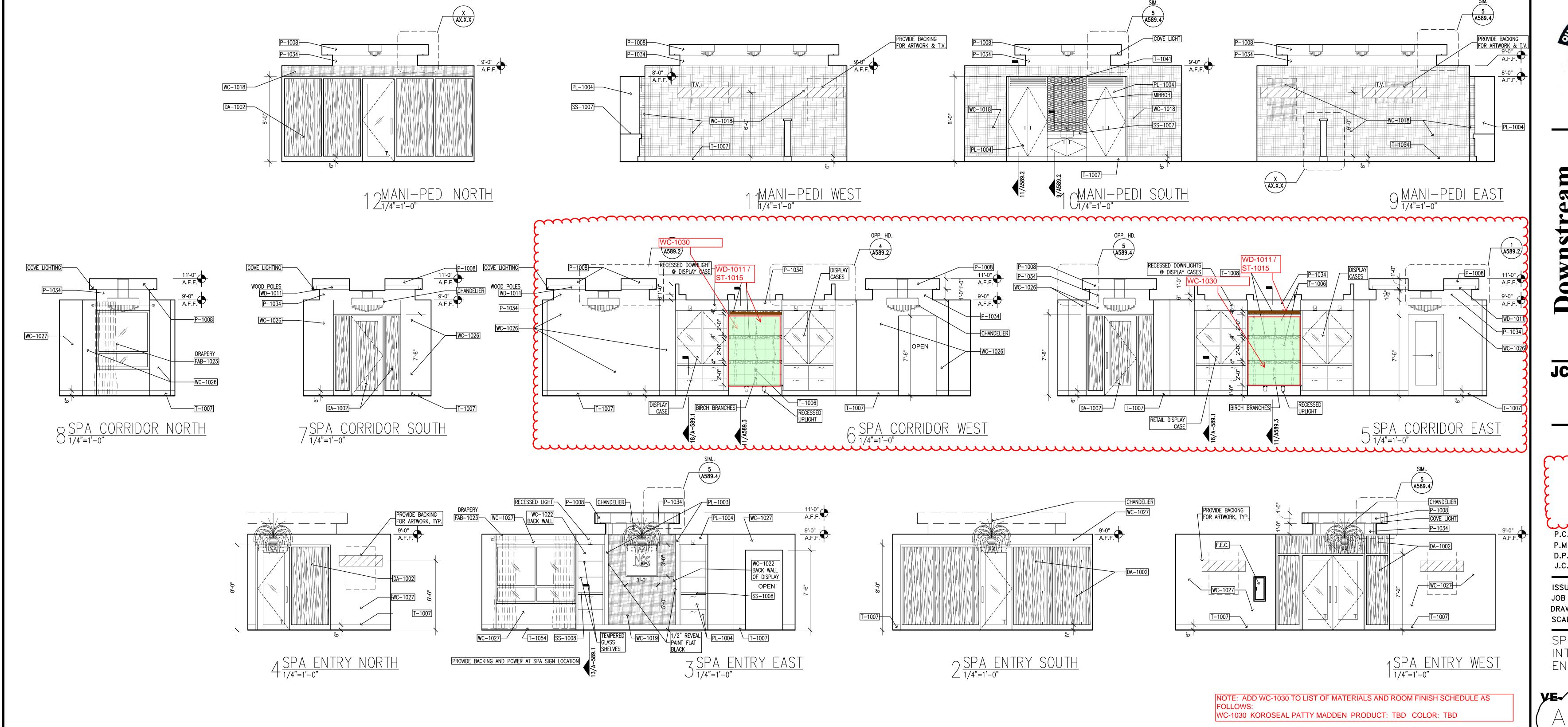
Tulsa

Page 3

Yellow Items are Still Pending

ITEM	APPROXIMATE COST SAVINGS		
Delete exterior low wall and planter at patio perimeter. Patio to remain colored and 1 stamped (MCC to submit.)			-\$20,000.00
2 Delete Sidewalk along west side of parking lot.			-\$7,600.00
Delete decorative walkways between hotel entrance and existing sidewalk along existing roadway. Existing sidewalk along existing roadway to remain: do not replace with new 3 sidewalk. All new sidewalks to be light broom with tooled joints.			-\$19,407.00
Prepare deduct alternate price for all asphalt paving in preparation for application to 4 separate funding source. Asphalt no longer carried in Manhattan's budget.			-\$149,973.00
5 Revise roof assembly to rigid insulation in lieu of lightweight concrete.			-\$30,000.00
6 Delete spray insulation at exterior walls and utilize unfaced batts instead.			-\$158,000.00
Delete color kinetic lighting from the exterior of the lobby elevation, and substitute soft 7 white lighting to wash adjacent building surface.			-\$285,000.00
8 Delete deck drains in pool area (will be integral with pool)			-\$7,000.00
9 Delete fit out at children's area.			-\$59,572.00
10 Replace wood ceilings with metal tiles at hotel corridors.			-\$58,803.00
11 Delete mosaic tile at guest room entries. Replace with porcelain tile.			-\$177,620.00
12 Change pattern of mosaic tile inlays at suite room entries. Pattern #2			-\$2,700.00
13 Revise ceilings at lobby level. (Alt. 1A adds back \$14,312 - Not economical) OKAY W M DDA	Green Country Interiors Aegis Millwork Paint Allen's Faith	211 throp	-\$54,137.00 \$0.00 -\$132,626.00 \$6,134.00 \$0.00 \$19,000.00
14 Revise ceilings at spa. OKOUH WITH DOA	Green Country Interiors Aegis Millwork Paint Allen's Faith	200 vinep	\$79,470.00 \$0.00 \$12,819.00 \$2,000.00 \$0.00 \$18,740.00
15 Changes to pool area: Delete Rulon Ceiling to painted drywall.			-\$126,600.00
16 Changes to pool area: Replace wall tile to 5' wainscot only.			-\$25,000.00
