

Downstream Authority of the Quapaw Tribe of Oklahoma Regular Meeting
November 2, 2011

Meeting Called to Order:

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

DECLARATION OF QUORUM: announced by Larry Ramsey
Steve Drewes / Ernie Caruthers/ Chris Roper/TerriBirch/John Thompson

JCJ Review
Bill Dow/ Kristina Ennis

- C-Store: DDA voted to keep C-Store as it was, pull conduit over to parking lot for future possibilities, so drawings are going forward.
- FFE specs working, will have in package next week.
- Fuel supply is working, should be included in package next week.
- Steel bids need to be decided on to get the order going.

CStore

- JCJ to review status of C-Store/RV Park. DDA to approve floor plan for C-Store.
- C-store will be metered separate for water.
- Gas will come off same meter. Plan is to sub-meter gas to know what is used at C-store.

Hotel

- JCJ to present revised floor plan for hotel. DDA to review and approve updated floor plans for hotel.
 - o Reviewed slides, drawings to be released on thumb drive for package to contractors Thursday. Second document: Downstream Design Narrative. Appendix to this document will have the "detailed program."
 - o Changes that might be made in material: shower floor tile, stone countertop thicknesses, travertine tile with ceramic tile.
 - o Elevator control panel tie-in through existing system by phone line will be cheaper than having to go with something new. Should negotiate price with Otis.
 - o Do not have enough tile to replace the existing area when the bar is moved out at Grille.
 - o Gold tile should not be used in the new lobby this time. Something else must be chosen. Requested suggestions for a different tile.
 - o S Drewes requested clarification on dance floor size, to better utilize floor space. Concern is making space usable at all times. Keep this in mind when choosing new floor covering.
 - o Self Service is planned to have cookies, beverages, 1 hot plate & maybe 1 cold plate.

- o Decision to be made on flooring issue after proposals are received: raised floor, trenching and conduit, and ADA additions.
- JCJ to present elevations/massing model for hotel. DDA to review and approve.
 - o Suites are on back side. Balconies have been removed from the front. Colors have been changed slightly to carry theme through.
 - o Swoosh to go on top of elevator shaft on center exterior.
 - o O-GAH-PAH logo to be placed on exterior, top left corner as you're looking at hotel.
 - o Valet lot goes remote. S Drewes suggested turning what is left over of the Valet into VIP parking for gold card members. Consensus is that 100 spots will work fine for this.
 - o Utilities need to be rerouted to east edge of Valet lot, rather than going right down the middle of it.
 - o Tim Kent needs to obtain permits for new utility connection additions. Water one domestic and one fire.
 - o Will need another cooling tower for hotel expansion. 500T chiller. Existing water softener will handle additional load.
- All to review components of GMP package.
 - o Discussed how to get GMP down to where it needs to be. Capital is based on number of rooms. Must deliver 146 rooms. Will figure out how to work in other options. Contingency amount is financed into the top dollar.
- Discussed GC's who have been invited to bid.
- Review of RFP for hotel.
 - o Add Kids Room to Pool and Spa area in request for proposal.
 - o Break out 6. Blue Room in request for proposal
 - o Add #7. Board room /meeting space.
 - o Reference Design Narrative for bid.
 - o Discussion of proposed placement of construction trailers. Concern with Skink Habitat.
 - o Concern regarding construction traffic coming down 110th. No issue that requires change in traffic flow.
 - o Add licensing cost for Contractors to request for proposal.

Mock up/Banquet Storage building

- o Review of building drawing that could be placed on grassy area beside/behind pavilion. Structure will be 30x40. Finishes will match pavilion: copper roof.
- o Doesn't need sprinkler. Building is 40' from corner of existing building. Can be stick frame.
- o Facilities can handle power.
- o Could use half for mock up and half for storage from the beginning. Ballpark # is pushing \$50K. Sticky stone or wainscot? 1 – 16' door vs. 2 – 8'.
- o Would like to move forward and have this built to be able to use before December. It is determined to move forward at least in pricing.
- o Chris Roper to have pricing for Mock up by end of this week.

Buffalo Trail

- Landplan Consultants Inc. to discuss Buffalo Trail project
 - o Review sketches.
 - o Doesn't want to use logs for walls of pavilions. Suggests replacing those with square cut timber for ease in maintenance.
 - o Added additional 10' space to reach tri-state marker at Pavilion.

