

Downstream Authority of the Quapaw Tribe of Oklahoma Regular Meeting
November 20, 2012

Meeting Called to Order: 10 am

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

DECLARATION OF QUORUM:

Chris Roper/ Ernie Caruthers/ Scott Cellela/ Steve Drewes

Construction Update

- Review schedule – see attached
- Walking tour next week
- Old Business
 - Signage
 - Need to walk and decide if more is needed
 - INNCOM System
 - Onsite by 12/4/12.
- Buffalo Grille
 - Door that leads to the elevator lobby – look at alternate options
 - Alarm patio doors
- As built
 - Need ASAP
 - Mechanical
 - Electrical
 - Plumbing
- Punch List
 - First floor completed and issued
 - Tim/Grace/Amy coordinate
 - Lower level and lobby completed, but not issued
 - Grace/Amy – punch floor 2 next week
 - Floor 1 is ready to turn over – other than light fixtures
 - Large items being addressed last week and this week
 - Starting after Thanksgiving work on “small” details to punch rooms each day
 - Ving locks to begin install Monday
 - Ability to lock doors will be able to turn over rooms
- MEP Punch List
 - Checking with Rob and Jim on progress
- Exterior Punch
 - JCJ
- Dec 13 – overnight stay

- High limits
 - 80% demo done
 - New walls are going in now
 - Everything on schedule as of now
 - Checking all lead times and subs to make sure no unexpected issues
- Soft Opening
 - Estimated completion date 12/15

Adjourn 12:06 pm

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
 Manhattan Construction Company
 Tel: (620) 856-5600 Fax: (620) 856-5605

Owner, Architect, Contractor Meeting 38

Date	Start	End	Next Meeting	Next Time	Prepared By	Company
11/20/2012	11:00 AM	01:00 PM	11/28/2012	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 - 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 Schaffer
 JCI Architecture - Grace Fabian
 JCI Architecture - Kristina-Eanis
 JCI Architecture - Scott Celesia
 Chris Roper Construction Services - Chris Roper
 Kinslow, Keith, & Todd - Amy Harrell

Non-Attendees

Item	Meeting Item Description	Resp	Status	Due Date	Compl'd	Cls'd
013-003	10/24/2012 Guest Room Furniture	Tim Brown (QUATRI); Chris Roper (CRCS)				

Old Business

The first trucks of case goods has been delivered and installed on Level 1. There are a few manufacturing issues that Berch will send a representative to fix on site.
 10/31/2012
 The dishwasher for the spa area has arrived. The salon chairs and man/ped chairs will arrive Nov. 5. The suite

Item	Meeting Item Description	Resp	Status	Due Date	Comp'd	Cls'd
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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

Chris Roper (CRCS)

turnover for burn in and cooking will be November 9.

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.

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.

10/24/2012

Whirlpools have arrived and KC Gunite is sending a welder for 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.

10/24/2012

The tentative plan is to remove the temporary wall the

Item	Meeting Item Description	Resp	Status	Due Date	Compl'd Cts'd
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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

10/10/2012

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

All carpet is approved and released to Uister for fabrication. Uister 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 Uister 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

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

need to walk and check
if we want to add more

No

No

No

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

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

by waste left

10/31/2012 To arrive tomorrow.

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

10/24/2012 DCR is harvesting cedars in house and cleaning them. They will be turned over to MCG 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 New corner splash with 14" legs, an extended radius and no back splash being made. It should be ready by next Wednesday. No

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

Doors 036-001 10/31/2012 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. No

Cc:	Company Name	Contact Name	Copies	Notes
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THREE WEEK SCHEDULE

DATE: 11/19/2012

PREPARED BY: Jason Schafer

[illegible]

MANHATTAN CONSTRUCTION

DATE: 11/19/2012

PREPARED BY: Jason Schafer

THREE WEEK SCHEDULE

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	M	T	W	T	F	S	
35				19	20	21	22	23	24	25	26	27	28	29	30	1	2	3	4	5	6	7	8	9							
36	POOL	Trim Out Ceilings	Day	X																											
37		Paint Walls	Day	X	X	X																									
38		Install Nano Wall	Day	X	X	X																									
39		Tile Around Pool	Day	X	X	X																									
40		Complete Effis And Drywall At Nano Wall	Day	X	X	X																									
41		Complete Interior Of Pool	Day																												
42		Water In The Pool	Day																												
43		Final Clean / Punch	Day																												
44		Turn Over Pool To Owner	Day																												
45			Day																												
46	Elevators 3 & 4	Complete Items For Public Use	Day	X	X																										
47			Day																												
48	Elevator 1 & 2	Install Elevators	Day	X																											
49			Day																												
50	SITE	Site Concrete	Day	X	X	X																									
51		Set Light Fixtures	Day	X	X	X																									
52		Set And Pour Bollards	Day	X	X	X																									
53			Day																												
54	Turn Over To Owner	All Kitchen Areas	DONE																												
55		Lobby Level	DONE																												
56		Spa Area	Day																												
57		Lower Level	DONE																												
58		Tower And Pool Areas	Day																												
59			Day																												
60	Punchlist	Lobby Level	Night	X	X																										
61		Lower Level	Night	X	X																										
62		Level 1	Day	X	X																										
63		Level 2	Day	X	X																										
64		Level 3	Day	X	X																										
65		Level 4	Day	X	X																										
66			Day																												
67	Misc	Access To The Building																													
68																															
69																															
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