17 Changes to Salon and Spa area: Delete birch wood poles at alcove. Retain cove and lighting.	Millwork		\$1,000.00
Change wood ceilings to ACT.	Green Country Interiors		-\$13,871.00
Change wood ceilings to drywall.	Green Country Interiors Paint		-\$12,139.00
Replace tile wall to VWC in treatment corridor.	Flooring Paint		-\$18,870.00 \$300.00
18 Revise "AS" walls insulation to fiberglass rather than mineral wool.			-\$49,231.00
19 Revise D-1 and D-2 walls to C1 walls. (Braced Bays)			-\$119,820.00
20 Propose alternate porcelain tile at typical bathroom floors and walls.			第四条数据的

21 Propose alternate laminate to octolam	
22 Propose alternate to Samsung stone.	
23 Delete seismic requirement section 95113.	-\$32,300.00
24 Delete level 5 finish.	-\$354,900.00
25 Alternate to replace lumicore at these locations: Replace with clear tempered glass at Hotel Sales. Bid with clear.	\$0.00
Replace with clear tempered glass at the pool.	-\$13,300.00
Replace with clear tempered glass at the Children's Àrea. Bid with clear.	\$0.00
Replace with clear tempered glass at the Spa entry and Mani/Pedi entry.	-\$13,300.00
Replace with frosted tempered glass at the men's and women's lounge.	-\$18,300.00
26 Delete the fireplace.	-\$20,000.00
27 Delete under slab drainage system. (Carry 20k allowance in lieu of full system)	-\$48,250.00
28 Delete the grass paver system. Install regular sidewalk instead.	\$9,800.00
29 ME Cost Reduction Electrical Fixtures: Building Façade Exterior	-\$18,843.00
Buffalo Grill	-\$48,839.00
Hotel	-\$86,876.00
Spa	-\$60,967.00
30 Modify domestic water system to eliminate multiple temps of hot water	-\$50,000.00
31 Elimate fiber connections and conduit to existing MDF	-\$38,400.00
32 Elimate redundant fiber optic riser cable	-\$14,000.00
33 Eliminate V/D/CATV conduit at guest rooms	-\$71,000.00
34 Investigate new shower accent tiles and quantities of shower tiles	是是1950年196日
- Still researching (XXXIII)	-\$111,000.00





FINAL CD **SET**

JCJARCHITECTURE 38 Prospect Street Hartford, CT 06103

©2011 JCJ Architecture, Inc.