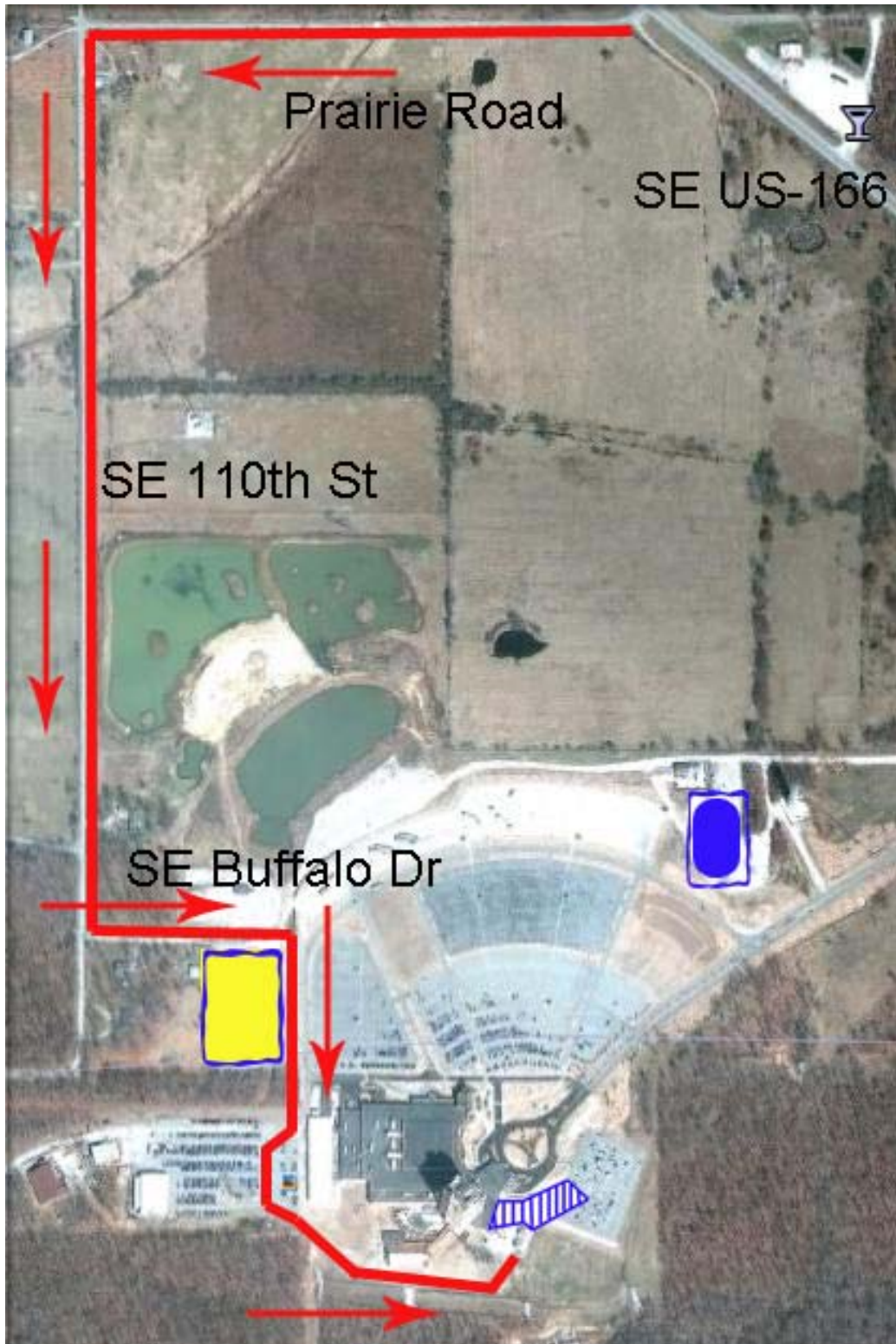
- o Different color of concrete to distinguish between states.
- o Proposed furniture/chairs and tables, specific lights/lamps for trail.
- o Path must be adjusted in to no more than 112'.
- o Temp bollards to be planned for between parking at marker and trail and gate to be added at hay storage.
- o Will there be any issues with placing concrete around each of the markers?
- o Light poles: there are 4 shorter poles on site already that might work well around the pavilion. 16 large poles in one lot and some more at valet, all of which can be used.
- o Tim Kent needs to know how much ground will be disturbed in each state.
- o Landplan will be a few more days figuring revised footage since the trail must be realigned.

