

Downstream Authority of the Quapaw Tribe of Oklahoma Regular Meeting  
October 1, 2012

**Meeting Called to Order:** 10:05 am

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

**DECLARATION OF QUORUM:** announced by Larry Ramsey

Construction Meeting

- Schedule Update and review (see attached)
  - Kitchen
  - Terrazzo
  - Lobby
  - Flow of work on tower
- Key shelf in rooms
  - Remove on floors 1-3
  - Hold off on floors 4-6 until it can be reviewed
- Nov 15
  - Open first floor
  - General discussion
    - Open to public
    - Buffalo Grille
    - Coordination meeting for transition into new spaces is Friday 10/12/12 at 1pm
- Lamp samples
  - Need for suite end table
  - 44 plus attic stock
  - Keep looking
- Kitchen equipment
  - Coming in on schedule
- Tile Mosaics
  - Tiles need to be rounded on corners
  - Crawfish, Humming Bird, Blue Heron, Frog, Snake
  - Buffalo – do not like, want to be more defined
  - Beaver – do not like, too dark and unrecognizable
  - Turtle – do not like, too many colors
- Spa Lobby Tile Inset
  - Ribbon work, like the design
  - 6ft x 44in
- Spa Corridor
  - River rock “bands” at the threshold of halls
- Buffalo Grille
  - Patio furniture – will wait until spring

- Fabric for Lobby Level
  - Spa lounge chairs men and women's – fabric choice cannot meet deadline
    - Replacement – Pollack, circularity 2359/06 kiwi
- Fabric for 3 bay suite pillows
  - Cannot get in time
    - Replacement – Stacy Garcia 1307-30-YDW Impulse – fire storm

Break 11:45am

Resume 2:05pm

Spa

- Blankets
  - Kashwere, \$70 each – multiple designs
  - Consensus to use a variety in the treatment rooms
- Uniforms
  - Original option is not longer available. Reviewed a stock option (Dickies)
  - Consensus of the DDA to use the new option
    - Men – Chocolate Brown
    - Women – Green
    - Logo on pocket in actual colors

Adjourn 2:30 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 34**

Date	Start	End	Next Meeting	Next Time	Prepared By	Company
10/10/2012	10:00 AM	12:00 PM	10/24/2012	10:00 AM	Ronnie Wood	Manhattan Construction Company

**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 Ennis  
 JCI Architecture - Scott Celesia  
 Chris Roper Construction Services - Chris Roper  
 Kinslow, Keith, & Todd - Amy Harrell

**Item Meeting Item Description Resp Status Due Date Compl'd Cls'd**

**Old Business**

013-003	8/21/2012	Guest Room Furniture			No
<p>The upholstered furniture was set up in the mock up rooms last week. The DDA will review before the mass order. Birch casegoods will arrive Thursday for both mock up rooms. There is a tour available of Birch Sept. 24th and delivery will begin Oct. 1st. The DDA may have a surplus inventory and donate items. All the standard room carpet has arrived and is being stored in a warehouse.</p>					

Item	Meeting Item Description	Resp	Status	Due Date	Compl'd	Cls'd
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Old Business

024-001	<p>9/6/2012 Hotel furniture to begin arriving the second week of October.</p> <p>9/26/2012 No update.</p>					
	<p>8/21/2012 The kitchen hoods will arrive on Thursday, and the freezers next week.</p> <p>9/6/2012 Hoods are currently being installed. Coolers and freezers install tomorrow. Next week ovens and equipment will arrive.</p> <p>9/26/2012 No update.</p>					
	<p>8/21/2012 JCI presented a recessed lighting option for the pool ceiling: Kirin Vandal Resistant IP65 Rated sealed and gasketed VRR-12018. The wall sconce in three locations will be Ivalo Silvus 30" with an amber color.</p> <p>9/6/2012 Lighting has been finalized. Underground piping is being completed in order to perform slab work.</p> <p>9/26/2012 Whirlpool being welded and piping connected.</p>					

Pool

025-001	<p>8/21/2012 Cold dunk options for the men's area will be presented by JCI. The DDA requested a pre-shower storage shelf be added for hand towels and wash cloths near the robe hooks. Possibly look into adding a stainless bowl. Remove the tiles from the inside of the whirlpools. Only tile at the water line and leave the rest of the interior as an exposed stainless. It is sanitary. The whirlpool spa shop drawings are needed. These should have a capacity of 6-8 people.</p> <p>9/6/2012 The cold dunk information is to be issued today from JCI. Will this tank fit through a 3'-0" door?</p> <p>9/26/2012 Proposals being received for pricing comparison. The cold plunge will need some sort of recirculation feature so it does not need to be emptied and refilled after every use.</p>					
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Spa

025-002	<p>8/21/2012 Cold dunk options for the men's area will be presented by JCI. The DDA requested a pre-shower storage shelf be added for hand towels and wash cloths near the robe hooks. Possibly look into adding a stainless bowl. Remove the tiles from the inside of the whirlpools. Only tile at the water line and leave the rest of the interior as an exposed stainless. It is sanitary. The whirlpool spa shop drawings are needed. These should have a capacity of 6-8 people.</p> <p>9/6/2012 The cold dunk information is to be issued today from JCI. Will this tank fit through a 3'-0" door?</p> <p>9/26/2012 Proposals being received for pricing comparison. The cold plunge will need some sort of recirculation feature so it does not need to be emptied and refilled after every use.</p>					
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Renovation Work

