

DDA/Construction Meeting Notes 1.4.2012

Meeting # 006

Buffalo Calf Banquet Room - DCR
Call in number 918-919-6095

John Berrey, Larry Ramsey, Ranny McWaters, Marilyn Rogers, Tamara Smiley (DDA)
Steven Drewes, Bob Bergquist, Ernie Caruthers, Shawn Mercer (DCR)
Theresa Carlton (Downstream Q Store)
Scott Celella, Christina Ennis, Julie Kim, Bill Dow (JCJ)
Steven Vasquez (Chavez Grieves)
Jim Criswell (M/E)
Jason Mohler (Crafton Tull)
Brock Eubanks, Zac Hudson, Tim McAfee, David Anderson, Jason Shafer (MCC)
John Thompson (Elm Tree)
Chris Roper, Terri Birch, Tim Brown

OLD BUSINESS

Hotel:

1.1.4. 10/26/2011 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. *1.4.2012 Has been designed and is on-call. Design is finished. Structural eng has been reviewing for a few days.*

1.1.13. 10/26/2011 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. 12/14/2011 JCJ will consolidate options to present. 12/15/2011 Options for Panel Control systems and Auto Temp control for HVAC will be presented Jan 4th: Key card v. panel control for lighting. *1.4.2012 Energy lighting has been proposed today and it recommended not to place automated control on lighting. Not cost effective. Packets for HVAC control given out for review. JB - recommends HVAC system only in all rooms. All DDA members nod.*

2.1.13. 11/2/2011 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). *1.4.2012 Utilities changed a bit and should have revised pricing later today.*

2.1.14. 11/2/2011 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 SWPPP. *1.4.2012 Permits are good.*

2.1.21. 11/2/2011 Discussion of proposed placement of construction trailers. Concern is again with Skink Habitat (will be addressed when contractor is onboard). *1.4.2012 Any problems with trailers going back in where they were? JB – Communication is the only issue. Suggests having DDA meet up at the trailers when project is running full speed. Brock – Parking of construction employees will be directed to northern parking lot behind fence. The connexs will need to be kept to the south. Parking will be adjusted on concert days.*

3.1.1. 11/9/2011 Ranny would like to see top two floors having key access. *1.4.2012 This would just be a point of an Elevator card being issued for access to top two floors. Everyone likes the idea. Musts work through issue of VIP lounge being accessed by those not staying on top floors.*

Possible solution is having an elevator attendant during events. Elevator key access must be coordinated through Elevator sub/vendor. No official word/approval.

3.1.4. 11/9/2011 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. 1.4.2012 All details completed.

3.1.6. 11/9/2011 A furniture guy will be here Friday to start compiling some numbers. 12/15/2011 We have more furniture vendors to consider. 1.4.2012 JCJ – suggests going direct to Kimball. Steven wants to upgrade lobby furniture and suite furniture too at the same time. JB has shelf stock storage capacity concerns. FFE delivery must take lack of storage capacity into account.

5.1.1. 12/15/2011 Water consumption – toilets with low water usage, highly desired. Options are to be researched and presented at a later date. 1.4.2012 Is the current water tower good on fire sprinkler system? Brock – “Code required 300,000 and the original is 600,000.” Someone needs to confirm. This test confirmation needs put in a file somewhere.

5.1.2. 12/15/2011 Dumpster location should be moved to gravel lot. Refrigerated trash area to be used only for temp parking for a small dump truck, to be moved to main dumpster location and emptied a couple of times each day. 1.4.2012 JB – Need to put a hose or power washer in the yard to spray out dump truck.

5.1.3. 12/15/2011 Flooring options to be presented Jan 4th. Terrazzo is currently in the plans.

5.1.4. 12/15/2011 Display cases need to be environmentally controlled for art pieces.

5.1.7. 12/15/2011 “Wall of Previous Chairman,” if there will be one, needs to be decided upon soon, to ensure proper wiring in the wall for lights. 1.4.2012 Consider this decided. JCJ has included a sample Chairman picture on this wall in the drawings.

C-Store/RV Park:

1.2.6. 10/26/2011 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. 11/2/2011 Fuel supply is working and should be included in package next week. 12/23/2011 Bids accepted for Fuel Distribution. 1/4/2012 Pricing is being evaluated for new design, budget cutting. Comes down to software and pumps. Setting up meeting with Gilbarco. Tanks are an 8 week lead item. Chris will send an email when pricing is straight and will hopefully be able to release someone to roll forward. Hoping to have this worked out by the end of the week. Canopies of AR is most competitive. Monty declined to submit a bid. Chris is using him as a consultant. JB – “Offer consultant letter of agreement to pay Monty for his time.” Chris wants to go ahead and award canopies. Nods from all DDA. No official vote.