Bids

- Discussion review of received bids.
 - o Will have final structural drawings within the next few days (JCJ).
 - o Will send the revised docs for C-store steel out for bid to confirm deductions by late next week (Chris Roper).
 - o Lead time on steel is 4 to 10 weeks. Low bidder says 6 to 8 weeks.
 - o Sitework range is \$230K to \$543K. Does not include concrete. Cutting two feet off site, allowed us to balance. Site line from sitting in the car, one can see the base of the store. Would take \$100K to lower site line by 4 ft. All that is needed is a few structures to capture drain water. Factoring in PUP and buying rock ourselves, saves a lot. With the 3 numbers, it's between Asbell and Moates. Will have final numbers by the end of the day (Chris Roper).
 - o Tie-in for utilities requires entire site to be down. Down to two bidders: Richland and Ceco. Around \$125K.
 - o Finalizing Road Boar pricing by Friday (Chris Roper).
 - o Gas price will be final by the end of this week (Chris Roper).
 - o Excess capacity off 4 inch line for future expansion.
 - o Civil Eng. Jason will be here later today. Is working on layout to avoid tearing anything up.
 - o Palmer and Parrish: we could be drilling in the next week or so.

Adjourn 1:40pm

SITE LOGISTICS



Hotel Site



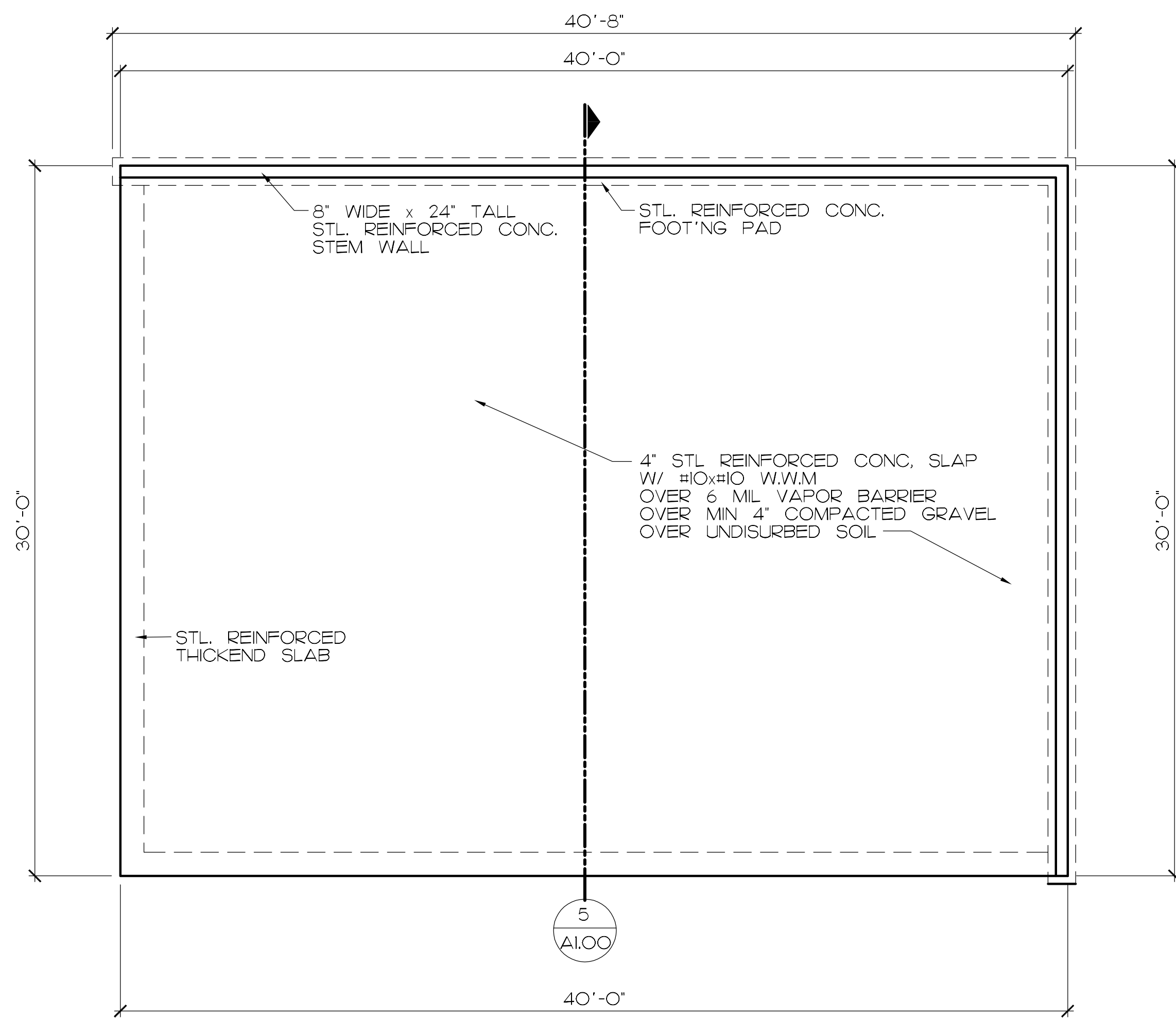
Connex & Laydown yard



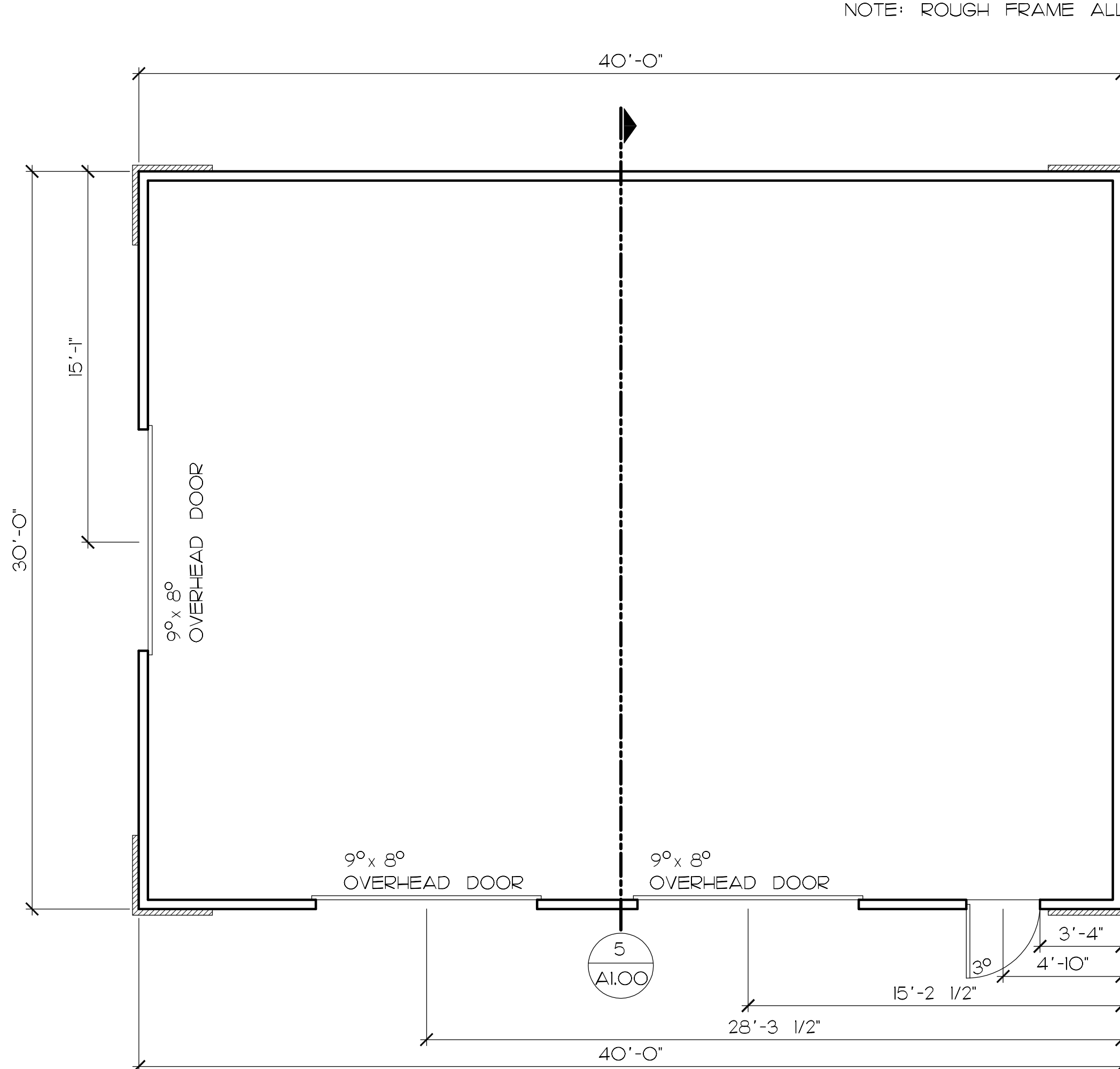
Possible Construction Trailer Location



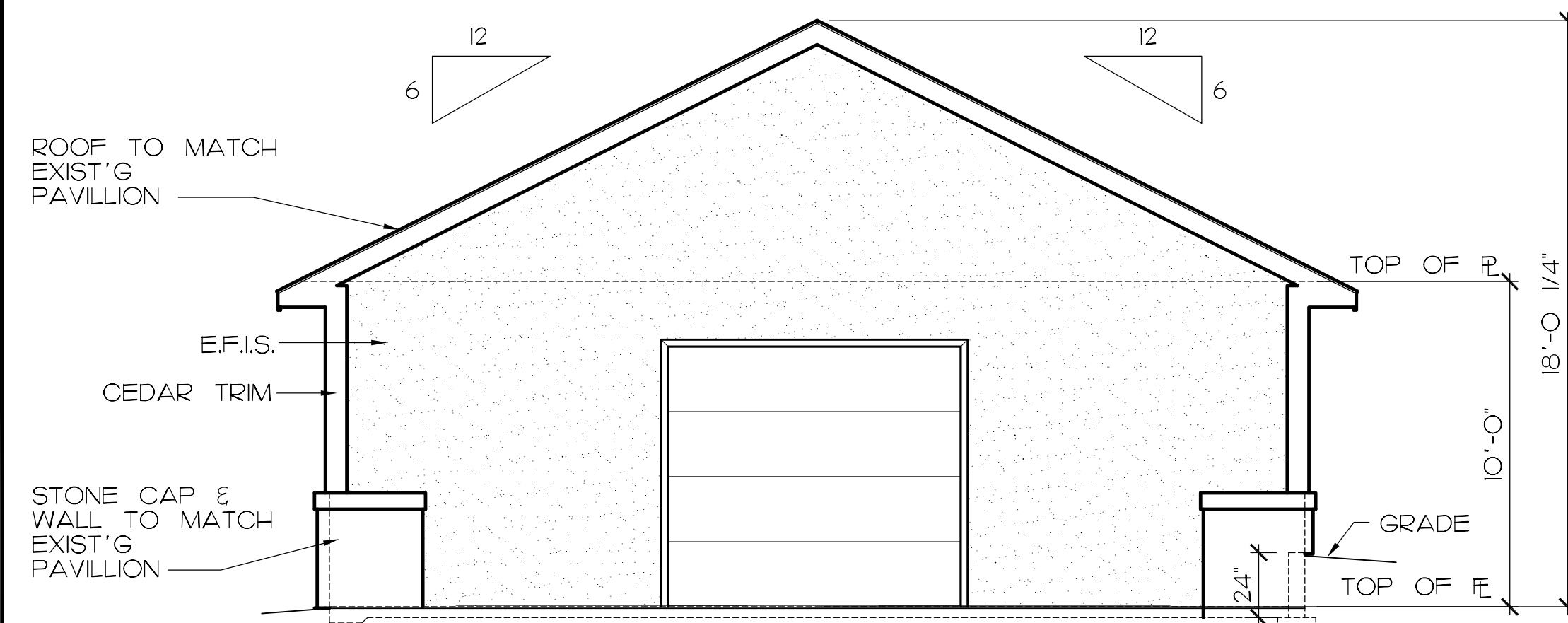
Construction Traffic Route



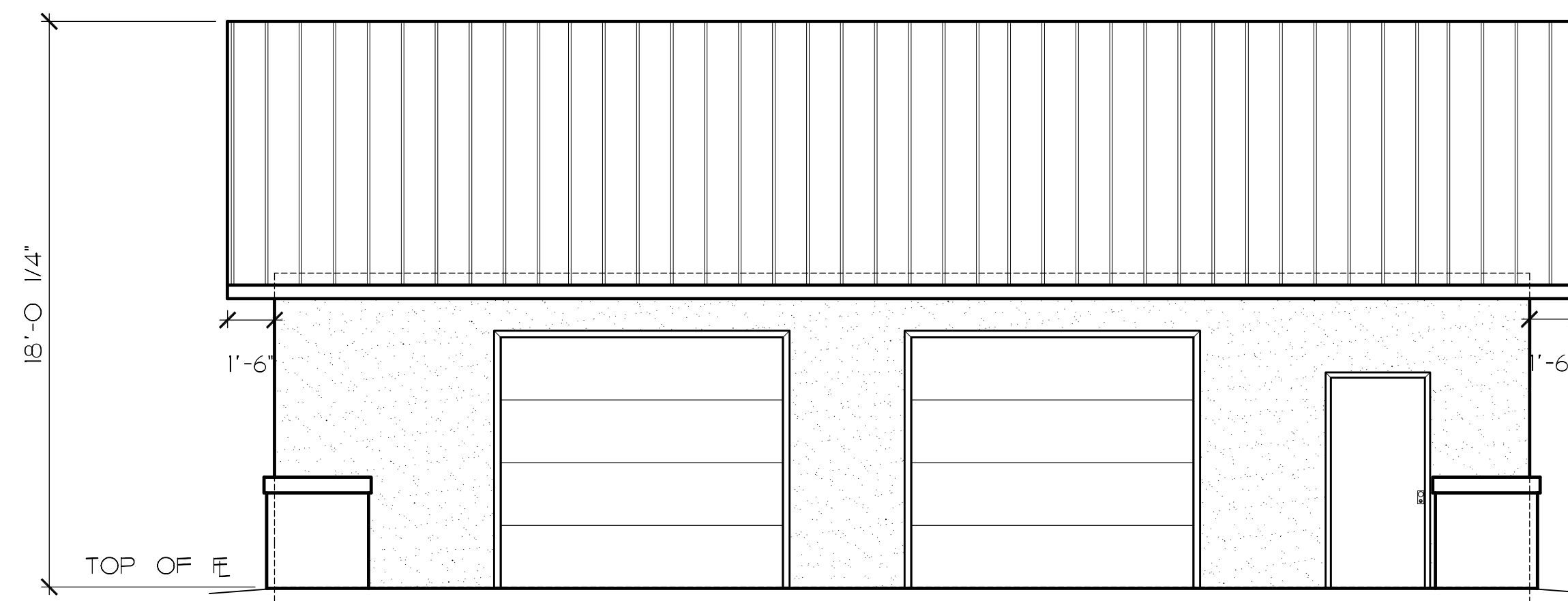
1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



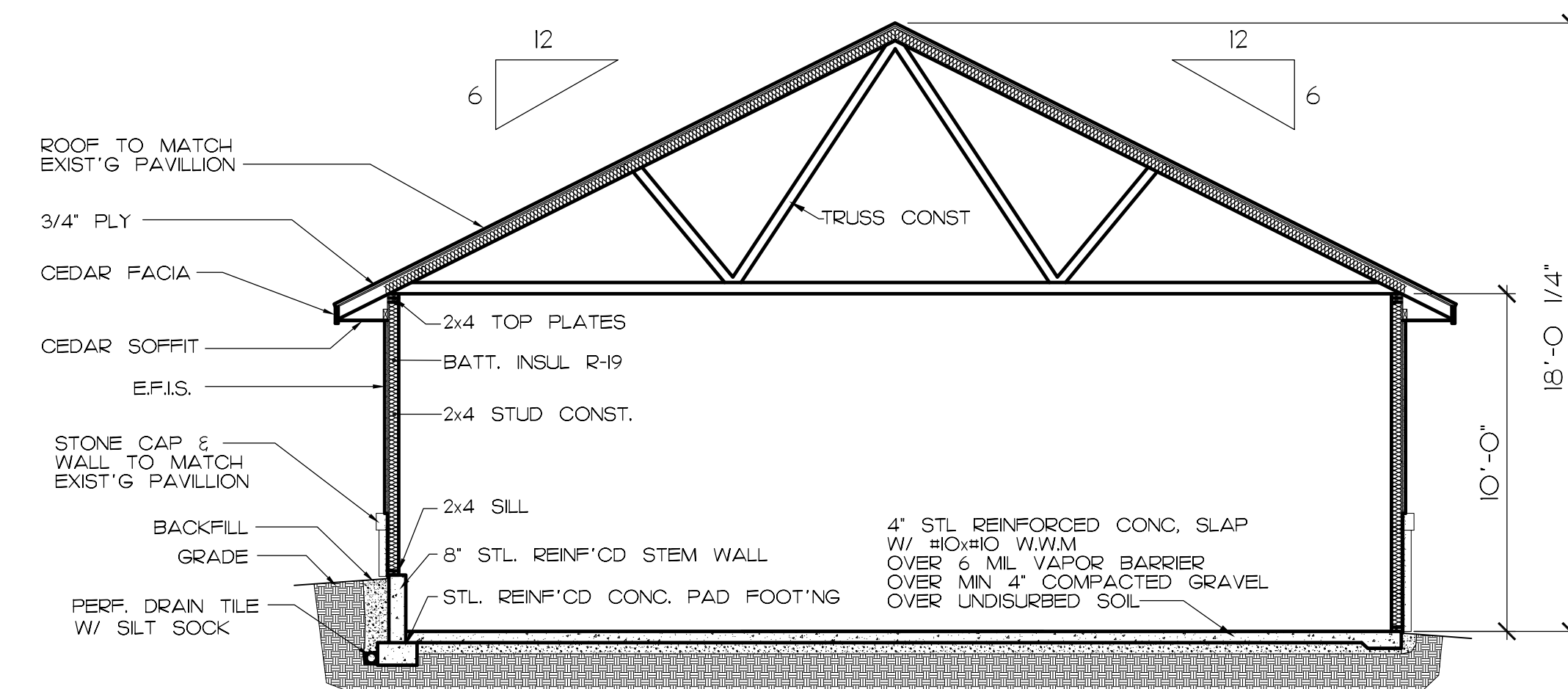
2 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



