

Washoe Travel Plaza and Commercial Development Update

July 10, 2015

Presented to Tribal Council

By Gordon Forrester

Owners Representative / Project Accountant

Construction Updates

- Concrete slab and footings were poured on July 3, 2015
 - Started at 6:00 AM
 - 17 trucks, 165 yards of concrete
- Wood Framing – start next week
 - 2-3 weeks
 - Truss work to follow
 - Followed by MEP (Mechanical, Electrical, Plumbing) work



July 3, 2015 – Concrete Pour started 6:00 AM
Footings Poured, Slab poured, Slab finished,
Saw Cuts clean-up 2:00 PM

Construction Updates - cont'd

- Concrete piers (10) formed up 7/08
 - Scheduled to pour ~~7/8~~, poured on 7/9 @ 3:00 PM
 - Prepare for steel braces and masonry work
 - Order large timbers
- Concrete curbs for interior kitchen walls
 - Formed and poured 7/9
 - Concrete for C-Store complete 7/9



Concrete Piers and C-Store Curbs for interior walls completed 7/09/15 – this completes concrete pours for the C-Store

Construction Updates - Utilities

- **NV Energy**
 - Design plans approved
 - Waiting for cost estimates 7/8
- **Southwest Gas**
 - Design plans approved
 - Cost estimates received 7/8
 - Agreements and Contracts in for review 7/9

Construction Updates – Utilities – cont'd

- **Gardnerville Water Company (GWC)**
 - RO Anderson - redesign plans – submitted 7/9
 - **Phase I** – “On-Site” 8-Inch water – Should approve by 7/10
 - **Phase II** - 12-Inch Water Main from Muller Parkway to South end of Travel Plaza, 16-Inch Main “Up-size” from Pinenut Road Extended to the Northeast corner of the Tribe’s property, AKA – the “Corley Stub”
 - **Phase III** – 1,030 feet line extension from Carson Valley Medical Center to Muller Parkway
 - Waiting on RO Anderson final design plans
 - Meeting with GWC Board of Directors on “cost Share” proposal - 7/14/2015 @ 5:00 PM
- **Minden Gardnerville Sanitation District (MGSD) - Sewer**
 - Final Design plans submitted 7/9

Construction Updates – NDOT work

- **Nevada Department of Transportation (NDOT)**
 - Kick-Off meeting schedule for 7/13/15
 - Traffic safety – 2-Lane Traffic
 - Request for reduction in speed to 45 MPH
 - Work to commence end of July – 2-3 weeks

Gilbane Building Company

- Construction – 1st Worker Job Fair
 - Held - Thursday June 18, 2015 - 3:30 P.M. – 4:30 P.M.
 - TANF – Youth Resource Center - 1248 Waterloo Lane, Gardnerville, NV
 - 15 Tribal Members in attendance
 - Owners of Sub-Contractor companies in attendance
 - 4 Skills Information Forms received
 - Total of 6 Skills information forms sent to Gilbane to-date

Gilbane Building Company

- Construction – 2nd Worker Job Fair
 - Thursday August 13, 2015 - 3:30 P.M. – 4:30 P.M.
 - TANF – Youth Resource Center - 1248 Waterloo Lane, Gardnerville, NV
 - Applications for C-Store, Smoke Shop and Fuel Services
 - Some of the following Trade skills representing;
 - Painting, Sheetrock, Landscaping, Ceramic tile, etc....
 - More information to come.

Sub-Contract Work

- Gilbane responsible for the management of the Subcontractors in the performance of their work.
- Section 5.4 - When commercially practicable...
 - 5.4.2 – Permit qualified potential Subcontractors who are members of the Tribe to always be considered if the Contractor is notified of such potential Subcontractor prior to the subcontract being executed.
 - 5.4.3 – Confirm that each Subcontractor is licensed in one or more of the United States; and
 - 5.4.4 – Permit Owner to review and consult with Contractor and view the bids received with respect to each of the Subcontractors, whose contract exceeds \$25,000, before a contract agreement with the Subcontractor is executed.

Construction Schedule

- Construction - On schedule
 - Cut/Fill – Earthwork activities completed
 - C-Store concrete pours completed
 - MEP (Mechanical, Electrical, Plumbing) Trade work starting
 - Wood Framing start Next week – 2-3 weeks work
 - Truss work to follow

Financial Status

- **Construction Management Contingency**
 - \$47,000 – Savings from Concrete bid.
 - \$32,000 - Additional costs related to modifications made to the Civil Permit drawings with A&A Construction.
 - \$90,000 – Savings on Framing bid
 - Net Savings added to Construction Contingency = \$105,000.00

PCI Casino Update

- National Indian Gaming Commission (NIGC)
 - **Finally approved Casino Deal with PCI on June 19, 2015**
 - Deal finalized signatures and closed with PCI on 7/8/2015.
 - PCI – Arthur Mothershed working with Gilbane and Worth Group Architects for Casino Design/Build Agreement draft by 7/13.

Washoe Tribal Gaming Commission

- Meetings set with Nevada Gaming Control Board
- Meetings on-going with PCI Gaming Commission
- Meetings being set for NIGC training
- Licensing and background checks being coordinated

Website information

- We've set up a special section of the Tribal website to keep you informed and updated: <https://www.washoetribe.us/contents/economic-development>. *Click on the Economic Development News Tab for detailed notices and updates.*
- An overview of the project's features, benefits, and financing can be found in the Washoe Economic Development Newsletter available at: <https://www.washoetribe.us/contents/images/Users/Docs/Gordon/EDNL19.pdf>
- The most recent in-depth project update, presented at the February 24th Tribal Council meeting, is available at: <https://www.washoetribe.us/contents/economic-development/economic-development-news/114-washoe-travel-plaza-pci-casino-project-update>

Contact information

- **Gordon T. Forrester**
 - Owners Representative / Project Accountant
 - Office: (775) 265-8600 x 10401
 - Email: Gordon.forrester@washoetribe.us

- **Harold Wingert (Sunflower Consulting)**
 - Owners Representative – Construction Management
 - C-Store Consultant
 - Cell: (785) 418-1625
 - Email: harold@sunflowerconsultinggroup.com

***** Thank you *****

- Questions
- Comments