

Downstream Authority of the Quapaw Tribe of Oklahoma Regular Meeting  
November 30, 2011

**Meeting Called to Order:** 9am

|                   |                            |         |
|-------------------|----------------------------|---------|
| <b>ROLL CALL:</b> | John Berrey, Chairman      | Present |
|                   | Larry Ramsey, Secretary    | Absent  |
|                   | Ranny McWatters, Treasurer | Present |
|                   | Marilyn Rogers, Member     | Present |
|                   | Tamara Smiley, Member      | Present |

**DECLARATION OF QUORUM:** announced by John Berrey

Construction Bids

| • 4 companies                         | BID          | ADJUSTED     |
|---------------------------------------|--------------|--------------|
| ○ Killian (Springfield)               | \$27,372,161 | \$28,456,207 |
| ○ Crossland (Joplin)                  | \$35,539,574 | \$35,881,300 |
| ○ Manhattan (Tulsa)                   | \$34,607,130 | \$36,742,487 |
| ○ Penta (Las Vegas)                   | \$37,509,486 | \$37,241,036 |
| • Manhattan                           |              |              |
| ○ No contingency                      |              |              |
| ○ Fee 3%                              |              |              |
| ○ GC - \$1,395,000                    |              |              |
| • Killian                             |              |              |
| ○ 1% contingency                      |              |              |
| ○ Fee 2.5%                            |              |              |
| ○ GC - \$825,489                      |              |              |
| • Penta                               |              |              |
| ○ 5% contingency                      |              |              |
| ○ Fee 3%                              |              |              |
| ○ GC – \$1,932,480                    |              |              |
| • Crossland                           |              |              |
| ○ No contingency                      |              |              |
| ○ Fee 4%                              |              |              |
| ○ GC – 1,615,000                      |              |              |
| • Interview - Manhattan and Crossland |              |              |

Q Store Paving

- Bid reviewed (Brantco) at last meeting felt it was too high
- Had the job rebid w/ new options \$1,554,000 for the entire package from Cantera

JCJ Design review

- C Store Layout
  - Look at new layout for managers office and storage
  - Design plan presented (see attached)
  - Add ATM

- DDA okay with non-moveable objects layout
- Work with merchandiser to get floor layout

#### Steel Schedule (projected)

- 1010 tons of steel
- Steel mill order submittal – 12/12/11
- Complete ABA - 12/19/11
- Steel detailing package – 1/6/12
- Start steel detailing – 1/9/12 (8 week delivery)
- Start fabrication – 3/12/12
- 60% of steel ready and on site ready for erection – 5/7/12
- Erection of steel and deck substantially completed – 6/29/12

#### Guest Room update

- General discussion
  - room distribution
  - Room layouts – deluxe king/1.5 bay suites/2 bay suites
  - Outdoor lighting
  - Room wallpaper

