

Downstream Authority of the Quapaw Tribe of Oklahoma Regular Meeting
May 30, 2012

Meeting Called to Order: 10:09 am

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

Construction

Ronnie/Jason/Mike/Ryan

Ernie/Bob/Tim/Chris/John T

Bill/Scott/Grace/Amy/Jim

Prayer led by John Berrey

Manhattan Update

- See Attached
- Schedule Update – Jason
 - Mock up – on plumbing and MEP
 - Millwork and trim on site
 - Site work
 - Back fills completed in the next 2 days
 - Steel
 - Had a delay in supplies
 - Going to run two shifts to get caught up (10-12 days behind)
 - Off site no later than July 5
 - Lower level
 - MEP doing rough in this week
 - Pour middle next week

Spa Review

Bob B

- See attached
- JCJ to provide list from previous projects
- Represent for DDA to make final approval

Meeting Schedule

- Starting 6/13 meet every 2 weeks until further notice
- Non meeting weeks – tour construction and mock ups

Tour Mock ups

Adjourn 11:15 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 25

Date	Start	End	Next Meeting	Next Time	Prepared By	Company
5/30/2012	10:00 AM	12:00 PM	6/6/2012	10:00 AM	Ronnie Wood	Manhattan Construction Company

Purpose	Location	Next Location	General Notes
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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 - 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	5/3/2012 - Site visits to be scheduled for next week. Indiana next week and possibly Iowa towards the end of the month. 5/09/2012 Tim is in Indiana today. He will take two plant tours this week with the goal of one final tour by the end of the month. The goal of these visits is to check color and quality of the manufacturer. 5/16/2012	Tim Brown (QUATRI); Chris Roper (CRCS)	No
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• spreadsheet review
 and rec from Jim
 Birch / American Hotel - Suite
 Dubois will do Room

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

DuBois has a longer lead time, but builds \$35 Million in furniture a year. They seem to have fewer blemishes and will store furniture until Downstream is ready for delivery. Clem has a shorter lead time but a less desirable work environment. There will be a trip to the City of Industry and Iowa before final decision is made.

5/23/2012

The factory Tim is visiting today is tentatively the best. Birch is high quality, highly automated and willing to work with pricing and budgets. Two mock up pieces of furniture will be ordered from the top two competitors. Tim and Chris will have a summary and recommendation by tomorrow. Birch Company actually purchased Philadelphia furniture, who provided the furniture for phase 1.

12 - 1. S bay . 12 - ADA
4 - 2 bay 78 - QQ
2 - Hospitality 62 - K
10 - suites
132 - "keyed" doors
154 - bedrooms

Hotel Terrazzo Flooring

013-004

5/09/2012

Issue tabled until next meeting.

5/16/2012

Still searching for proper mosaics. Several animals were shown during JCJ presentation and proposed locations were shown on the lobby floor plan.

5/23/2012

In lay mosaics presented last week. Kristina working on getting ideal colors and patterns.

David Anderson
(MCC)

No

no update - JCJ

Guest Room Shower Tiles

013-007

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 root beer color and the clear color.

5/09/2012

Tiles to be ordered.

5/16/2012

JCJ is to send contact information to Manhattan Construction for ordering samples.

5/23/2012

The information for the tiles was given to Miller Commercial Flooring to order various samples for the mock up room.

Kristina Ennis (JCJ)

No

being installed in mock up

Chiller Tie-In

013-008

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

5/09/2012 - Mechanical workers are working nights with no complaints thus far.

5/16/2012

Allen's Mechanical is still working in the tie-in area.

5/23/2012

CRAC Units will soon be changed in the basement.

Jason Schafer
(MCC)

No

- issues w/Johnson Mech causing small delays
- working on it

Value Engineering

021-001

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

5/09/2012

Value Engineering document provided for review and decision.

5/16/2012

What is the plan on the next phase of drawings. MEP

No

still on going

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Old Business

drawings on Friday or maybe Saturday.

5/23/2012

Options will be considered for tile when reviewing the mock up rooms.

