

Downstream Authority of the Quapaw Tribe of Oklahoma Regular Meeting
November 9, 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/Kristina Ennis /Julie Kim/ Bill Dow/ Chris Roper/Ernie Caruthers/Terri Birch/Steven Vasquez/ Cal Puffer

Hotel:

- Chris Roper to discuss with S Vasquez (Chavez Grieves) regarding girder above ceiling rather than the expansion joint in kitchen. No K or X brace between restrooms if walls are going from floor to deck.
- Tie-in at existing structure must be addressed ASAP with regard to Retention System. 11.9.2011 Chris will discuss with Contractors and will talk with Steven to make certain nothing will mess with design.
- Pool and Spa - Columns at pool corners must be resolved.
- JCJ to provide price options for Alternate "Energy Mgt System." 11.9.2011 Will put more information together (Cal). Write up summary of what each system can do and pricing. Might get vendors to present options.
- 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.
- Gold tile should not be used in the new lobby this time. Something else must be chosen. Requested suggestions for a different tile.
- 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. (noted)
- Decision to be made on flooring issue after proposals are received: raised floor, trenching and conduit, and ADA additions.
- Utilities need to be rerouted to east edge of Valet lot. 11.9.2011 Drawings will be prepared to send out by end of week (Jason).
- Tim Kent to obtain permits for new utility connection additions. Water - one domestic and one fire. 11.9.2011 Jason needs to get with Tim for the SWEPP.
- Discussion of proposed placement of construction trailers. Concern with Skink Habitat.
- Add licensing cost for Contractors to RFP. 11.9.2011 In house discussion with TGA with possible charges that might happen for every contractor. Determination yesterday is that registration fee will be waived (Larry).

C-Store/RV Park:

- JCJ will bring cut sheets for proposed equipment next week. 11.02.2011 FFE specs working, will have in package next week (JCJ). 11.9.2011 Is available and will be sent to Chris today (JCJ).
- Piping design and tanks: JCJ received proposal so they are currently under review. Tanks need to move forward ASAP for licensing etc. and review process. 11.02.2011 Fuel supply is working should be included in package next week. 11.9.2011 Will be completed...?
- Roads' package: waiting for feedback from MoDOT for right-in right-out on North side. 11.9.2011 MoDot is still working.

Mock up/Banquet Storage building:

- Sticky stone or wainscot? 1 – 16' door vs. 2 – 8'. 11.9.2011 Building is planned, layout was worked out Monday, will be bid out soon.

Buffalo Trail

- Will there be any issues with placing concrete around each of the markers? (Tim)
- Tim Kent needs to know how much ground will be disturbed in each state. Landplan will be a few more days figuring revised footage since the trail must be realigned.

Bids:

- Discussion review of received bids.
- Will have final structural drawings within the next few days (JCJ). (completed)
- Lead time on steel is 4 to 10 weeks. Low bidder says 6 to 8 weeks.

Hotel:

- Hotel Design/Documentation Milestones & Schedule Review (JCJ, Chris)
- Status of Hotel Site Borings (Chris)
- Design Presentation Formats (JCJ, DDA)
 - Ranny would like to see top two floors having key access.
 - Palmerton and Parrish is on board. JCJ wants a copy to confirm existing structures before boring.
 - Width of hallways are currently 6'. This needs to be discussed with John B. Larry is pretty certain that hallways were supposed to be 8'. JCJ to confirm from previous discussions.
 - Details: platform bed v. box springs; tubs in suites in bedrooms v. bathrooms. Rain shower heads in suites and standard showers in all other rooms. River Rock in shower floor must be changed out, but above doors stays.
 - Whirlpools in standard suites from decision 10.12.2011 (should be brought up during meeting next week).
 - Furniture guy will be here Friday to start compiling some numbers.

C-Store/RV Park:

- C-Store Procurement / construction update (Chris)
- RV Park Site Lighting (JCJ)
- C-Store Liquor Display / Gondolas (JCJ)

- C-Store Document / permit update (JCJ, Chris)
 - Discussed Structural drawings that were released (Steven).
 - Pole lighting – Local lighting company is providing additional options. Lighting analysis done on 30 foot pole. LED drops 1 ft. candle but gain uniformity. (ME) New layout is actually less than what is in existing RV lot, due to less security concerns. Each pole has two heads, opposite sides, mostly.
 - Need to discuss size of concrete pad with nothing on it, what the space can be used for in the beginning, and exact placement of bus stop.
 - Discussed Liquor Display and detail. Elevation. “Premium Red Wood,” but can step down to a stained pine.
 - How many bags of ice can be made a day and where is the storage? (JCJ to get back with everyone on this before end of day).
 - Register area should be elevated. JCJ will adjust
 - Owner picked up surveillance. Can handle “panic” buttons too.
 - Entry currently 50’ north side. Main entrance is 54’.
 - “Proposed Striping” area by truck parking is too large (Larry).
 - Discussed location of refueling area, moving it from beside the drive thru.

Mock up/Banquet Storage building:

- Status update (Chris)

Buffalo Trail:

- Status update (Chris)

Bids:

- Bids for Site work and structure steel (C-store), and helicopter pad – due 11.11.2011. Will release work for all packages early next week.
- Bids for Buffalo Trail – accepted 11.8.2011

Adjourn 2:50pm