

# NEW ROOMS NEEDED, LODGE EXPANSION UNDERWAY

**LODGE continued**  
from front page

Dugger, Guest Services Director for the Spirit Mountain Casino and Lodge. "There will be some additional suites developed, but for the most part, it will be comparable." The project will more than double the existing 100 guest rooms in the lodge.

Contractor for the project is Seattle-based Howard S. Wright Construction Company. Architect is the Las Vegas-based Friedmutter Group. Wright has built banks, museums and educational facilities and Friedmutter has designed Station Casino Inc. properties in Las Vegas. Portland-based Vickers/Nelson Associates, which provides construction management services to public and private construction project owners, is manager of the project.

As the project has developed, architectural drawings and boards bearing potential design elements have been leaning against walls in the halls of the Tribal Council offices. The boards feature photos of furniture and samples of upholstery, curtains, wall paper, tiles, wood inlays and so on for the new facility.

Tribal Council member Bob Haller noted the appeal of the color and design selections.

In addition, architectural plans anticipated additional phases for future expansion. "We're looking at potentially expanding to a large meeting area," said Leno of a facility intended to seat as many as 500. Other plans also are afoot.

"It works," said Leno, "because we see it as a real need."

Like the success of the recently completed convenience store project, this expansion will be a "design-build" project, meaning that many design issues will be resolved in the building process. [See Sidebar]

Completion is expected in February or March, 2005. ■



Photo by Peta Tinda

**Rooms A With A View** — A casino guest looks at one of the early designs for the Spirit Mountain Lodge expansion. Expansion aims at alleviating the Lodge's 95-percent occupancy rate, and moving closer to the goal of establishing Spirit Mountain as a regional, destination resort. Already, Spirit Mountain is the number one tourist attraction in the state.

## THE DESIGN-BUILD OPTION

The design-build option saves money because the architectural team does not have to fully develop construction packages for the bidding process, according to Tribal Engineer Eric Scott, who used this option for the convenience store completed in December.

"They can develop construction drawings that can be sequenced as construction progresses," said Scott. The approach often results in time savings "because you don't have to fully develop the drawings and go through the bid administration process."

"This delivery system is efficient where the buildings are either standardized or contractors are selected with specific experience for a particular building program," said Scott.

"With the convenience store, for example, this was an efficient system because we selected a contractor with very specific experience in convenience stores and fuel stations. Essentially, it significantly saves on the architectural costs. What happens is that the architect becomes part of the contractor team rather than working independently as the owner's representative.

"The disadvantage is that you lose some of that architectural representation during the construction process." That could translate into a contractor using less expensive fixtures to increase his profit.

Because there is no competitive bidding in the process, an owner also may lose the savings that come when companies compete to do a job, said Scott.



**Tribal Engineer**  
**Eric Scott**



**Playtime** — The Grand Ronde Tribal Wellness Department hosted a Family Swim Night at Dallas Aquatic Center on Wednesday, March 24, as part of an Indian Health Service diabetes prevention grant. 100 people came to the Swim Night, including Tribal Wellness Secretary Egypt Powley,

above, with daughter Nikia Mooney. At right are friends Jessica Wolf, Helen McDaniel and Katie Phillips.

Photos by Peta Tinda

