

Downstream Authority of the Quapaw Tribe of Oklahoma Regular Meeting
April 18, 2012

Meeting Called to Order: 10 am

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

DECLARATION OF QUORUM: announced by Larry Ramsey

Construction Meeting

Chris Roper, Steve Drewes, Ernie Caruthers

MCC – Ronnie, Mike, Ryan, Jason

John T, Scott C – via phone

Prayer – Larry Ramsey

See attached from MCC

Pool

- Two options presented (A&B)
- DDA prefers option A
- Fabricate on site
 - Stain liners with tile over
 - Requested arrowhead to match existing as much as possible
- Review finish options
- Additional options
 - Stainless gutter/ rim flow (\$35,000)
 - Deck drain (\$6,500)
 - Air system (\$10-12,000)
 - Pool lift
- Filtration system
 - UV System (\$15,17,000)

End - 11:54am

Authority Start 1:00 pm

Construction Updates

- QStore Monument sign
 - Look at making smaller
- Interior/Canopy signage
 - Contract ready for signature

- Update
 - Millwork should be complete today
 - Granite started last night
 - Paving on going – should finish by Monday
 - Restaurant equipment arrived on site today
 - Product starts arriving next week
 - Pumps hear by Monday

RV Park irrigation

- 2 bids
- Northeastern \$135,000
- All Seasons did not turn in a complete bid
 - Will get a complete view and then review for decision

Landscaping

- Review tree placement
- Plans presented by Gilbert
 - List of trees
- Cement end caps in truck parking area

Spring River

- Half wall
 - 4 options presented
 - Option A.2 preferred by DDA
 - \$12,000 approx to complete the project

Blue Room finishes

- Use current attic stock of carpet and wall covering
- Temporary conex until the mock up is finished for banquet storage

Pavilion

- Code compliance – need 5 permanent mounted fire extinguishers on beams
-

Billboard

- \$225,911.53 to add additional side w/LED panel
- Consensus of the DDA to approve

Qstore

- Cups
 - Consensus of the DDA to go the Styrofoam cup and wrap so that all the logos can be included.
- RV Park Rules and regulations
- Travel Muggs
 - 44, 54, 64oz
 - Will be thermal mugs (getting mock up for final review)
- Trash Cans
 - 2008 used landscape brands – landscape Rhythm, looking to see if can be used again.
 - 14 locations identified

- Hot Dogs
 - 2 types sampled
 - Nathan's (\$.64)
 - Eisenberg (\$.68)
 - Consensus of the DDA to go with Eisenberg
- Comm Data
 - Need for Fleet card, contract being reviewed then will present for approval

Surveillance

- Proposed org chart changes

Motion by DDA Secretary Larry Ramsey to approve org chart changes as presented. Seconded by DDA member Marilyn Rogers. VOTE: JB: yes; RM: absent; LR: yes; MR: yes; TS: yes (4 yes, 0 no, 1 absent) Motion Carries

Player Loss Discounts

- Discussion
 - One trip players (100k)
 - Quarterly payout
 - 5%
 - Approved through TGA
 - Discount on Markers
 - Establish policy with thresholds
 - Each person would have to be approved by the credit committee

PTO Carry Over

- Move limit to 240
- Anything over 240 on anniversary date paid out
- Sale of PTO – anything over 40 can be sold anytime

Motion by DDA Member Tamara to approve PTO policy changes. Seconded by DDA Secretary Larry Ramsey. VOTE: JB: yes; RM: absent; LR: yes; MR: yes; TR: no (4 yes, 0 no, 1 absent) Motion Carries

Medical Calls

- Issues with identification - would like to add EMT pin to lapel
- Meeting next week with Bill G

June Promotional Calendar

- 4 State Poke tournament
- F&B
 - Buffalo grille/legend's punch card
 - \$5 buffet lunch M-F
 - Beverage special
 - Red Oak wine dinner – June 3
- George Forman Grill Hot seats
- Poker – free roll Friday's in June
- Chillin and Grillin
 - Work on concept

- Play & Earn – gift card for Omaha Steaks
- Table Play Invite – Sun-Wed in June
- 5 Card Charlie Wheel
- Party Pit
- Senior Day – Thursday
- 10/10 BJ tournament
- Flag giveaway
 - Garden flags – get samples