Kitchen Equipment

024-001	5/23/2012	Chris Roper Chris Roper is working on getting the kitchen equipment ready for bid. A few equipment items may be altered, but notification and revised information will be issued after the food service equipment is reviewed.	Chris Roper (CRCS)	No
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Cc:	Company Name	Contact Name	Copies	Notes
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* pool - june 5, 90% docs

MANHATTAN CONSTRUCTION

DATE: 5/29/2012

PREPARED BY: Jason Schafer

THREE WEEK SCHEDULE

PREPARED BY: Jason Schafer				DOWNSTREAM HOTEL EXPANSION																													
NO.	AREA	ACTIVITY DESCRIPTION	TIME OF DAY	MAY								JUNE																	REMARKS	NO.			
				M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S									
				28	29	30	31	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17									
1	MOCK-UPS	Install Plumbing Fixtures	Day			X	X	X																									1
2		MEP Trim Out	Day			X	X	X																									2
3		Install Base Efis	Day			X	X	X	X																								3
4		Install Millwork / Trim	Day					X	X	X																							4
5		Install Window Frame	Day						X	X																							5
6		Touch Up Paint	Day									X	X																				6
7		Install Carpet	Day										X	X																			7
8		Install Glass	Day											X	X	X																	8
9																																	9
10	Site	Backfill North Wall & Drain Pipe	Day		X	X																											10
11																																	11
12	West Elevators	Water Proof Elevator W/ Z Pex	Day		X	X	X																										12
13																																	13
14	Structure	Erecting Second Sequence Steel To Level 4	Day		X	X	X	X	X																								14
15		Install Metal Decking To Level 4	Day		X	X	X	X	X		X	X	X	X	X	X																	15
16																																	16
17	Lower Level	MEP Under Slab Rough In	Day		X	X	X																										17
18		Fire Proof Under Lobby Level Steel	Day		X	X	X	X	X																								18
19		Sub Grade Prep	Day			X	X	X	X																								19
20		Install Small Consult On Top Of Rock	Day			X	X	X	X																								20
21		Underslab Drainage	Day				X	X	X																								21
22		Termite Spray	Night								X																						22
23		Lay Vapor And Rebar	Day									X	X																				23
24		Pour Slab On Grade	Day												X																		24
25		Layout Walls	Day													X	X																25
26		Overhead Duct	Day														X			X	X	X											26
27		MEP Over Head Rough	Day															X	X	X	X	X	X	X	X	X							27
28		Frame Walls	Day																	X	X	X	X	X									28
29																																	29
30	Lobby Level	Fire Proof Columns	Day			X	X	X	X																								30
31		Layout Walls	Day				X	X	X																								31
32		Core MEP Openings	Day					X	X		X	X																					32
33		Install O/H Mech	Day						X			X	X	X	X	X	X																33
34		Install O/H Electrical	Day									X	X	X	X	X	X		X	X	X	X	X	X									34
35		Install O/H Fire Sprinkler	Day										X	X	X	X	X		X	X	X	X	X	X									35
36		Frame Walls	Day														X	X		X	X	X	X	X	X								36
37		MEP Rough In Walls	Day															X		X	X	X	X	X									37
38																																	38
39	Level 1	Install Hangers For O/H Below	Day		X																												39
40		Install Studs	Day		X																												40
41		Install Mesh And Extra Support	Day			X	X																										41
42		Pour Level 1	Day					X	X																								42
43		Layout Walls	Day					X	X		X	X																					43
44		MEP Core Penetrations	Day					X			X	X																					44
45		Fire Proof Steel	Day									X	X	X	X	X																	45
46		Install O/H Duct	Day										X	X	X	X	X																46