1.2.7. 10/26/2011 Roads’ package: waiting for feedback from MoDOT for right-in right-out on North side. 11/9/2011 MoDot is still working. 1.4.2012 Update from Allen Mock. Resolve issue with the one sign from phase one. Received a nod that the sign should fix the problem and right in right out should be received. Chris – Needed approval to cut section on gas line and approval has been received.

3.2.2. 11/9/2011 Pole lighting – Local lighting company is providing additional options. Lighting analysis done on 30 foot pole. LED drops 1 ft. candle but gains uniformity. (ME) New layout is actually less than what is in existing RV lot, due to less security concerns. 1/4/2012 Working with CED on lighting package. Receiving comparison data to submit for rebates on electrical uses.

3.2.3. 11/9/2011 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. 1/4/2012 *Not discussed.*

3.2.7. 11/9/2011 Owner picked up surveillance. Can handle "panic" buttons too. 1/4/2012 *Not discussed.*

3.2.9. 11/9/2011 "Proposed Striping" area by truck parking is too large (Larry). 1/4/2012 *JCJ to move light pole to the edge/back of store, to open center of parking lot up.*

3.2.10. 11/9/2011 Discussed location of refueling area, moving it from beside the drive thru. 1/4/2012 *Chris is discussing options with fuel distribution bidders for best value.*

5.2.1. 12/15/2011 Resinous floor was designed and bid for one color and a swoosh. To change to two colors would be an \$18,000 add. Decision was made to go back to one color and for Chris to check on the deduct for removing the swoosh. Deduct for removing swooshes: \$15,300. 1/4/2012 *All DDA members present nod to getting rid of the swooshes. No official vote.*

6.1. Hotel (CPN 2012-104):

- Hotel Design/Documentation Milestones & Schedule Review (JCJ, M/E, Chris)
- MEP Update from M/E – lighting and plumbing fixtures, primarily (Jim Criswell). *Electrical – lighting – general hotel rooms. King room – desk lamp, 2 table lamps, shower fixture, vanity sconce, make-up fixture, entry way fixture, water closet fixture. Queen room has one less table lamp. Possibly getting rid of floor lamp because of cords and switches and usage. Ensure desk lamps have 4 outlets each. Lighting will be finalized in the mock-up.*
- JCJ wrap up of guest rooms to confirm selections/decisions.
- JCJ review of lobby lounge, Buffalo Grille, Grab and Go, and lobby/grille restrooms layout revisions.

6.1.1. Add outlets by bed and desk and bathroom, double or quad that is not part of the regular plug requirements. Place the plug-in at the desk above the level of the desk in all rooms. Don't need USB ports because there is wireless everywhere. Add outlet by chair possibly for limited mobile persons.

6.1.2. Jim will get his lighting guy to work with Chris on power saving costs. Can start removing fixtures off circuits with lower requirements. Are only a couple of fixtures that are not LED compatible. Cost savings needs to be offset by initial purchase.

6.1.3. LED option for can lights in rooms.

6.1.4. Delete heat lamps in showers and replace with regular light.

6.1.5. Change out table lamp to wall mounted light for Queen room between beds.

6.1.6. Paul Burn with Olster carpeting was going to send sample with circle transition. Try to locate this per JB. JB - Directed JCJ to go back and look at initial pottery book to find something other than swirl possibilities for entryway in floor.

6.1.7. Entry way cabinet possibly can be removed to utilize space for something else. May need to put countertop on cabinet or glass top.

6.1.8. Refrigerator in every room? JB is looking to remove fridge. Tim B finds compressorless refrigerator that doesn't heat the room.

6.1.9. Center feature in hotel lobby never has been properly programmed. Possibly look into programming to utilize feature in future.

6.1.10. Change all HC rooms to double queens. No box springs in these rooms so the mattress sits 6 to 8 inches lower.

6.1.11. Scoot fan coil to the outside wall and put pipes in wall. Eliminate framing in that area all the way down.

6.1.12. Add insulation to wing wall between coil unit and bed.

6.1.13. JB - Move bar back to the wall and bring sink around to the end of the bar or make it a wet bar and two stools. Doesn't see any reason to have space behind bar for any rooms other than hospitality suite where an actual bar tender may be used.

6.1.14. Remove lights from closets.

6.1.15. Jim C - Recommending 500KW generator about \$300K. Brock – Thinks possibly \$600K+ for 750KW and therefore believes that a 500KW will be higher than \$300K.

6.1.16. Jim C will print copy of power generation checklist and give it to Chris after the meeting. If we are going towards not adding a generator, there are items on the first generator that can be removed from the existing building. Currently the chiller is not on the generator. "What would the cost be to reconfigure the chiller to plug into a portable generator in the case of power outage over 3 hours?" (Called in Shawn Mercer to discuss options).

