

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

Meeting Called to Order: 10:20 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

Design Review

Bob B/ Steve/ Ernie/ Shawn Mercer/Tim/ Kristina/Amy/Jim/Brock/Bill/Ryan/Lee/Chris/Ronnie/Mike

Energy Management Systems

Inncom – Bill Russell

- Presentation booklet attached
- Energy Management Products
 - Thermostat
 - Comprehensive solutions
 - Automated master light control
- Price Range
 - \$600-\$3000 a room

Generator

- How much back up is needed?
 - Life safety
 - General discussion
 - See attached spreadsheet of costs and size info

MEP/Fire Protection

- Long lead time items
 - Get item specs to Manhattan so they can begin the pricing process (by the end of next week)
 - Cooling Tower
 - Chiller
 - Hotel Makeup Air Heat Recovery Unit
 - Transformers
 - Electrical Switchgear
 - Emergency Generator

Architecture / Interiors

- Buffalo Grille
 - Carpet – Sample
 - A darker sample is being sent by Ulster
 - Floor Tile
 - Samples to be sent for a future meeting
 - Terrace Decking
 - Wausaw Terra System presented and discussed
- Suites
 - Carpet - Sample
 - DDA likes option presented

- Lobby
 - Terrazzo Design Update
 - Consensus of the DDA to remove the chevrons from the design at the Front Desk
 - Consensus of the DDA to remove the buffalo hoof prints at the entrance of Buffalo Grille
 - Consensus of the DDA to use the Swosh in the elevator lobby
 - Terrazzo Sampling
 - Reviewed color samples, additional samples to be presented
 - Updated Elevations
 - Add blue touches to tile in the floor pattern, get samples for approval
- Back of House Finishes
 - Administrative Offices
 - Design board presented.
 - Look at back stock to see what is available.
- Exterior Elevations
 - Revised Window Height
 - 4 options presented
 - General discussion, final decision not made
- FF&E – Preliminary Review & Feedback
 - Guest Corridors
 - Art options
 - Consensus of the DDA to stay with the current Tribal photos
 - Standard Guest Rooms
 - Furniture
 - Look through attic stock to see what is available
 - Mimic current look as much as possible
 - Issues with current to be changed:
 - Desk top covering (something more durable)
 - Put in more wall plug and remove the plugs from the lamps
 - Wall sconce in double queen between beds
 - King rooms – look for a stock lamp that matches
 - Remove floor lamps in all rooms
 - 1.5 & 2 Bay Suites
 - Mimic current
 - Hospitality Suites
 - Same case goods as much as possible
 - Lobby
 - Discussed seating area options
 - Reviewed display areas
 - Back of House / Administrative Offices
 - In-house procurement
 - Install – price options

QStore

- Pumps
 - Box color options
 - Consensus of the DDA to go with white
- Finishes
 - Design board presented
 - Millwork – Columbian Walnut – Wilsonart, 7943K-07
 - Consensus of the DDA to approve millwork color as presented
 - Consensus to approve the remaining items on the board other than the counter tops.
 - Want to look at granite options for the counter tops

- Flooring – go w/same color as the pavilion

Valet Lot

- 2 bids for lot where construction trailers where
 - 286 spots - \$205k – Swift
 - 285 Spots - \$232K – American Paving
- On hold still not sure on location of new lot

Generator

- General discussion
 - Still trying to work through the grant system
 - Do not need to open
 - 10 week lead time for a new one

Irrigation at CStore and RV Park

- Put in irrigation at CStore
- Do not irrigate the RV Park
- Keith Franklin working on Landscape design

Manhattan

- Subcontractors selections
 - Mechanical
 - Allan – Springfield, currently doing CStore work
 - MCC (not connected to Manhattan) – Louisiana company they have used before
 - Manhattan recommends going with Allan's Mechanical – Consensus of the DDA
 - Electric
 - Bills – Joplin, local
 - Faith Technologies – Springfield, more manpower
 - Manhattan recommends going with Faith – consensus of the DDA
 - Elevators
 - Schlender
 - \$270k bid
 - \$700 a month less for service contact
 - Can service existing (Otis) elevators
 - Manhattan recommends going with Schlender – consensus of the DDA

Adjourn 3:20pm