Adjourn 1:45pm

# DOWNSTREAM

CASINO RESORT



## Downstream Casino Resort Expansion

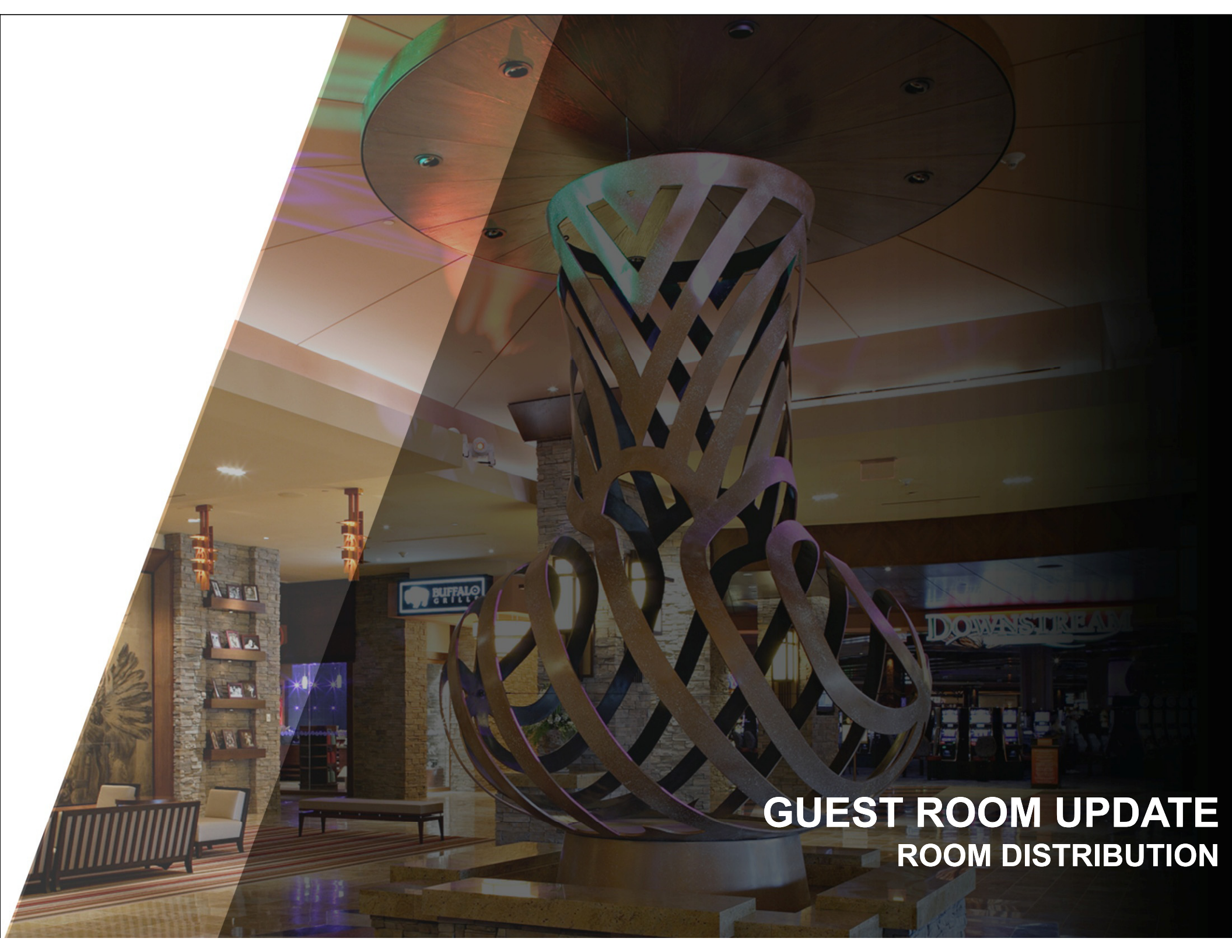
Quapaw, OK

*Presented by:*

**JCJ** ARCHITECTURE

November 30, 2011

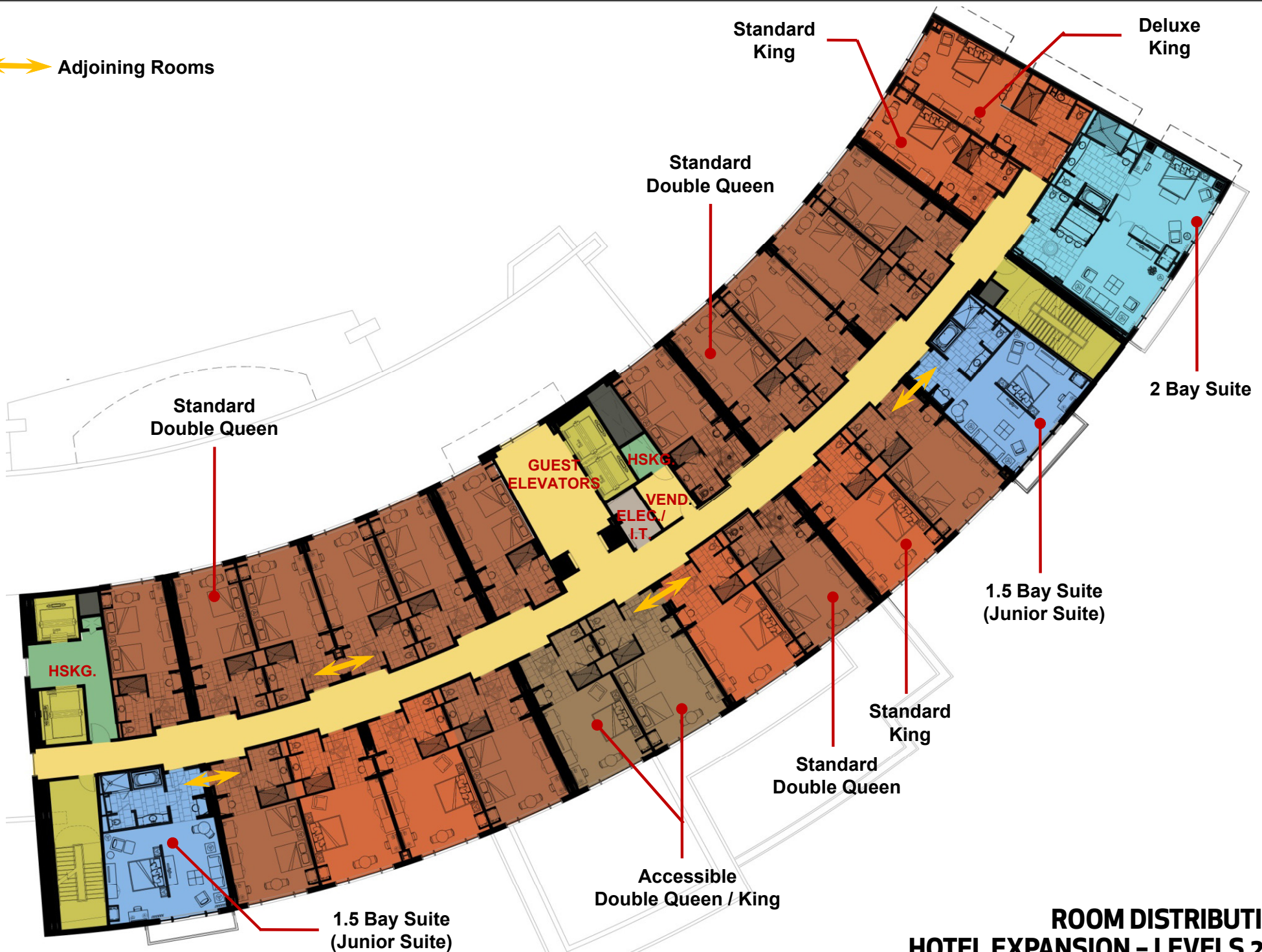




# **GUEST ROOM UPDATE ROOM DISTRIBUTION**



↔ Adjoining Rooms



## ROOM DISTRIBUTION HOTEL EXPANSION - LEVELS 2 - 5

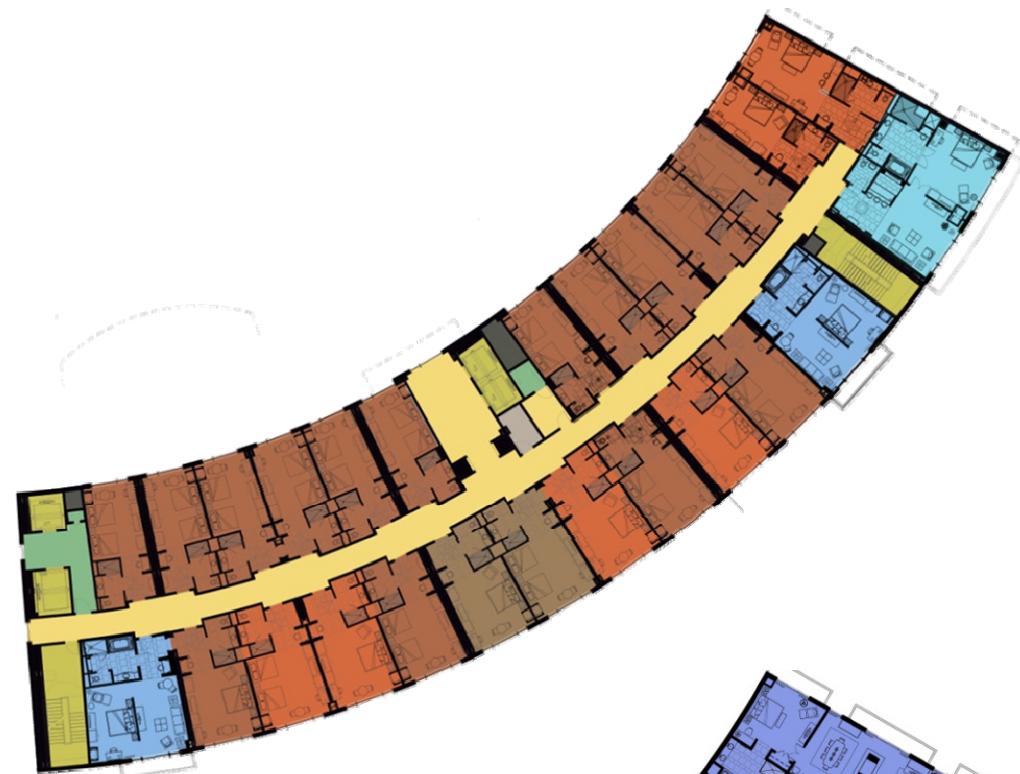


↔ Adjoining Rooms



## ROOM DISTRIBUTION HOTEL EXPANSION - LEVELS 6-7

| ROOM TYPE          | LEVELS                          | QTY./LVL. | TOTAL      |
|--------------------|---------------------------------|-----------|------------|
| STD. DOUBLE QUEEN  | 2-5                             | 15        | 60         |
| STD. KING          | 2-5                             | 5         | 20         |