VE PROPOSAL 05.01.12

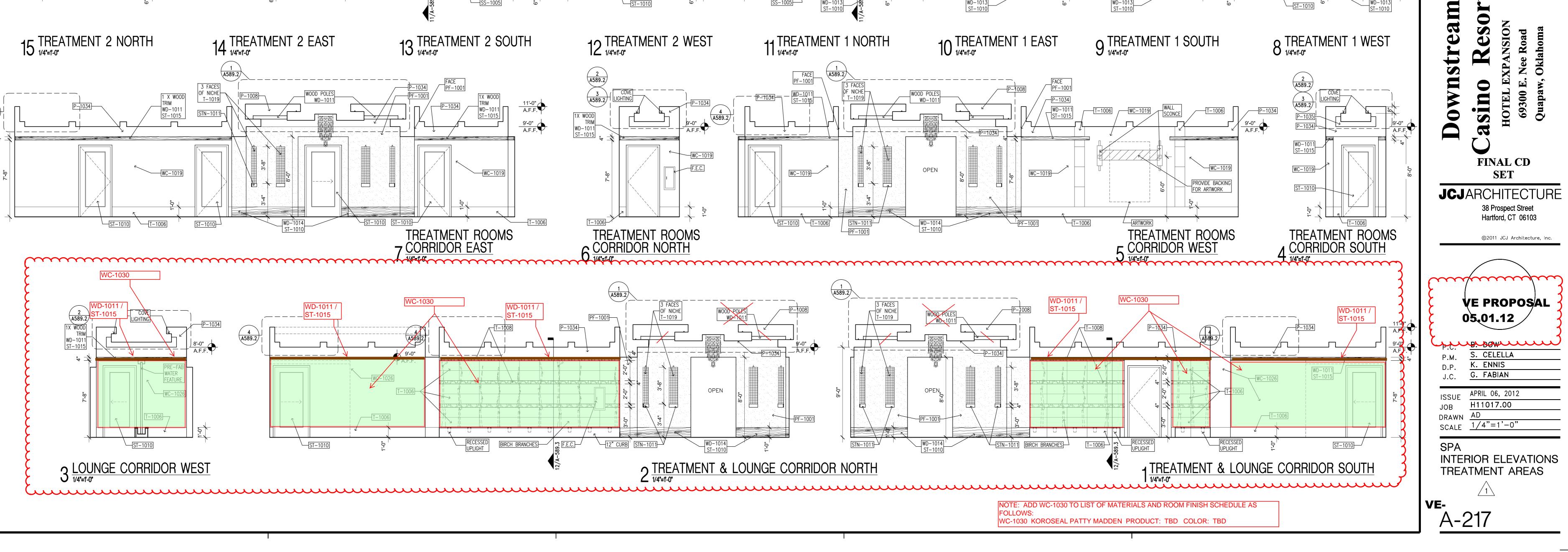
P.C. B. DOW S. CELELLA P.M. K. ENNIS G. FABIAN