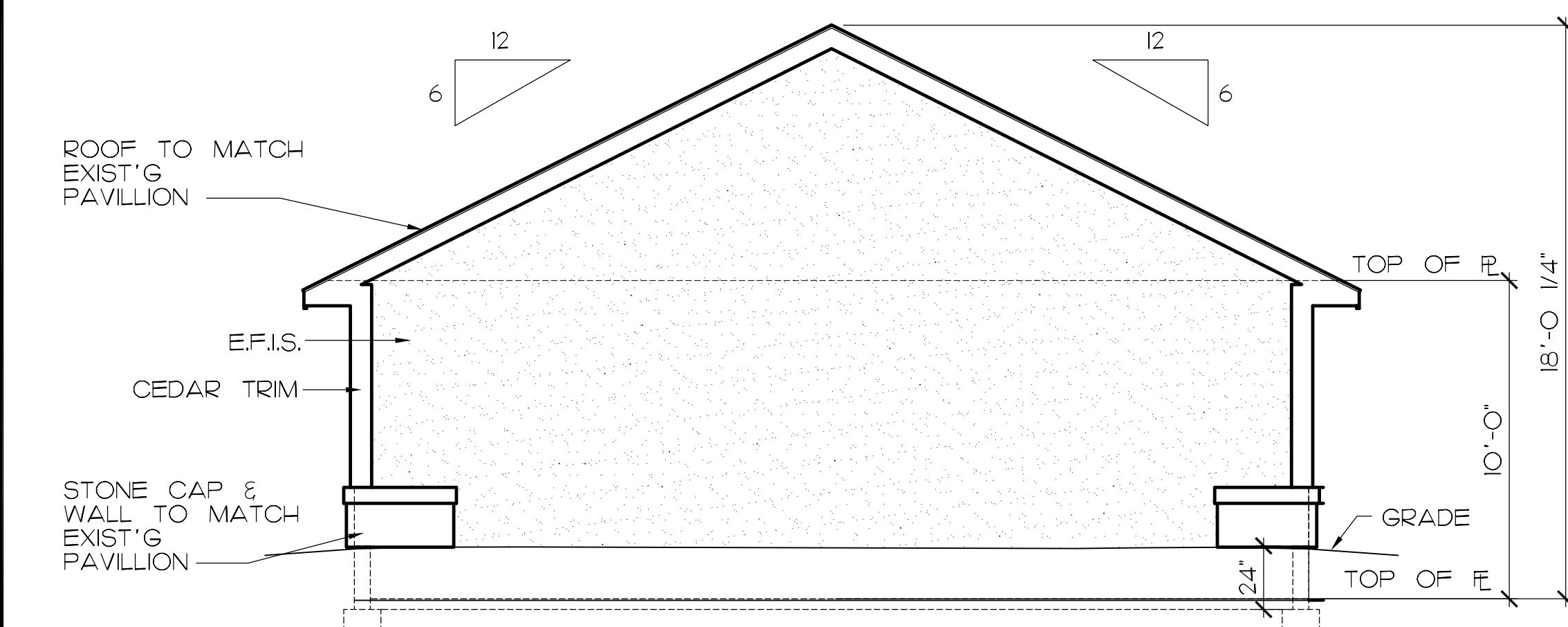
3 SOUTH ELEVATION
SCALE: N.T.S.