| DELUXE KING        | 2-5                             | 1         | 4          |
| ACCESSIBLE DQ/KING | 2-5                             | 2         | 8          |
| 1.5 BAY SUITE      | 2-5                             | 2         | 8          |
| 2 BAY SUITE        | 2-5                             | 1         | 4          |
| HOSPITALITY SUITE  | 2-5                             | 0         | 0          |
| STD. DOUBLE QUEEN  | 6-7                             | 12        | 24         |
| STD. KING          | 6-7                             | 7         | 14         |
| DELUXE KING        | 6-7                             | 0         | 0          |
| ACCESSIBLE DQ/KING | 6-7                             | 2         | 4          |
| 1.5 BAY SUITE      | 6-7                             | 2         | 4          |
| 2 BAY SUITE        | 6-7                             | 0         | 0          |
| HOSPITALITY SUITE  | 6-7                             | 1         | 2          |
| <b>TOTALS</b>      | <b>STD. DBL. QUEEN</b>          |           | <b>84</b>  |
|                    | <b>STD. KING</b>                |           | <b>14</b>  |
|                    | <b>DELUXE KING</b>              |           | <b>4</b>   |
|                    | <b>ACCESSIBLE DQ/KING</b>       |           | <b>12</b>  |
|                    | <b>1.5 BAY SUITE (KING)</b>     |           | <b>12</b>  |
|                    | <b>2 BAY SUITE (KING)</b>       |           | <b>4</b>   |
|                    | <b>HOSPITALITY SUITE (KING)</b> |           | <b>2</b>   |
|                    | <b>TOTAL ROOMS</b>              |           | <b>152</b> |