Concert t-shirts

- Get design in red/white/blue shirts

Policies

- 1400.61.02 – Found Money

Motion by DDA Secretary Larry Ramsey to approve org chart changes as presented. Seconded by DDA member Marilyn Rogers. VOTE: JB: yes; RM: absent; LR: yes; MR: yes; TS: yes (4 yes, 0 no, 1 absent) Motion Carries

- 1400.43.03 – Dealer tokens

Motion by DDA Member Marilyn Rogers to approve org chart changes as presented. Seconded by DDA member Tamara Smiley. VOTE: JB: yes; RM: absent; LR: yes; MR: yes; TS: yes (4 yes, 0 no, 1 absent) Motion Carries

- 1400.77.01 – Processing jackpots for banned patrons

Motion by DDA Member Tamara Smiley to approve org chart changes as presented. Seconded by DDA Secretary Larry Ramsey. VOTE: JB: yes; RM: absent; LR: yes; MR: yes; TS: yes (4 yes, 0 no, 1 absent) Motion Carries

- 1400.64.03 – Token procedures for poker dealers

Motion by DDA Secretary Larry Ramsey to approve org chart changes as presented. Seconded by DDA member Marilyn Rogers. VOTE: JB: yes; RM: absent; LR: yes; MR: yes; TS: yes (4 yes, 0 no, 1 absent) Motion Carries

Sponsorship

- Harmony Health Clinic
 - Maumel, AR
 - 32 rooms
 - 32 rounds of golf in Aug
 - PSA recognition
 - Friday June 8
 - Consensus of the DDA to approve

Donations:

Jefferies PTA	60 at Buffalo Grille	Reg Room Sun-Thur	
Joplin Area Catholic Schools	60 at Buffalo Grille	Reg Room Sun-Thur	
Optimist Club of Springfield	60 at Buffalo Grille	Reg Room Sun-Thur	
Optimist Club of Springfield	60 at Buffalo Grille	Reg Room Sun-Thur	
American Red Cross - Springfield	60 at Buffalo Grille	Reg Room Sun-Thur	
Frontenac Rotary		Reg Room Sun-Thur	Golf for 2
Juvenile Diabetes Research Foundation	150 at Red Oak	Reg Room Sun-Thur	Golf for 2
Horses for Healing	60 at Buffalo Grille	Reg Room Sun-Thur	
Grove Educational Foundation for Excellence	150 at Red Oak	Reg Room Sun-Thur	Golf for 2
Grove Educational Foundation for Excellence	150 at Red Oak	Reg Room Sun-Thur	Golf for 2
Friend of The Highlands		Reg Room Sun-Thur	Golf for 2
Friend of The Highlands		Reg Room Sun-Thur	Golf for 2
Youth Bridge	150 at Red Oak	Reg Room any time	Golf for 2
Marquette Catholic School	150 at Red Oak	Reg Room any time	
Junior League of Springfield	150 at Red Oak	Reg Room any time	Golf for 2
Junior League of Springfield	60 at Buffalo Grille	Reg Room Sun-Thur	
Joplin Public Library	60 at Buffalo Grille	Reg Room Sun-Thur	
Hooked on Life - Golf Tourn	60 at Buffalo Grille	Reg Room Sun-Thur	Golf for 2
Carthage Relay for Life	60 at Buffalo Grille	Reg Room Sun-Thur	
The Cancer Challenge	150 at Red Oak	Reg Room any time	Golf for 2
The Cancer Challenge	60 at Buffalo Grille	Reg Room any time	
Big Brothers Big Sisters of the Ozarks	60 at Buffalo Grille	Reg Room Sun-Thur	
Women's Recreational Shooting Association	60 at Buffalo Grille	Reg Room Sun-Thur	
cystic Fibrosis Poker Run	60 at Buffalo Grille	Reg Room Sun-Thur	
Jefferson Avenue Baptist Church	60 at Buffalo Grille	Reg Room Sun-Thur	Golf for 2

Adjourn 6:07pm

Downstream Hotel Expansion Project # 3452 Manhattan Construction Company

Tel: Fax:

Owner, Architect, Contractor Meeting 19

Date	Start	End	Next Meeting	Next Time	Prepared By	Company
4/18/2012	10:00 AM	12:00 PM	4/25/2012	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		<p>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.</p> <p>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</p>					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
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	
				MCC to get w/ Chris • 10 bids companies have sent in multiple bids- Amy working on spreadsheet of line items for comparison • only 1 company has bid made furniture • next week indepth review			
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	
				working on pricing			
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	
				no update			
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	

Meeting Minutes

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

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Old Business

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.

