

Exhibit VIII.C.19 (Construction Budget):

Submit as Exhibit VIII.C.19. a detailed construction budget showing the total costs of the Gaming Facility project including hard costs (e.g., land acquisition, site preparation, remediation of environmental conditions or hazardous materials; excavation, grading and earth works; foundation; erection of structures; materials and labor; equipment HVAC; electrical; plumbing; furnishings; landscaping; and site improvements, including infrastructure in direct relation to both construction and operations), construction soft costs (e.g., architectural, engineering and consulting fees; real estate commissions; recordation fees and transfer taxes; insurance; contingency reserve, etc.), financial and other expenses (e.g., financing fees; interest; legal; etc.) and pre-opening expenses (e.g., training; pre-opening marketing; and initial working capital), and timing of such expenditures, together with a construction cash flow analysis.

Casino, Hotel & Entertainment Center

CONSTRUCTION COST ESTIMATE SUMMARY			
		541,600	GSF
	Description	% of Total Cost	Total Cost
	Work Item		
	Excavation	1.95%	\$ 7,750,609
	Site Work	7.50%	\$ 29,810,035
	Landscapping	1.10%	\$ 4,372,138
	Bridge Replacement	1.40%	\$ 5,564,540
	Off Site Roadwork	0.92%	\$ 3,656,698
	Pre-Cast	5.25%	\$ 20,867,024
	Building Concrete	6.25%	\$ 24,841,696
	Masonry	3.02%	\$ 12,003,507
	Structural Steel	4.64%	\$ 18,442,475
	Conveying Systems	1.64%	\$ 6,518,461
	Miscellaneous Metals Labor	0.88%	\$ 3,497,711
	Carpentry	0.42%	\$ 1,669,362
	Millwork	2.07%	\$ 8,227,570
	Wd Doors/HI Metal/Hardware	0.92%	\$ 3,656,698
	Roofing & Sheet Metal	0.96%	\$ 3,815,684
	Fireproofing	0.47%	\$ 1,868,096
	Metal Panel Siding	0.20%	\$ 794,934
	Windows, Glass&Entrances	1.26%	\$ 5,008,086
	Drywall	7.26%	\$ 28,856,114
	Carpeting	0.34%	\$ 1,351,388
	Acoustical Ceilings	0.88%	\$ 3,497,711
	Painting, Wall Covering	0.80%	\$ 3,179,737
	Flooring Types	1.03%	\$ 4,093,911
	Ceramic Tile	0.32%	\$ 1,271,895
	Misc Specialties	0.63%	\$ 2,504,043
	Food Service Equipment	0.62%	\$ 2,464,296
	Mechanical	9.18%	\$ 36,487,483
	Plumbing	6.43%	\$ 25,557,136
	Fire Protection	0.99%	\$ 3,934,925
	Electrical	14.65%	\$ 58,228,935
	Total Direct Costs		\$ 333,792,896
	Construction Soft Costs	16.02%	\$ 63,674,234
	Total Construction Costs	100.00%	\$ 397,467,130

Exhibit VIII. C.19. - Attachment B

Estimated Gaming Facility Construction Cash Flow (In \$ Millions)																																	
Month from Award:	-6	-5	-4	-3	-2	-1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27
Hard Costs				0.2	0.2	0.3	1.9	3.0	5.0	8.0	10.0	10.0	10.0	11.0	11.0	13.0	13.0	15.0	15.0	20.0	20.0	20.0	22.0	22.0	23.0	23.0	27.0	27.0	27.0	20.0	14.0	6.0	
Equipment and FF&E																		2.0	3.0	6.0	8.0	8.0	10.0	12.0	12.0	12.0	10.0	9.0	7.0	3.0	1.3		
Financing							4.9	4.9	4.9	4.9	4.9	4.9	4.9	4.9	4.9	4.9	4.9	4.9	4.9	4.9	4.9	4.9	4.9	4.9	4.9	4.9	4.9	4.9	4.9				
License Fee							70.0																										
Contingency																								3.9	4.1	4.1	4.8	4.8	4.8	3.6			
Professional Fees	0.5	1.0	1.3	1.4	1.8	2.0	2.0	1.7	1.5	1.2	0.9	0.7	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5			
Land							22.0																										
Pre-Opening																			0.5	0.5	0.7	0.7	1.0	1.0	1.5	1.5	3.7	4.0	2.0	1.1			
Cage Cash																													17.5				
Development & Related	0.2	0.3	0.4	0.4	0.6	0.6	0.6	0.5	0.5	0.4	0.3	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2		
Other / Misc.													0.6	0.6	0.6	0.7	0.7	0.9	0.9	1.1	1.1	1.1	1.2	1.2	1.3	1.3	1.5	1.5	1.5	1.1	0.8		
Total	0.7	1.3	1.7	2.0	2.5	2.9	101.5	10.2	11.9	14.5	16.1	15.9	16.2	17.3	17.3	19.4	19.4	23.5	25.0	33.3	35.5	35.5	39.9	45.8	47.6	47.6	52.7	52.0	65.5	28.8	16.1	6.0	