**LEVELS 2-5**



**LEVELS 6-7**

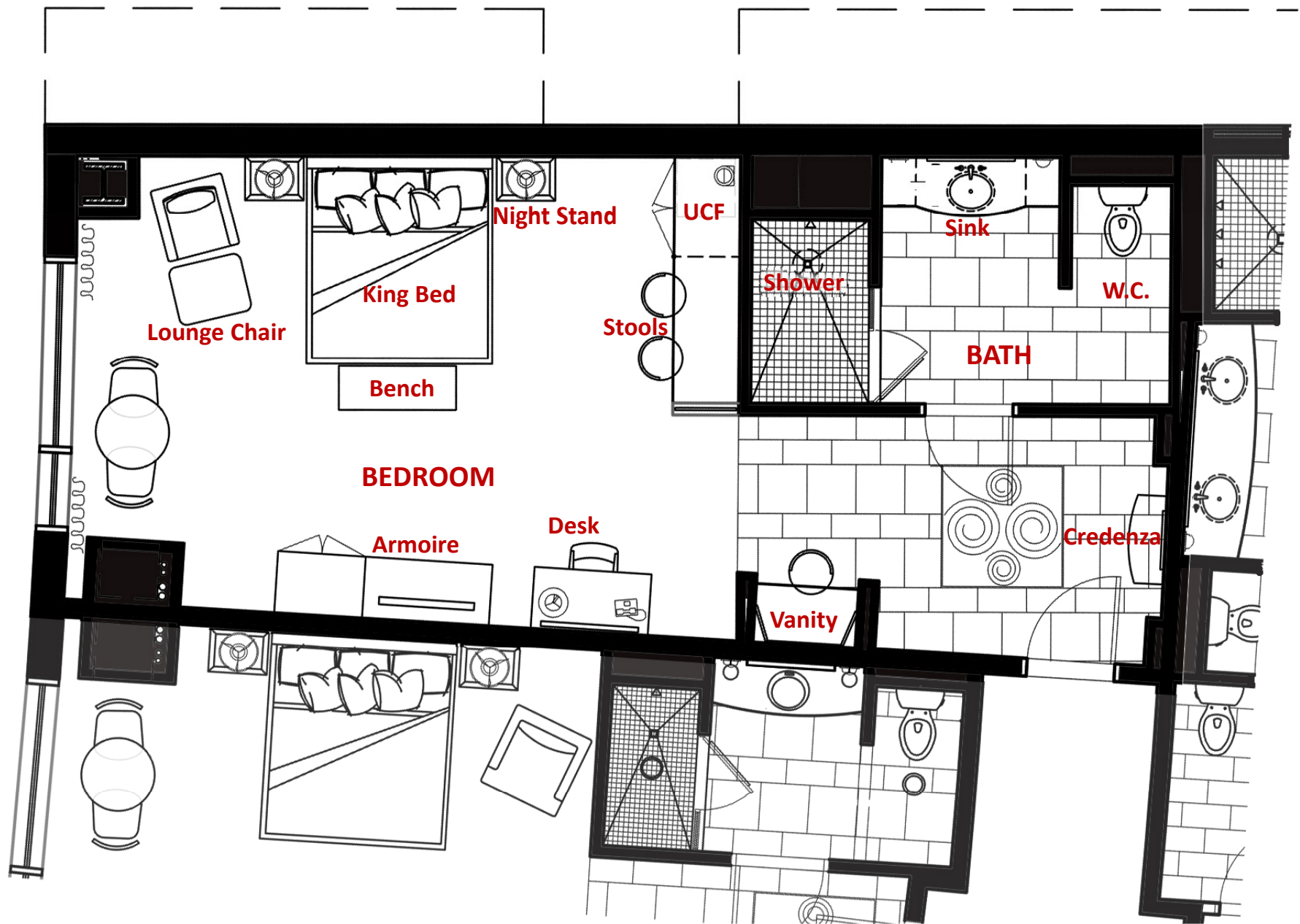
## ROOM DISTRIBUTION HOTEL EXPANSION



