

Downstream Authority of the Quapaw Tribe of Oklahoma Regular Meeting
November 6, 2012

Meeting Called to Order: 1:10 pm

ROLL CALL:	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
Prayer led by John Berrey

Construction Meeting – New Buffalo Grille PDR

Construction Update

- 3 week look ahead schedule (see attached)
 - Elevators on track for the 14th
 - All terrazzo down except for Buffalo and Turtle areas due on Thursday, guarantee complete by Saturday
 - Planter boxes complete tomorrow
 - 90% of lobby trim is complete
- Buffalo Grille
 - Shades/Drapes for PDR and back wall of windows
 - Blackout in PDR?
- Spa
 - Hot tubs in place
 - Tile in progress
 - Store fronts started yesterday
 - Steam rooms getting ready for water proofing
 - Sauna room crews start tomorrow
 - Lights in coves
 - Elements of day
 - Crystals
 - Spa elements
 - Contrast tile
 - Insert for spa
 - 3 weeks, water jet cur out – ribbon work
- Tower
 - Level 1 & 2 starting punch list
- High limit
 - Look at lighting, may have too much

- Lamps
 - Nightstands – enough for suites
 - New options presented for standard rooms
 - 2 options presented
 - 485TPH – complements
 - LS-20325L TR lite source – consensus of the DDA to use on desks and nightstands

Adjourn 11:30 am

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

Tel: (620) 856-5600 Fax: (620) 856-5605

Manhattan Construction Company

Owner, Architect, Contractor Meeting 37

Date	Start	End	Next Meeting	Next Time	Prepared By	Company
11/6/2012	10:00 AM	12:00 PM	11/14/2012	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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Quapaw Tribe of Oklahoma - John Berrey
 Quapaw Tribe of Oklahoma - Larry Ramsey
 Quapaw Tribe of Oklahoma - Ranny Mcwatters
 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
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Old Business

Guest Room Furniture

013-003	10/24/2012	The first trucks of case goods has been delivered and installed on Level 1. There are a few manufacturing issues that Bertch will send a representative to fix on site.	Tim Brown (QUATRI); Chris Roper (CRCS)				No
	10/31/2012	The dishwasher for the spa area has arrived. The salon chairs and mani/pedi chairs will arrive Nov. 5. The suite					

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Old Business

lamps have arrived, which will allow for INNCOM programming. Chris has the Dyson hand dryers whenever MCC is ready to install. The third floor of case goods arrives next week. There is a furniture delivery everyday next week. Upholstered goods arrive November 12th and lockable doors are needed by this date.

Kitchen Equipment

024-001	10/24/2012	Several items will begin test firing tomorrow. This is just to check for functionality and hook up. Complete turnover for burn in and cooking will be November 9.	Chris Roper (CRCS)	No
	10/31/2012	Chris Roper would like to know when the equipment for the Grab and Go can be set up. Make sure Fadco measures the pieces of equipment nearby to make sure their openings are wide enough. The bar top of the lobby lounge bar is being set and should be ready for equipment after tiling the columns.		

Pool

025-001	9/26/2012	Whirlpool being welded and piping connected.		No
	10/24/2012	Floor to be poured next week. The scaffold should begin to come down a few days before.		
	10/31/2012	The slab around the pool should be poured late this week. Then the arrowhead can be tiled and In about 2 weeks the pool should be plastered and filled with water to prevent any cracking of the surface.		

Spa

025-002	10/10/2012	The spa whirlpools are to arrive next Friday the 19th.		No
	10/24/2012	Whirlpools have arrived and KC Gunite is sending a welder for the the installation. A PO has been issued for the cold plunge tank and shop drawings from RenoSys should be arriving Friday. MCC has requested rough in requirements and a temporary finish solution for the walls since it will arrive after opening.		
	10/31/2012	The spa whirlpools have been welded and are being set in place. The tiling is ongoing and millwork is set. The sauna rooms have arrived and are going to be installed. There is about 4 more days of creating a level 5 finish in the steam rooms to prepare them for tile.		

Renovation Work

027-002	10/10/2012	This work is coming along well and will be prepped for terrazzo next week.		No
	10/24/2012	The tentative plan is to remove the temporary wall the		

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Old Business

first week of November. There is no rush, just make sure the dust is down. DCR staff needs to no longer enter through the Black Hawk door in to or out of the Expansion.

10/31/2012

A solution needs to be found for the meeting room (Black Hawk?) where the new building and existing building meet. Guests are not to look through the window at studs and the back side of drywall. Second, MCC needs to provide a date for tearing down the temporary partition. Make sure the dust on the lobby level is limited before the wall will come down.

Signage

028-002

10/10/2012

No

Chris Roper is still working on the signage package with Sign-Link. The high limits slot is being made. The swoosh signs will get a blue back light. The exterior signage package is now approved and will be here November 15th. 2 swooshes and 1 Quapaw sign.

10/24/2012

Check the backing for the three large signs. The power supply for the NW sign needs to be relocated. Chris and the designers are to review the way finding sign packages.

10/31/2012

Chris and Amy are going to check on the possibility of a few more way finding signs. The exterior signs should be ready next week and will be installed upon arrival.

