

Exhibit VIII.C.20.a – Proposed Construction Timeline

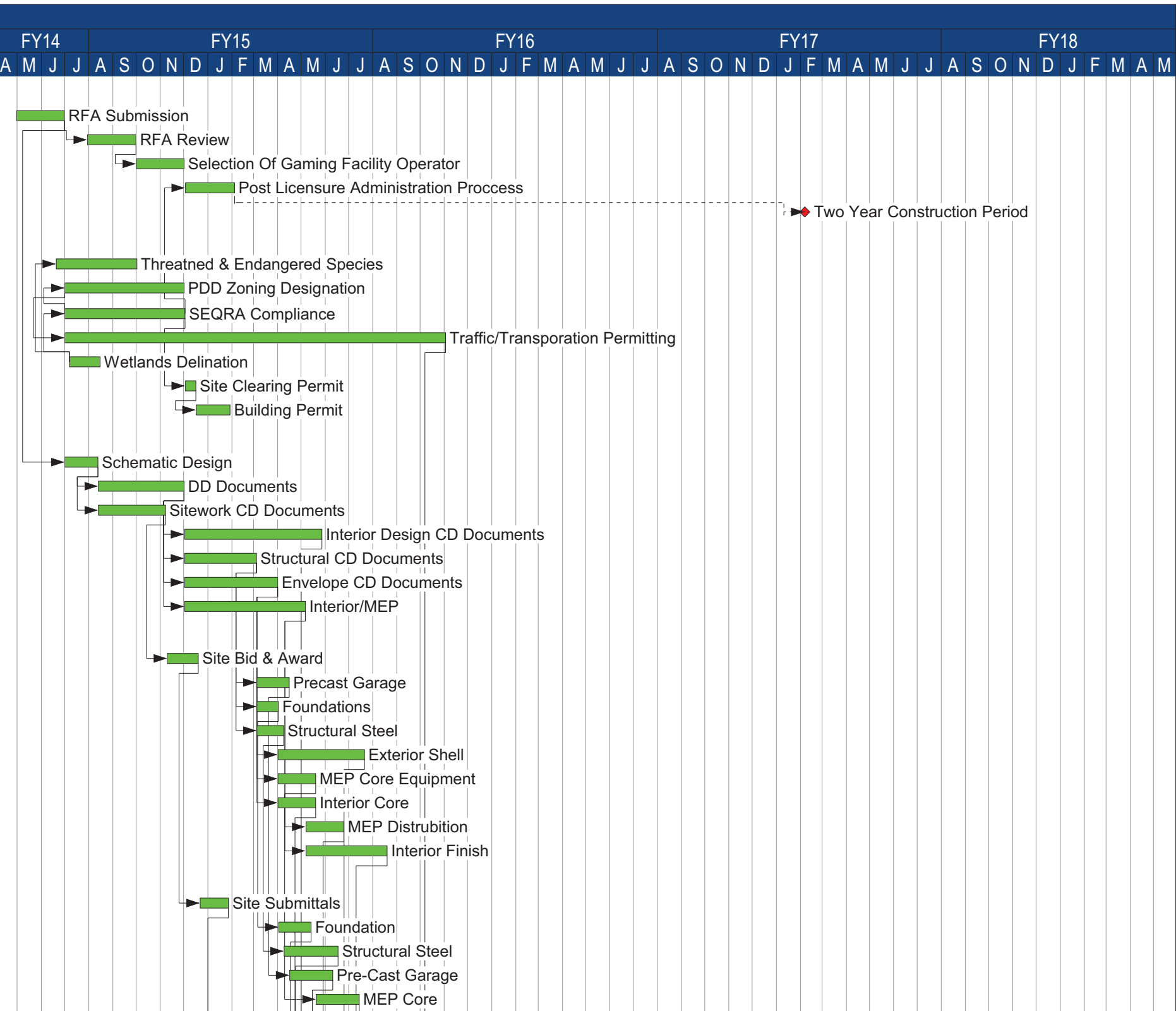
Submit as Exhibit VIII.C.20.a. a proposed timeline of construction of the proposed Gaming Facility that includes detailed stages of construction for opening phase of the Gaming Facility and non-gaming structures and all related infrastructure improvements. Include major events/milestones/deadlines, including design plans completed, construction bid award, construction financing received, site secured, start site mitigation/remediation if necessary, excavation, grading and earth works, start construction, approvals, infrastructure completion dates, permanent financing executed, certificate of occupancy, training start, building loading, system testing, dry runs, and the like, and the dates or deadlines associated therewith. Describe any proposed construction phasing plan, including the proposed sequence of any phases, whether any phases are dependent upon future events, and if so, clearly describe such future events, and the approximate dates of beginning and completion of each phase.