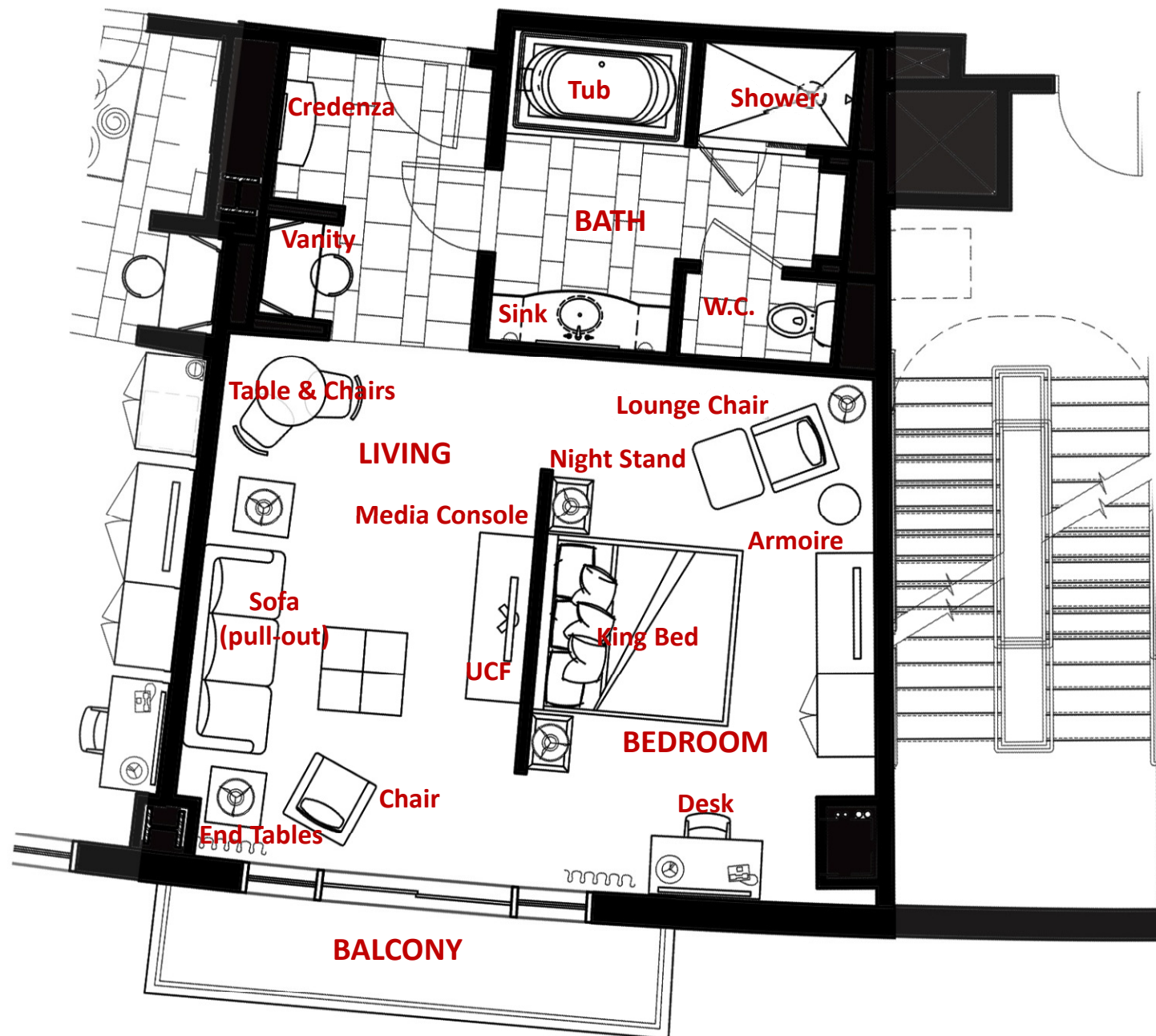


**SUITE PLAN UPDATES**  
**1.5 BAY, 2 BAY, DELUXE KING**



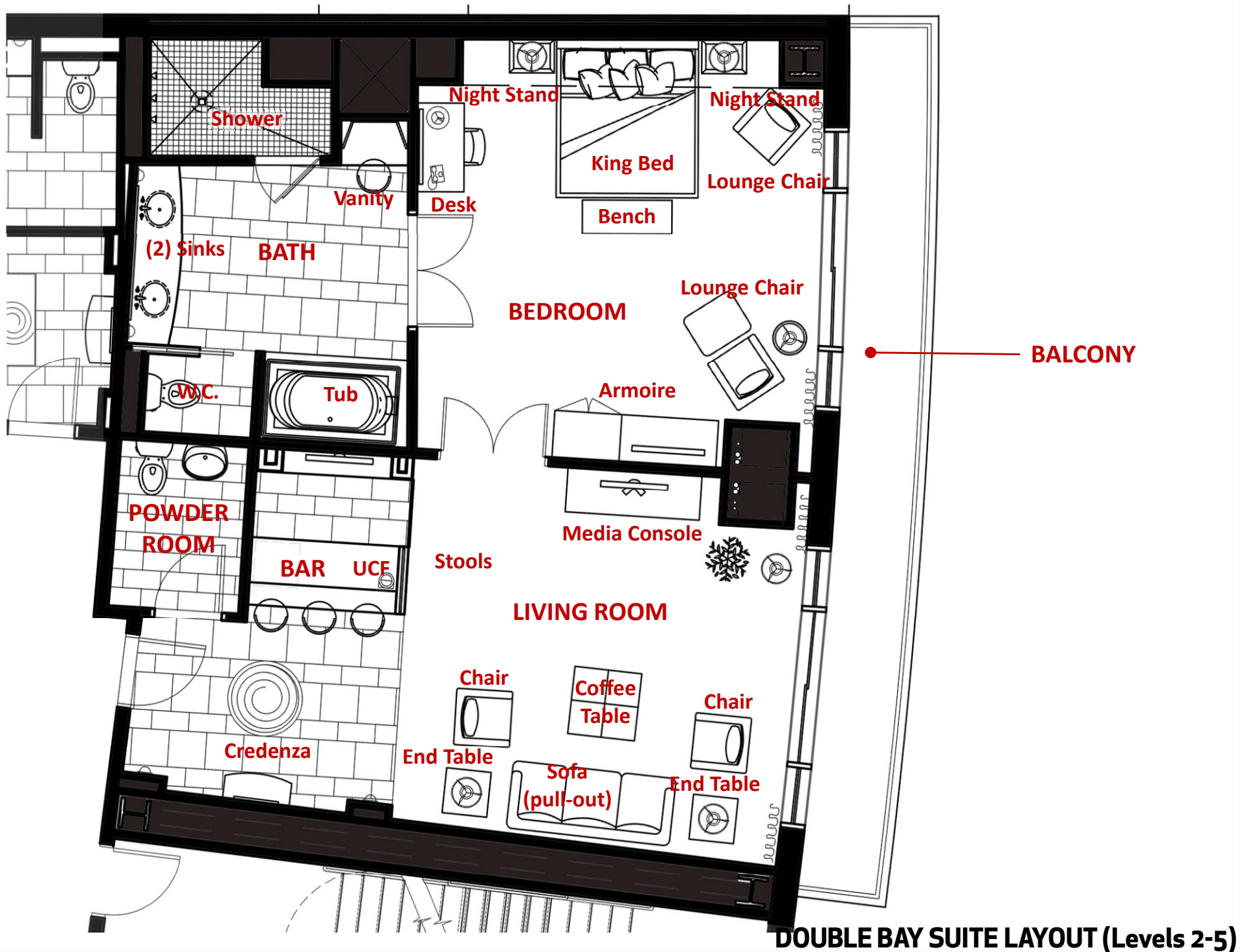


## DELUXE KING (LEVELS 2-5)



## 1.5 BAY SUITE LAYOUT (LEVELS 2-7)





# DOWNSTREAM

CASINO RESORT