• waiting on samples

Chiller Tie-In

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

• most critical - complete

Guaranteed Maximum Price

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 budget revision to Chris Roper. On the 27th the budget is to be finalized and ready to present.

John Thompson
(ETP)

No

Recommendation Letters

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 Gunita 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

• Fire protection
Aegis \$ 480,828 - MCC REC
Simplex \$ 592,068
Mac Systems \$ 753,886
Consensus of the DDA

Mock Up Room

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 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.

Jason Schafer
(MCC)

No

in progress

Patio Design

Meeting Minutes

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Old Business

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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JCS needs to provide drawings to MCC

Cc:	Company Name	Contact Name	Copies	Notes
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Ryan -

- items needed for specs - david send list to Grace/Scott for information - Chris to review
- Carpet
Shaw - Bott to be purchased by MCC/sub
-

MANHATTAN CONSTRUCTION

DATE: 4/16/2012

PREPARED BY: Jason Schafer

THREE WEEK SCHEDULE

DATE: 4/10/2012

PREPARED BY: Jason Schafer

				DOWNSTREAM HOTEL EXPANSION																													
				APRIL														MAY															
NO.	AREA	ACTIVITY DESCRIPTION	TIME OF DAY	M 16	T 17	W 18	T 19	F 20	S 21	S 22	M 23	T 24	W 25	T 26	F 27	S 28	S 29	M 30	T 1	W 2	T 3	F 4	S 5	S 6	REMARKS	NO.							
1	MOCK-UPS	Sheetrock /T&B Walls / Ceilings	Day	X	X	X																					1						
2		Install Door Frames	Day			X																					2						
3		Prime & Paint Ceilings	Day				X	X				X															3						
4		Hang Wall Covering	Day									X	X	X													4						
5		Tile Restrooms	Day									X	X	X	X	X											5						
6		Install Plumbing Fixtures	Day													X			X								6						
7		Install Millwork / Trim	Day													X			X	X	X	X	X				7						
8		MEP Trim Out	Day																			X	X				8						
9																										9							
10	Site	Dig / Pour Grade Beams North Wall	Day	X	X	X	X	X	X																		10						
11		FRP North Wall	Day	X	X	X	X	X	X		X	X	X	X	X	X										11							
12		Dig / Pour Grade Beams South Wall	Day	X	X	X	X	X	X		X	X	X	X	X	X										12							
13		Drill/ Pour Piers From 7 Line East	Day	X	X	X	X	X	X		X	X	X	X	X												13						
14		Water Proof North Wall	Day															X	X	X	X	X	X			14							
15																										15							
16	West Elevators	Set Steel Columns	Day			X	X																				16						
17		FRP Walls	Day			X	X	X	X																		17						
18		Pour Elevator Pit Floor	Day									X	X														18						
19		Water Proof Around Elevator	Day										X	X	X												19						
20		Backfill at Elevator Pit	Day												X	X											20						
21																											21						
22	East Elevators	Drill / Pour Piers at East Elevators	Day	X	X	X	X																				22						
23		Excavate FTGS @ Elevators	Day					X	X		X																23						
24		Set Steel Columns	Day									X	X														24						
25		FRP Walls	Day												X	X											25						
26		Pour Elevator Pit Floor	Day												X	X											26						
27		Water Proof Around Elevator	Day																X	X	X						27						
28																										28							
29	Structure	Begin Erecting First Sequence	Day	X	X	X	X	X	X		X	X	X	X	X	X		X	X	X	X	X	X				29						
30		Pour Lobby Level	Day																				X	X			30						
31																										31							
32	Mechanical	Install Corridor Pipe Hangers	Night	X	X																						32						
33		Install Vitaulic Piping	Night	X	X	X	X	X																			33						
34																										34							
35	Misc Items	Plumbing & Electrical Sleeves @ South Footing	Day			X	X	X																			35						
36		Prep For Empire Pad	Day																X	X	X	X	X				36						
37																										37							
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