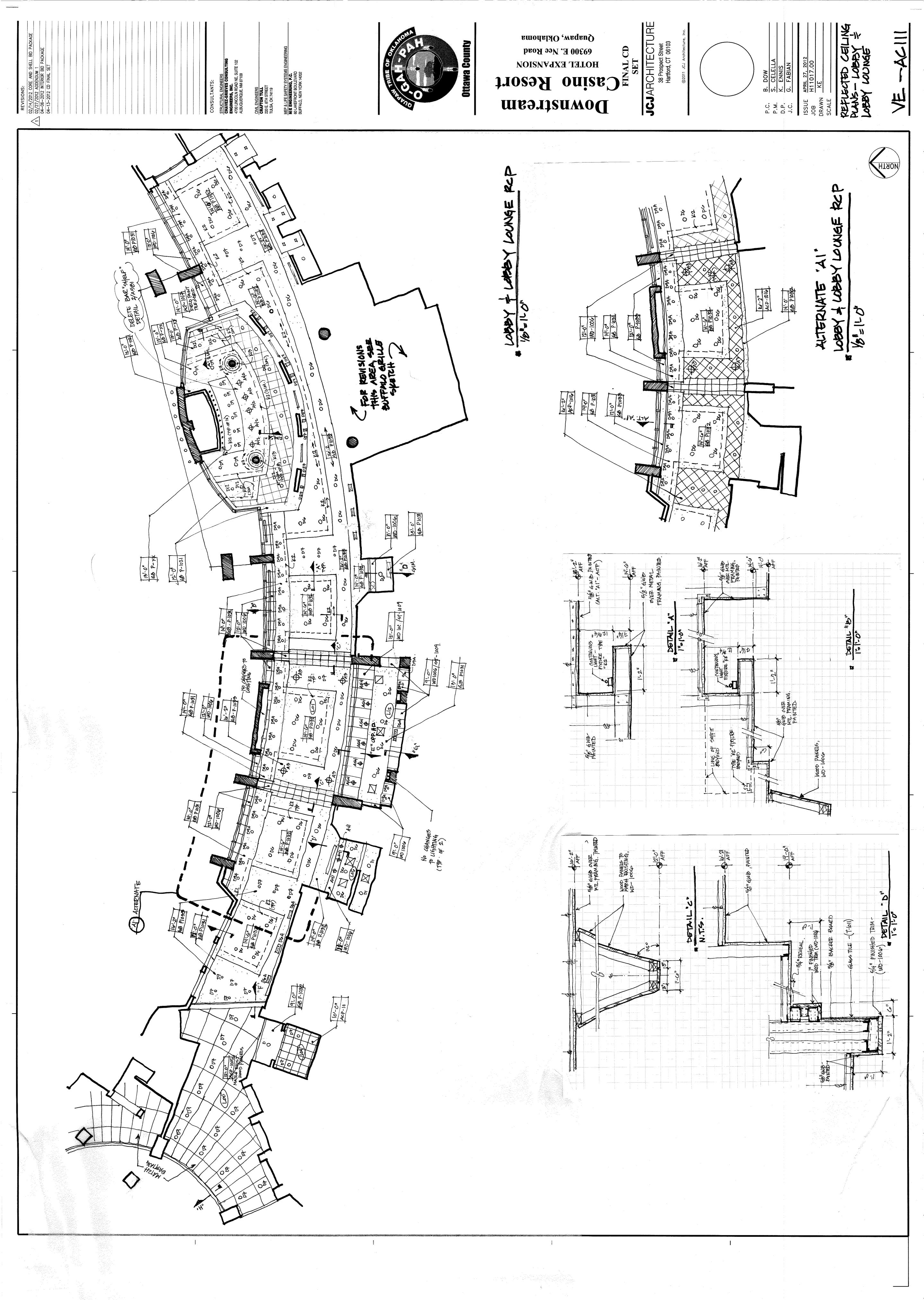
ISSUE 04/06/2012 H11017.00

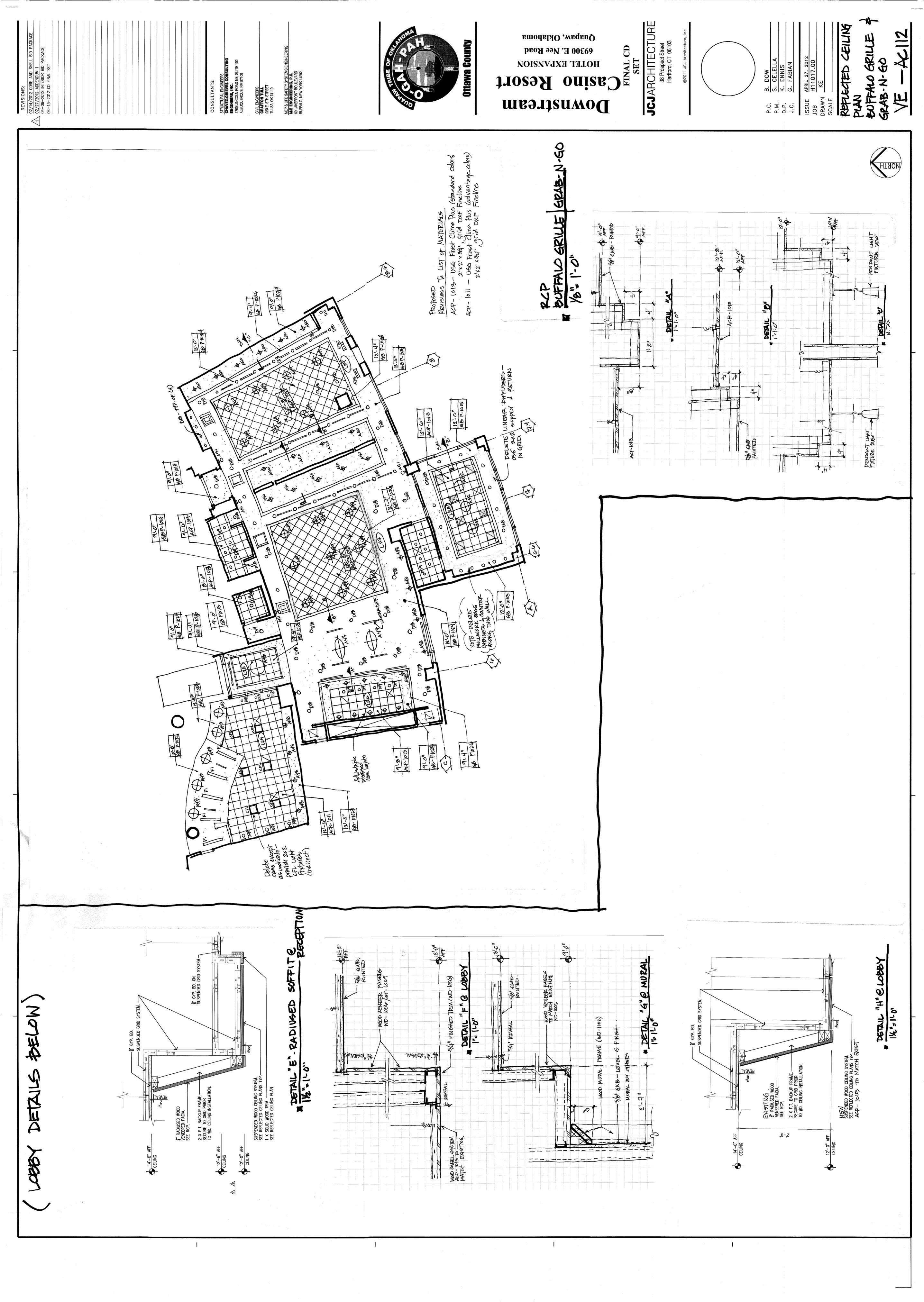
DRAWN $\frac{MM}{1/4"=1'-0"}$

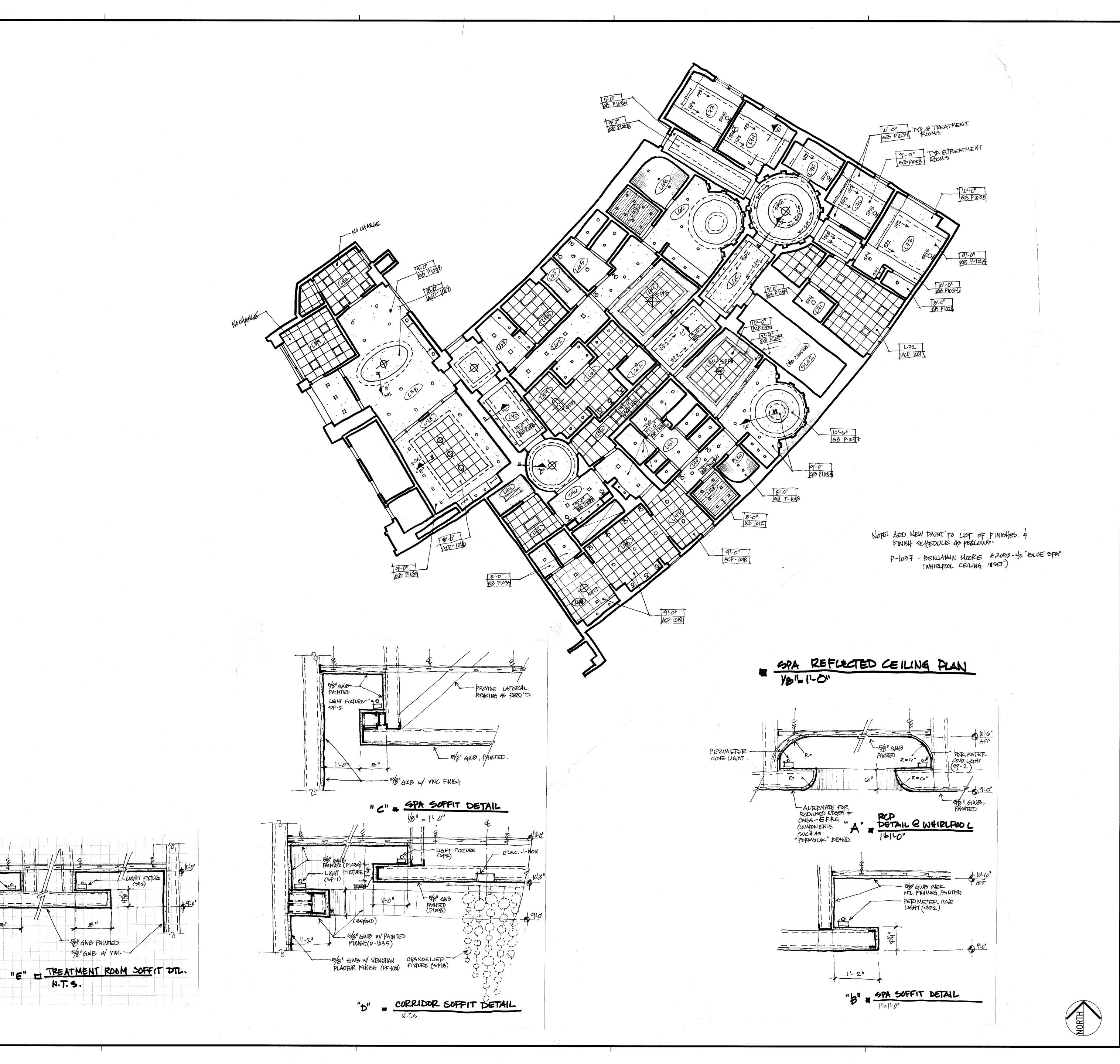
SPA

INTERIOR ELEVATIONS ENTRY AND STAFF









PAINTED PAINTED

WLIGH EDGE OF EOFFIT W EDGE OF MILLWORK BEYOND

LEGE" GWB WY VWG

REVISIONS:

02/14/2012 CORE AND SHELL BID PACKAGE
02/27/2012 ADDENDUM 1
