

# Washoe Travel Plaza and Commercial Development Update

December 11, 2015

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Presented to Tribal Council

By Gordon T. Forrester

Owners Representative / Project Accountant

11/13/15

Turn left NOW! - Soon – maybe by 11/20/15!

You will be entering the Newest most Modern Travel Plaza and Convenience Store around!  
With state-of-the-art Fuel and Diesel pumps and Smoke Shop....

It belongs to The Washoe Tribe of Nevada and California!



11/13/15

Need to remove wires...>

<.....Need to remove pole!





Entrance Paved!

Overhead Wires – Now  
Underground!

Waiting for Street Lights  
(four) to be installed before  
entrance to facility is allowed  
off of Highway 395.

Projected completion date of  
12/24/15.

# Construction Updates

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- Construction **Still - 2 months ahead of schedule!**
  - Possible opening date - second week of January 2016

11/13/15





Nice Parking Lot !!!

Nice!





Nice Landscaping!

Reach-Ins for Sodas, Snacks, Ice-cream, yummies, etc.....

Beer Cave



Humidors – Imported Spanish Cedar.....>

Empire  
Welcome to the Washoe



Tobacco Products



Main Sales Counter



Sample Menu Items

Coffee  
Danish  
Donuts  
Breakfast Burritos  
Breakfast Sandwiches

Hot Dogs  
Chili Dogs

Fried Chicken  
Pizza

Chips  
Candy  
Fountain Drinks  
Slurpees  
F'real Milkshakes

11/13/15



Emptied (de-watered) and cleaned UST's

11/13/15





Dispensers being Installed – Ready to fill your tanks soon!

Approx. 15,000 gallons of Diesel, 15,000 gallons of fuel in the ground!

Don't forget the Propane!



To be installed soon!

11/13/15

Campers, RVer's fill  
up your Propane  
Tanks!



# Construction Updates – Utilities – cont'd

## • Sewer

- Connection to “Old Pinenut” road – Completed
- Extension to South end of property 2-3 days

## • Water

- **Phase II** - 12-Inch Water Main from Muller Parkway to South end of Travel Plaza – Start Monday 12/14/15
- 16-Inch Main “Up-size” from Pinenut Road Extended to the Northeast corner of the Tribe’s property, AKA – the “Corley Stub” – Started some trenching 11/16/15, Delayed – Re-start 12/17 1 week
- **Phase III** – 1,030 feet line extension from Carson Valley Medical Center to Muller Parkway
- Estimated to be 90% - completion scheduled for 12/15/15

## Construction Updates – NDOT work

- Next.....
- **Road Way Light Poles**
  - Install 4 – next 10 days
    - Hope to energize by 12/24/15 (NV Energy)

# Financial Status

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- **Construction Management Contingency**
  - More than \$400,000 in change orders for NDOT Right-of-Way work!
  - \$33,000 – Balance as of 12/11/15
- **Owner's Contingency**
  - More than \$160,000 addition to GMP
  - \$57,000 – Balance as of 12/11/15
  - Project still within Funded Amount of Loan!

# PCI Casino Update

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- Exterior Shell Design work on Casino – 100% complete
- First day of construction – 10/12/15
- 14,500 sq. feet + stubs for future 3,800 sq. feet expansion
- UG - Plumbing, Waste, Vents and Electrical – 100% complete
- Preparing building pad for slab work by 12/12/15
- Slab on Grade by 12/12/15
- Start Steel Frame - erection First week in January 2016

# Casino

Draft - Not actual design.



# Casino

Draft - Not actual design.

# Website information

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- We've set up a special section of the Tribal website to keep you informed and updated: [www.washoetribe.us](http://www.washoetribe.us)
- *Click on the Economic Development News Tab for detailed notices and updates.*

# Contact information

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- **Gordon T. Forrester**
  - Owners Representative / Project Accountant
  - Office: (775) 265-8600 x 10401
  - Email: [Gordon.forrester@washoetribe.us](mailto:Gordon.forrester@washoetribe.us)
  
- **Harold Wingert (Sunflower Consulting)**
  - Owners Representative – Construction Management
  - C-Store Consultant
  - Cell: (785) 418-1625
  - Email: [harold@sunflowerconsultinggroup.com](mailto:harold@sunflowerconsultinggroup.com)

**\*\*\* Thank you \*\*\***

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- Questions
- Comments

# Job Fair

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- December 1, 2015
  - 8AM – 10AM and 4:00PM – 6:00PM
    - Interviewed till 7:30PM!
  - Over 75 Applicants Interviewed
  - 34 Tribal Applicants
- Questions -----> Greg Weyland, Business Operations Manager