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				28	29	30	31	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17									
47	Level 1 Con't	Install O/H Main Electrical	Day												X	X	X		X	X	X	X						47					
48		Install O/H Plumbing	Day												X	X	X		X	X	X	X						48					
49		Install Overhead Sprinklers	Day													X		X		X	X	X	X					49					
50		Frame Interior Walls	Day																		X	X	X	X				50					
51		MEP Inwall Rough	Day																			X	X	X	X			51					
52	Level 2																										52						
53		Install Metal Decking	Day								X	X	X	X													53						
54		Install Hangers For O/H Below	Day										X	X													54						
55		Install Studs	Day										X	X													55						
56		Install Mesh And Extra Support	Day													X											56						
57		Pour Level 2	Day														X										57						
58		Layout Walls	Day																X	X	X						58						
59		Core MEP Openings	Day																	X	X						59						
60		Spray Fire Proofing	Day																			X	X	X			60						
61		Install O/H Duct	Day																				X	X			61						
62	Install O/H Electrical	Day																				X	X			62							
63	Install O/H Plumbing	Day																				X	X			63							
64	Installs O/H Sprinkler	Day																				X	X			64							
65	Level 3																										65						
66		Install Metal Decking	Day													X	X		X	X							66						
67		Install Hangers For O/H Below	Day																X	X							67						
68		Install Studs	Day																		X	X					68						
69		Install Mesh And Extra Support	Day																			X					69						
70		Pour Level 3	Day																								70						
71		Layout Walls	Day																				X				71						
72		Core MEP Openings	Day																					X			72						
73	Fire Proofing	Day																						X		73							
74	Install Overhead Duct	Day																					X			74							
75	Level 4																										75						
76		Install Metal Decking	Day																X	X	X	X	X	X			76						
77		Install Hangers For O/H Below	Day																				X	X			77						
78		Install Studs	Day																					X			78						
79		Install Mesh And Extra Support	Day																								79						
80	Pour Level 4	Day																								June 18th	80						
81	Layout Walls	Day																									81						
82	Core MEP Openings	Day																									82						
83																											83						
84	FAÇADE																										84						
85		Set Up Scaffold at S.E. Corner	Day								X	X															85						
86		Frame S.E. Corner Exterior Walls	Day										X	X	X	X											86						
87		MEP Rough @ S.E. Corner	Day											X	X	X											87						
88		Sheath the Exterior S.E. Corner	Day													X		X	X	X							88						
89		EFIS Base Coat @S.E. Corner	Day																			X	X	X			89						
90																										90							
91																										91							

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				28	29	30	31	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17											
92																																			
93	Mechanical	Demo / Install Crac Unit	Day																												Coordination MTG Prior	92			
94		Demo duct / Install new	Day			X	X	X	X		X	X	X	X	X	X																93			
95																																94			
96																																95			
97																																96			
98	Misc Items	Column Pour RFI	MCC																													97			
99		Rebar Caps	Lithko																													98			
100		ERU 7 Install	Allens																													99			
101		Chiller Pad	Lithko																													June 20TH	100		
102		Pump Pad	Lithko																													by 6/08	101		
103		Cooling Twr Pad	Lithko																													by 6/15	102		
104		Onsite Parking	ALL																													by 6/22	103		
105		Safety Orientations	ALL																														104		
106		Parking Lot House Keeping	ALL																														105		
107																																	106		
108																																	107		
109																																	108		
110																																	109		
111																																	110		
112																																	111		
113																																	112		
																																	113		

Nee Spa



FACIAL CHAIRS

Spa by Design



Hydraulic treatment chair (bed) BB-03

\$349.00

Multi position chair 3 sections

Salonequipment.net

Bentlon Facial Chair
Economy Hydraulic chair
\$675.00

Features include ergonomically shaped cushions, adjustable height, head and leg sections, 3-dimensional head support and optional vibration and thermal heat.



MASSAGE TABLES



Signature II Cream –L w/ Headrest + Arm Sling + Expandable armrest

\$249.00

Accessories included:

Free Adjustable Headrest, free arm sling, free expandable side arm supports, free deluxe carrying case, free face pillow, free face hole and plug, rounded corners.