6.1.17. Plumbing misc - Same faucets. In counter lavatory. Double flush toilets only come in white. Suites have two: shower head and rain shower heads. Must have public water fountain every 500 feet. New urinals use less water. All fixtures are automatic and hard wired.

6.1.18. Terrazzo floor needs to be replaced by some other type of material. Everyone shares concern of placement and cost of Terrazzo and rework necessary. Not satisfied. Still in drawings.

6.1.19. Possible bump out front of hotel at check-in or second floor mezzanine above check-in desk.

6.1.20. JB would like to see Chandeliers made of antlers in Buffalo Grille.

6.1.21. Discussion over restrooms in Buffalo Grille. Still no solution reached.

6.1.22. Carpet decision for Buffalo Grille – redirected JCJ in choosing something more like the swirl sample for the hotel rooms

6.1.23. JB - Remove bar from Buffalo Grille. DDA, Tim K. and Steven agree. Steven - Move Food Display back to where Bar is. JCJ - Maximize seating.

6.1.24. Steven - Suggests wood floor on main walking areas in Grille, with carpeting insets under tables.

6.1.25. Another set of steel drawings coming out on Jan 6th, construction set.

6.1.26. Valet lot when moved to Lot A, Surveillance and DDA needs 10 or 15 spaces and they can have the rest. Ernie – “Our little shack... Valet building with keys in them, where individuals will wait in staging. Want heated and air conditioned location where there will be valet's in both locations. Chris – “EFIS and copper colored roof?” JB – wants it to look like the bus stops. Wants surveillance camera in it. Ernie – like the water meter bldg. JB agrees. This needs to be done by March. Valet layout, which will become VIP. Possibly take poles off of surface and put them around the edges.

6.1.27. Manhattan – recommendation letter, bids received from 7 steel contractors. Suggests Cives as lowest bid. Bennett is good. \$4M. Steel tonnage crept up. Some allowances still being made. JB – Notice to Proceed? Brock – No. Chris – Just need an agreement that Bennett will be the ones to negotiate with. JB – **(speaking to DDA) Are you guys okay with it? Tamara – Yes. Larry nods. “We’re all okay with it. So what do you need from us?” Brock – Signature on this. Lot of pressure to release mill order only after contract is signed.**

6.1.28. JB – Chris start process of talking with dirt guy, MEP, design assist guys. Contractual agreements ready and bring them on board. Wants JCJ, MCC, and Owner's rep to have a different meeting.

6.1.29. Discussion of Kitchen design – layout and schedule for follow-up.

6.2. C-Store/RV Park (CPN 2012-103):

- C-Store Procurement / construction update (Chris, Theresa Carlton)
- C-Store Document / permit updates (JCJ, Chris)
- Figure out somewhere to put all the dirt.

6.2.1. The only things left on C-store is generator and fuel dispensers. Natural gas generator is cheaper in the long run but about \$10K more up front. Buying direct to save mark up. JB – thinks Natural Gas is the way to go. Chris – checking into it further.

6.2.2. Do we want off road diesel at the store? Would spend about \$20K more, modify dispenser. Steven says it isn't worth putting it in. Everyone nods.

6.2.3. Cooler - Need 10 -30” doors for drinks (non alcohol). (Theresa's notes)

6.2.4. Cooler - add ½ door access for cashier for drive thru. (Theresa's notes)

6.2.5. Restrooms need enlarged. Possible option is to shrink janitor closet and place mop sink in back room. Open restroom entry – do not include in safe room area. Having a door to the restroom area will enhance the possibilities of theft and unwanted activities. Needs to be visible to the public.

6.2.6. Remove 2 of 3 freezer doors and make entire back area where fountains are located an area for iced coffee, F'real ice cream and tea. We can use a 4' freezer for ice cream. *1.4.2012 JB and SD agreed. Larry, Marilyn, and Tamara listened but did not object.*

6.2.7. JB – delete the third island.

6.2.8. Don't revise electrical room, break room, or office. Can move janitor closet if needed. Hold open on door. Add urinal to men's room and another stall to women's room.

6.2.8. Theresa to obtain gondola layout, wholesale grocers, and spirits.

6.3. Mock up/Banquet Storage building (CPN 2012-109):

- Status update (Chris)

6.4. Buffalo Trail (CPN 2012-106):

- On hold as of 12/12/2011.

6.5. Gas Line Tie-in (CPN 2012-110):

- Status update (Chris)

6.6. Utility Relocation (CPN not yet assigned):

- Status update (Chris) – restructured with new layout. Have new pricing coming.

6.7. Retention System (CPN 2012-117):

- Status update (Chris)

6.8. Bids:

- C-Store – fuel distribution bid update (Chris)
- Other issues/concerns (DDA)