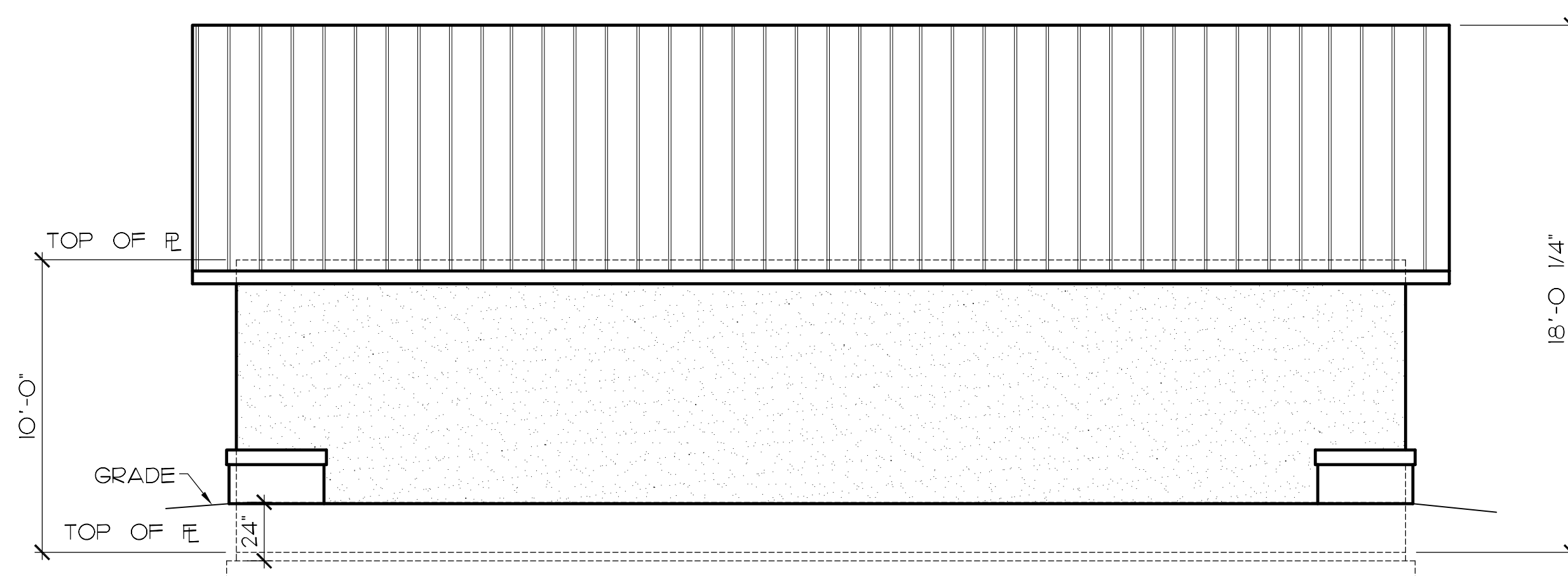
4 EAST ELEVATION
SCALE: N.T.S.



5 BUILDING SECTION
SCALE: N.T.S.

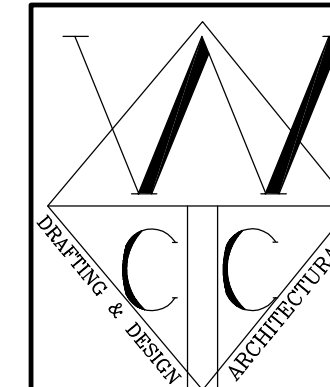


6 NORTH ELEVATION
SCALE: N.T.S.

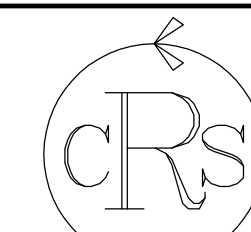


7 WEST ELEVATION
SCALE: N.T.S.

NOTE: ROUGH FRAME ALL DOORS TO MANUF. SPECS.

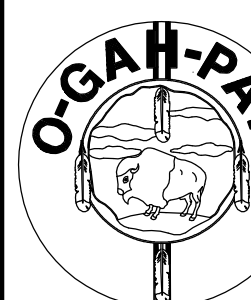


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DOWNSTREAM
CASANO RESORT
WEDDING CHAPEL
68324 PIA
QUAWA, OKLAHOMA

PAVILLION STORAGE
BUILDING

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