High Limits

028-006

10/10/2012

No

All carpet is approved and released to Ulster for fabrication. Ulster states they can deliver on time. The lights in the high limits area is to receive a theater gel type treatment so no fixtures have to be purchased. The tear out may possibly start on November 12, 2012.

10/24/2012

The Ulster carpet for the high limits room is ordered.

10/31/2012

The fabric for the slot chairs has arrived. The work will not start if the new Buffalo Grill has not been ordered.

Indoor Pool Bar/Food Service

028-010

10/24/2012

No

The wall at the pool bar has been cut down. The owner requested getting the bar turned over one to two weeks before the November 30th dead line.

10/31/2012

Chris Roper requested a date for the food service equipment to be set. Chris will give Jason the drop in grill for the patio grill. The food service provider has also ordered an access panel for the patio grill.

INNCOM System

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Old Business

032-001 10/24/2012 No
Should arrive in one week.

10/31/2012
To arrive tomorrow.

Spa Branches

033-003 10/10/2012 No
Chris Roper has ordered a cedar pole sample and it should arrive in a few days.

10/24/2012
DCR is harvesting cedars in house and cleaning them. They will be turned over to MCC and Fadco when complete.

10/31/2012
15-20 Cedar trees are prepped and ready. About 65 are cut and still need stripping.

Corner Shelves

034-001 10/24/2012 No
New corner splash with 14" legs, an extended radius and no back splash being made. It should be ready by next Wednesday.

10/31/2012
New key shelf to be installed in room 303 today.

Doors

036-001 10/31/2012 No
Digitech doors ship 11/7 and should arrive 11/9. Inform Chris Roper of door identification numbers so the VING lock installer can be scheduled. Lockable doors needed 11/12.

Cc:	Company Name	Contact Name	Copies	Notes
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DATE: 11/5/2012

DATE: 11/5/2012

PREPARED BY: Jason Schafer

DOWNSTREAM HOTEL EXPANSION

[illegible]

- elevators on track for the 14th
- all baggage down except for buffalo + hotel areas. Clear on Thursday - guarantee completion by Sat
- kept elevator lobby (waiting on elevators)
- planter boxes complete tomorrow
- ~~all~~ 90% of train in Lobby complete

THREE WEEK SCHEDULE

PREPARED BY: Jason Schafer

DOWNSTREAM HOTEL EXPANSION

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PREPARED BY: Jason Schafer

DOWNSTREAM HOTEL EXPANSION

11/6/2012

MANHATTAN CONSTRUCTION

DATE: 11/5/2012

PREPARED BY: Jason Schafer

THREE WEEK SCHEDULE

PREPARED BY: Jason Schafer				DOWNSTREAM HOTEL EXPANSION																											
NO.	AREA	ACTIVITY DESCRIPTION	TIME OF DAY	NOV																									REMARKS	NO.	
				M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S							
120	STAIRS	Stair 2 Tape And Bed	Day	X	X																										
121		Stair 2 Paint	Day	X	X	X	X																								
122		Stair 1 Tape And Bed	Day	X	X	X	X																								
123		Flooring	Day						X	X		X	X	X	X	X	X														
124	POOL																														Follow Paint
125		Trim Out Ceilings	Day	X	X																										
126		Install Deco Concrete Outside	Day	X	X	X																									
127		Frame Concrete Walls	Day	X	X																										
128		Sheetrock / Tape Bed Walls	Day				X	X	X																						
129		Paint Walls	Day						X	X		X																			
130		Tile Around Pool	Day						X	X		X	X	X	X	X	X														
131		Install Nano Wall	Day						X	X		X	X	X	X	X	X														
132																															
133	Elevators 3 & 4	Complete Items For Public Use	Day	X	X	X	X																								
134																															
135	Elevator 1 & 2	Power At Equip Room	Day	X																											
136		Install Elevators	Day	X	X	X	X	X	X		X	X	X																		
137																															
138	SITE	Begin Site Concrete	Day	X	X	X	X	X	X		X	X	X																		
139		Set Light Fixtures	Day	X	X	X	X	X	X		X	X	X																		
140		Set And Pour Bollards	Day	X	X	X	X	X	X		X	X	X																		
141		Pour Patio At Pool	Day	X	X	X																									
142																															
143	High Limit Slots	Temp Walls	Day									X	X	X																	
144		Protect Existing	Day										X	X																	
145		Demo	Day											X	X		X	X	X												
146		Frame Walls	Day														X			X	X										
147		Demo Concrete	Day																												
148		Install Under Ground Electrical	Day																												
149																															
150	Turn Over To Owner	All Kitchen Areas	Day					X																							
151		Lobby Level	Day									X																			
152		Spa Area	Day												X																
153		Lower Level	Day						X																						
154		Tower And Pool Areas	Day																												
155																															
156	Misc	Spa Equipment Coming	Day	X																											
157		Punch Level 2	Day																												
158		Punch Level 3	Day																												
159		Punch Level 4	Day																												
160		Access For High Limits Renovation																													
161		Fire Alarm Panels / Testing																													
162																															