

Washoe Travel Plaza and Commercial Development Update

November 13, 2015

Presented to Tribal Council

By Gordon T. Forrester

Owners Representative / Project Accountant

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!



Construction Updates

- **Construction 2 months ahead of schedule!**
 - Next week - Interviewing qualified Manager, Assistant Manager to Operate Travel Plaza
 - 12/1 – Interviewing for Clerk positions (15-20 positions)
 - Possible opening date - second week of January 2016



Driving over the Main Entrance (Box Culvert)

Welcome to the Washoe Travel Plaza – Convenience Store



Notice the beautiful Washoe Basket Weave Artwork!





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

Beer Cave



Humidors – Imported Spanish Cedar.....>

Empire
Welcome to the Washin



Tobacco Products



Main Sales Counter



Sample Menu Items

Coffee
Danish
Donuts
Breakfast Burritos
Breakfast Sandwiches

Hot Dogs
Chili Dogs

Chips
Fountain Drinks
Slurpies
F'real Milkshakes

YUM
YUM
YUM



Emptied (de-watered) and cleaned UST's



Fill'er Up with 10,000 gallons Super, 10,000 gallons Regular and 20,000 Gallons of Diesel Please!
11/13/15



Don't forget the Propane!



To be installed soon!

Construction Updates - Utilities

- **NV Energy**

- Travel Plaza is Powered up!
- Waiting to Drop lines off pole and go underground
- Hope to remove Pole by 11/20/15

- **Southwest Gas**

- Gas on-site
- Hope to to set Meter by 11/20/15

Need to remove wires...>

<.....Need to remove pole!



Construction Updates – Utilities – cont'd

- **Sewer**

- Connection to “Old Pinenut” road – Started 11/10/15 - 2-3 weeks

- **Water**

- **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” – Started some trenching 11/16/15 - 2-4 weeks
- **Phase III** – 1,030 feet line extension from Carson Valley Medical Center to Muller Parkway
 - GWC – Pre-Construction Meeting on 11/3/2015 @ 9:30 AM
 - Project start - behind schedule due to permitting and weather delays.
 - Start date scheduled for 11/16/15 – 2-3 weeks Construction timeline

Construction Updates – NDOT work

- **All Road Work Completed**
 - 4,400 feet of Guardrail!
 - Next.....
- **Road Way Light Poles**
 - Install 4 – next 3-4 weeks

Financial Status

- **Construction Management Contingency**
 - More than \$394,000 in change orders for NDOT Right-of-Way work!
 - \$35,000 – Balance as of 11/13/15
- **Owner's Contingency**
 - More than \$145,000 addition to GMP
 - \$73,000 – Balance as of 11/13/15
 - Project still within Funded Amount of Loan!

PCI Casino Update

- Exterior Shell Design work on Casino – 50% 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 – 80% complete
- Preparing building pad for slab work by 12/15/15
- Slab on Grade by 12/18/15
- Start Steel Frame - erection mid-to-late December

Casino

Not actual design.



Not Actual Design

Website information

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

Contact information

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

- Questions
- Comments