LPCiminelli has developed detailed scheduling procedures to ensure the successful sequencing and on time delivery of Capital View Resort Casino & Resort's project. Our proactive approach is based on close collaboration with all project stakeholders including Saratoga Casino and Raceway, Churchill Downs, JCJ and Clough Harbor Associates, so all project elements are incorporated into the overall project schedule including long lead items that need to be procured early so the project is built on-time and ready for occupancy. Our project team has a history of completing projects within or before the scheduled timeframes. A key element to this success is schedule management, providing all essential scheduling controls specifically required for Capital View Resort Casino & Resort's project.

The Attachment to this Exhibit VIII.C.20.a includes the critical activities and important milestones of deliverables that Saratoga Casino and Raceway, Churchill Downs, our design team and our construction team are required to accomplish at each level of design. It includes the requested milestones, event and deadlines categorized by activities such as permitting, design, procurement, submittals, facility components, owner procurement, etc. It will be used as a management tool by the project team throughout the preconstruction and construction process. Timely and successful completion of these milestones is critical for the project to begin on time, within budget and with a well-organized plan for success during this project. As this is a ground-up project, no phasing is required for completion.



Act ID	Activity Description	Orig Dur	Early Start	Early Finish	FY14												FY15												FY16												FY17												FY18											
					A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M										
GENERAL DEVELOPMENT																																																																
1000	RFA Submission	44d	30APR14 *	30JUN14																																																												
1005	RFA Review	45d	30JUL14	30SEP14																																																												
1010	Selection Of Gaming Facility Operator	44d	01OCT14	01DEC14																																																												
1105	Post Licensure Administration Process	44d	03DEC14	04FEB15																																																												
1095	Two Year Construction Period	0		06FEB17 *																																																												
PERMITTING																																																																
3060	Threatned & Endangered Species	73d	20JUN14	01OCT14																																																												
3070	PDD Zoning Designation	109d	01JUL14	01DEC14																																																												
3080	SEQRA Compliance	110d	01JUL14	02DEC14																																																												
3110	Traffic/Transporation Permitting	347d	01JUL14	02NOV15																																																												
3050	Wetlands Delination	30d	07JUL14 *	15AUG14																																																												
3090	Site Clearing Permit	10d	03DEC14	16DEC14																																																												
3100	Building Permit	30d	17DEC14	29JAN15																																																												
DESIGN																																																																
4050	Schematic Design	30d	01JUL14	12AUG14																																																												
4070	DD Documents	79d	13AUG14	01DEC14																																																												
4080	Sitework CD Documents	63d	13AUG14	07NOV14																																																												
4075	Interior Design CD Documents	125d	02DEC14	27MAY15																																																												
4125	Structural CD Documents	65d	02DEC14	04MAR15																																																												
4135	Envelope CD Documents	84d	02DEC14	31MAR15																																																												
4145	Interior/MEP	110d	02DEC14	06MAY15																																																												
PROCUREMENT																																																																
5005	Site Bid & Award	30d	10NOV14	19DEC14																																																												
5010	Precast Garage	30d	05MAR15	15APR15																																																												
5020	Foundations	20d	05MAR15	01APR15																																																												
5030	Structural Steel	25d	05MAR15	08APR15																																																												
5040	Exterior Shell	80d	01APR15	21JUL15																																																												
5050	MEP Core Equipment	35d	01APR15	19MAY15																																																												
5060	Interior Core	35d	01APR15	19MAY15																																																												
5070	MEP Distrubition	35d	07MAY15	24JUN15																																																												
5080	Interior Finish	75d	07MAY15	19AUG15																																																												
SUBMITTALS																																																																
6000	Site Submittals	25d	22DEC14	27JAN15																																																												
6040	Foundation	30d	02APR15	13MAY15																																																												
6010	Structural Steel	50d	09APR15	17JUN15																																																												
6080	Pre-Cast Garage	40d	16APR15	10JUN15																																																												
6030	MEP Core	40d	20MAY15	14JUL15																																																												



Start date 31MAR14
 Finish date 06FEB17
 Data date 31MAR14
 Run date 20JUN14
 Page number 1A
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Capital View Resort Casino
 Draft
 Master Activity Schedule

- Early bar
- Progress bar
- Critical bar
- Summary bar
- ▶ Progress point
- ▶ Critical point
- ▶ Summary point
- ◆ Start milestone point
- ◆ Finish milestone point