04-06-2012 INTERIOR BID PACKAGE
04-13-2012 CD FINAL SET

CONSULTANTS:

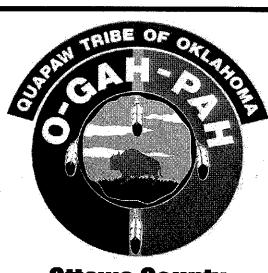
STRUCTURAL ENGINEERS
CHAVEZ-GRIEVES CONSULTING
ENGINEERS, INC.
4700 LINCOLN ROAD NE, SUITE 102
ALBUQUERQUE, NM 87109

CIVIL ENGINEERS

CRAFTON TULL
220 E. 8TH STREET

TULSA, OK 74119

MEP & LIFE SAFETY SYSTEMS ENGINEERING
M/E ENGINEERING, P.C.
60 LAKEFRONT BOULEVARD
BUFFALO, NEW YORK 14202



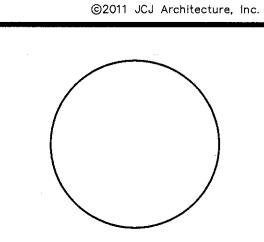
Ottawa County

Downstream asino Resort HOTEL EXPANSION

FINAL CD

SET JCJARCHITECTURE

38 Prospect Street Hartford, CT 06103



P.C. B. DOW
P.M. S. CELELLA
D.P. K. ENNIS
J.C. G. FABIAN

ISSUE <u>APRIL 27, 2012</u>
JOB <u>H11017.00</u>

DRAWN <u>KE</u>

SCALE

GPA REFLECTED CEILING PLAN.

VE -AC112.1