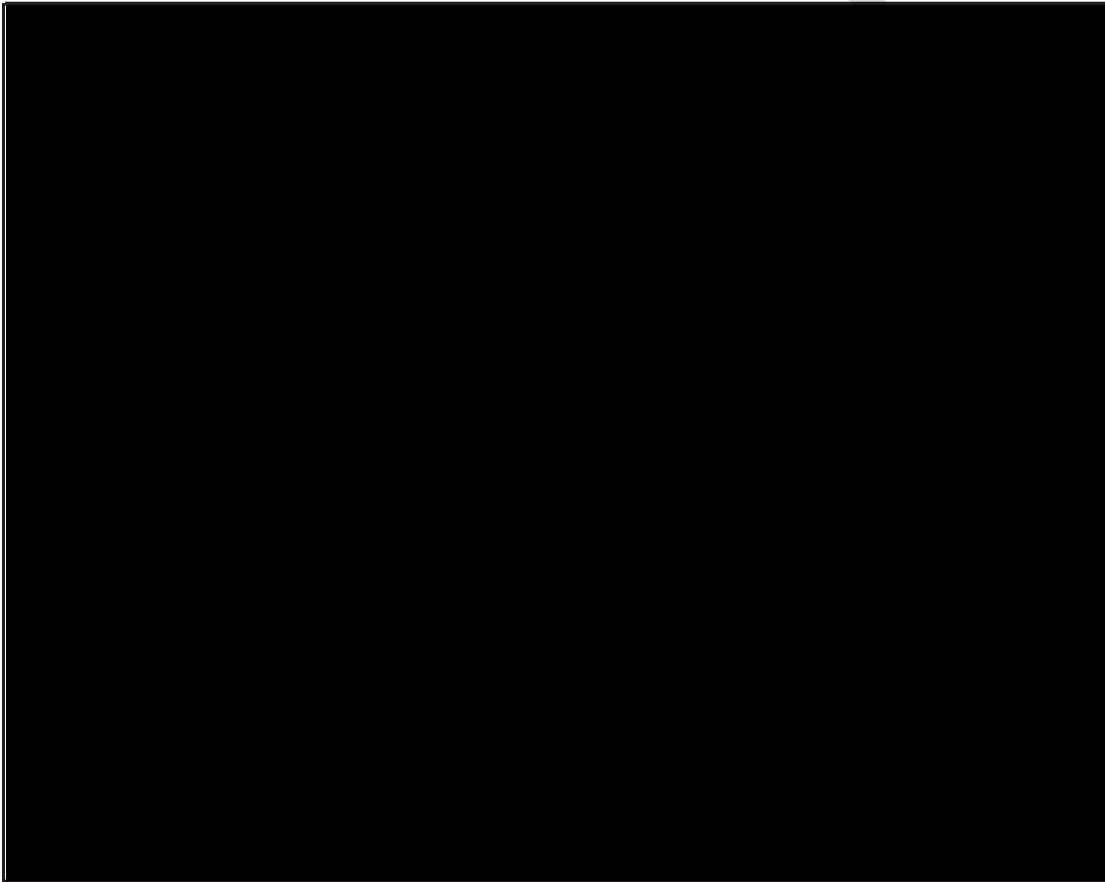
Assumes Slection in month -3 , Award in month 0 ,opening occurs in month 23. Payments made after opening date are due to timing of cash flow for expenses already incurred.

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Construction Budget

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Exhibit VIII. C.19.



Please refer to Exhibit V III C19 Attachment A and Exhibit V III C19 Attachment B for breakout of hard costs and cash flow analysis.