027-002	<p>8/21/2012 The reception desk height has been adjusted. JCI to look at an option of a low pass through on the concierge desk for luggage to pass through instead of having to</p>					
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aimerharrell@gmail.com  
 Meeting Minutes  
 Detailed, Grouped by Each Meeting and by 'Old  
 Business' and 'New Business'

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## Old Business

walk around to get luggage.  
 Still planning on October 1st for shutdown.  
 9/26/2012  
 Temporary wall will go up 10/1 for demolition work to begin.

## Televisions

8/21/2012  
 Chris presented proposed locations for the Lobby televisions and an ATM. These locations were reviewed and the drawing was given to JCL for finalization.  
 9/6/2012  
 Televisions have been delivered.

## Signage

8/21/2012  
 Proposals from several companies are being compiled and compared. Names are needed for the towers, lounge, grab and go, pool bar, board room.  
 9/6/2012  
 Preliminary pricing completed. MCC needs backing requirements for the swooshes and the Quapaw sign. Power is needed at each of these locations.  
 9/26/2012  
 Power provided at two locations needed. Blocking has been installed by MCC by assuming locations of signage.

## High Limits

8/8/2012  
 JCL to present material today. There is one column in the room which will receive a stone wrap. There will be no shelving on the side alcoves, but there will be space for art, most likely blankets. In the slot area the drum lights are to be removed. The new acoustical is to remain up high and ceiling features dropped lower. JCL is to provide new carpet options.  
 8/21/2012  
 Colored cove lighting to match the ceiling. The large rust colored swirled carpet is to be installed at a 45 degree angle to the room. (Option #3 in the presentation)  
 9/6/2012  
 Architecturally this area is designed. JCL is to have a coordination call with M/E Engineering today. The 10' doors and hardware are ordered.

## Fitness Center

8/8/2012  
 The back half of the room will be allocated for bag in a box soda dispensing equipment.  
 8/21/2012  
 Bulletin #18 Revision 1 should complete this area.

No

Gym equipment as  
 current room

Carpet samples  
 - consensus of the idea to go  
 w/ samples shown  
 lighting - cove in slots  
 add theater film  
 blue / copper - samples  
 same fixtures

No

carpet - back like white  
 entrance sign

Sign link  
 Swoosh - back like blue on  
 building, same color as  
 entrance sign

No

Received

TVs + mount have been



No

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

9/6/2012  
The fitness equipment company is currently being re-registered with the tribe.

Indoor Pool Bar/Food Service

8/28-010 8/28/2012  
Pool bar design is not complete. The equipment is being redesigned. A new layout is being worked on now.  
8/21/2012  
Food service vendor is working on the new drawings now.  
9/26/2012  
JCU issued Bulletin #19 revision #1 which provided pool bar equipment and locations.

Existing Buffalo Grill Remodel

029-003 8/21/2012  
As soon as new grill is open, then the remodel of the old Buffalo Grill will begin. MCC has performed a budgeting exercise base on current schematics and design overview.  
9/6/2012  
This area is to turn into high limits slots.  
9/26/2012  
Compiling pricing based on Bulletin #34.

INNCOM System

032-001 9/6/2012  
The desired INNCOM switch is 16 weeks to get. DDA decided to go with the glass, dimmer style switch.  
9/26/2012  
Shop drawings have been approved and Faith Technologies is installing the components of the system.

Display Cases

033-001 9/26/2012  
Things to be determined were the sturdiness, security and HV/AC quality based upon what type of art will go in these cases.  
The lighting will be all L.E.D. with hinged glass doors. The glass shelves will be held back in order to allow more air to flow through the case.

Terrazzo Colors

033-002 9/26/2012  
This is the second round of color samples. The black color did not match, but all the other colors are accepted as shown.

Spa Branches

033-003 9/26/2012  
Switch from red oak to cedar. Chris Roper has a supplier who can get samples. Cedar Creek out of Tulsa or Springfield.

*samples are ordered*



## Request for Information

Summary Log of all Outstanding RFIs

<b>Downstream Hotel Expansion</b> 12049 SE 110th Street Galena, KS 66739			<b>Project # 3452</b> Tel: (620) 856-5600    Fax: (620) 856-5605			<b>Manhattan Construction Company</b>		
RFI #	Subject	Answer Company	Submitted	In Review	Date Req'd	Days Late	Amount	Delay
264	Birch Branches in Spa	JCJ Architecture	9/22/2012	18	9/29/2012	11		
275	Walk In Condenser Unit Power	JCJ Architecture	10/4/2012	6	10/11/2012	-1		
278	Lobby Lounge Roof and Canopy	JCJ Architecture	10/8/2012	2	10/15/2012	-5		
279	Low Roof Slope Between Grids 1 and 2	JCJ Architecture	10/8/2012	2	10/15/2012	-5		