Solid wood frame



Massage Bed, table w/storage & backlift w/ adjustable height (white only)

Bearing Pressure 350 lbs

\$668.00

Spaandequipment.com

Spa Packages

Standard products included within package

Overview of equipment
Included in package:

- Beauty Bed
 - Facial Instrument
 - Massage Table
 - Slimming instrument
 - Sterile Box
 - Trolley
- Total package price
\$3390.00



>>> RECOMMENDED WITH THIS PACKAGE <<<



emisoft™ Salon Management Software

- Appointment Book Management
- Client & Employee Management
- Services & Inventory Management
- Credit Card Integration
- Online Booking
- Accounting & Payroll
- Tips & Commissions
- Reports & Analysis
- Remote Access
- Marketing Tools

Ranked No.1 Salon Software on www.salonsoftwarereviews.com

Salonequipment.net

Room set up



Spa Packages



Oxygen Machine



Lux II Spa Package
Each package is tailored to fit the need of each Individual, depending on the size of location, different Services that the Spa will be providing.

- 14 function unit with Microdermabrasion
- Oxygent Machine
- Paraffin Machine
- Trolley
- Hydraulic saddle stool
- Sterilizer
- Fully automatic 5 motor massage bed
- Hot towel cabinet w/ UV
- Double wax warmer

•Total Package price
\$6699.00

Spa Packages

- 3 Motor Fully Automatic Facial chair
- Ultra 8-in-1 Multi function Facial beauty machine
- UV Sterilizer
- Double wax warmer
- 24 piece hot towel cabinet with UV Sterilizer
- Hydraulic stool w/ back
- 3 level plastic trolley cart

Total Package price:
\$2499.00

*Only item needed to complete
Massage room is table.*



Pedicure Stations



L-280 Pedicure Spa

Brand meets all essential elements of a world class pedicure spa. The pipeless system and automatic massage.

\$2495.00

Camellia I Pedicure Spa

Elegance, sleek and unique designed. Massage system, cleanjet max and Pipeless.

\$2750.00



Pedicure Stations



Rinato XL Spa by European Touch

- Clean Touch Pipe-free technology
- Roller massage
- Swivel Chair
- Client controlled seat recline, forward and back movement and massage setting.

\$4995.00

Shampoo Backwash Stations



Streamline Pure White Shampoo Backwash System
\$699.00

- Sink features hose receiver built into the bowl ledge
- Chrome Faucet, Spray hose and drain assembly
- Front of chair functions as leg rest

Avery Backwash Shampoo System
\$799.00

- Cushioned armrest & contoured seat
- Reclining foot rest
- Porcelain tilted bowl w/faucet, soft spray hose and drain assembly with strainer.



Salon Styling Chairs

Sophia Styling Chair

\$729.00

- Memory Foam Cushion
- Choice of Color



Avant Styling Chair

\$299.00

- Low profile square base made of brushed stainless steel
- U shaped Footrest
- Memory Foam Cushion
- Hydraulic pump
- Choice of colors

Manicure Seating



Tulip Style Rolling Chair

\$230.00

- Heavy duty wood frame construction
- Luxury, durable vinyl covering available in choice of colors

Deluxe Customer Salon Chair

\$178.00

- Made with high density foam
- Trouble free gas life and solid PU caster wheels
- Luxurious Salon Customer Chair w/ chrome leg for best comfort



Manicure Stations



TI Series Manicure Table

\$550.00

- Armrest pad included with nail polish rack
- Available in choice of colors
- Unique storage that moves in and out on wheels to provide extra storage

Simple Manicure Table

\$479.00

- Marble top w/ wood base
- Greco Roman Styling
- Available in choice of colors



Vichy Showers



Ambiance Vichy Shower

\$7525.00

Horizontal stainless steel swiveling rain bar w/ 5 individual shower heads.

Exclusive system of 2 additional oscillating water sprays, enabling a moving water affusion massage.

Scotch hose with rain shower and face shield included.

Ambiance Wet Table

\$3775.00

This adjustable wet table is made from acrylic reinforced with stainless steel. Waterproof mattress is included.



Vichy Showers

Hydrowood 7 Vichy Shower

\$18875.00

This stunning and unique hand crafted wood stable is made of Acacia Cedar. The shower has 7 individual shower heads which hare tuned by twist of the wrist. Each head can be turned on or off to concentrate pressure to focused area.

