

EXHIBIT VIII.C.19 CONSTRUCTION BUDGET MOHEGAN SUN AT THE CONCORD

Total Project Costs for the Mohegan Sun at Concord Casino are as follows:

Total Base Hard Costs	\$202,608,558
Additional Hard Cost Items	63,270,000
Total Soft Costs	96,147,000
Other Costs	<u>117,700,000</u>
TOTAL PROJECT COSTS	\$479,725,558

See following pages for detail of the above costs.

EXHIBIT VIII.C.19 – Construction Budget - Mohegan Sun at the Concord

Base Hard Costs

PROJECT SCHEDULE OF VALUES - PRELIMINARY CONSTRUCTION BUDGET

CODE	ITEM	Existing Foundations, Remediation, Capping, Excavation		On-Site		Off-Site		New Foundation&Excavation		Low-rise Core&Shell		Low-rise Interior Fit-Out		Hotel Tower		Construction Total	
		TRADE COST	SF COST	TRADE COST	SF COST	TRADE COST	SF COST	TRADE COST	SF COST	TRADE COST	SF COST	TRADE COST	SF COST	TRADE COST	SF COST	TRADE COST	SF COST
Division 01	GENERAL REQUIREMENTS	\$950,000		\$508,838		\$215,972		\$250,000.00		\$2,264,841	\$5.45	\$4,562,686	\$10.97	\$1,309,626	\$6.65	\$10,061,963	
Division 02	EXISTING CONDITIONS	\$750,000		\$0		\$222,838		\$0.00		\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$972,838	
Division 03	CONCRETE	\$2,230,000		\$1,515,148		\$1,161,769		\$4,554,383.57		\$1,981,470	\$4.77	\$267,462	\$0.64	\$7,970,715	\$40.47	\$19,680,948	
Division 04	MASONRY			\$0		\$0		\$0.00		\$1,561,813	\$3.76	\$0	\$0.00	\$1,40,812	\$0.71	\$1,702,625	
Division 05	METALS			\$0		\$0		\$0.00		\$15,299,685	\$36.80	\$174,625	\$0.42	\$3,319,058	\$16.85	\$18,793,369	
Division 06	WOOD & PLASTICS			\$0		\$0		\$0.00		\$0	\$0.00	\$3,908,284	\$9.40	\$1,258,934	\$6.39	\$5,167,219	
Division 07	THERMAL & MOISTURE PROTECTION			\$0		\$0		\$188,884.50		\$3,946,987	\$9.49	\$282,419	\$0.68	\$1,975,867	\$10.03	\$6,394,157	
Division 08	DOORS & WINDOWS			\$0		\$0		\$0.00		\$1,378,159	\$3.31	\$1,675,348	\$4.03	\$3,828,217	\$19.44	\$6,881,724	
Division 09	FINISHES			\$0		\$0		\$0.00		\$3,784,581	\$9.10	\$2,411,495	\$34.92	\$3,989,218	\$20.25	\$22,292,659	
Division 10	SPECIALTIES			\$0		\$0		\$0.00		\$1,230,000	\$2.96	\$2,411,495	\$5.80	\$980,760	\$4.98	\$5,971,272	
Division 11	EQUIPMENT			\$1,012,691		\$336,326		\$0.00		\$43,160	\$0.10	\$6,165,942	\$14.83	\$54,680	\$0.28	\$6,289,703	
Division 12	FURNISHINGS, FIXTURES, & EQUIPMENT			\$0		\$0		\$0.00		\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	
Division 13	SPECIAL CONSTRUCTION			\$0		\$0		\$0.00		\$1,372,484	\$3.30	\$0	\$0.00	\$568,943	\$2.89	\$1,941,427	
Division 14	CONVEYING SYSTEMS			\$0		\$0		\$0.00		\$1,049,417	\$2.52	\$0	\$0.00	\$810,761	\$1.95	\$2,863,079	
Division 21	FIRE SUPPRESSION			\$0		\$0		\$0.00		\$957,413	\$2.30	\$810,761	\$1.95	\$871,432	\$4.42	\$2,639,606	
Division 22	PLUMBING			\$0		\$0		\$0.00		\$1,385,757	\$3.33	\$5,026,720	\$12.09	\$3,192,216	\$16.21	\$9,604,693	
Division 23	HVAC			\$0		\$0		\$0.00		\$4,734,991	\$11.39	\$9,346,997	\$22.48	\$4,230,247	\$21.48	\$18,312,235	
Division 26	ELECTRICAL			\$1,699,577		\$671,477		\$0.00		\$6,133,186	\$14.75	\$9,382,628	\$22.57	\$3,685,952	\$18.71	\$21,572,820	
Division 27	COMMUNICATIONS			\$0		\$0		\$0.00		\$214,447	\$0.52	\$748,395	\$1.80	\$204,775	\$1.04	\$1,167,617	
Division 28	ELECTRONIC SAFETY and SECURITY			\$0		\$0		\$0.00		\$205,869	\$0.50	\$673,663	\$1.50	\$304,887	\$1.55	\$1,134,419	
Division 31	EARTHWORK	\$1,500,000		\$2,952,728		\$1,417,566		\$971,450.83		\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$6,841,744	
Division 32	EXTERIOR IMPROVEMENTS			\$2,423,406		\$1,787,940		\$770,428.57		\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$4,981,775	
Division 33	UTILITIES			\$2,323,690		\$0		\$0.00		\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$2,323,690	
Division 34	TRANSPORTATION			\$0		\$410,000		\$0.00		\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$720,000	
	Remediation	\$310,000		\$7,800,000		\$7,800,000		\$0.00		\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$7,800,000	
	Capping	\$6,800,000		\$6,800,000		\$6,800,000		\$0.00		\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$6,800,000	
	TRADE SUB-TOTAL:	\$20,340,000		\$12,462,001		\$6,223,889		\$6,735,147.47		\$47,544,260	\$114.35	\$59,906,285	\$144.08	\$39,700,000	\$201.56	\$192,911,581	
	SALES TAX DEDUCTION:	\$0		-\$473,556		-\$236,508		-\$255,935.60		-\$1,806,682	-\$4.35	-\$1,676,439	-\$4.03	-\$1,508,600	-\$7.66	-\$5,957,720	
	CONTINGENCY 5% (Hotel 6%):	\$1,017,000		\$599,422		\$299,369		\$323,960.59		\$2,286,879	\$5.50	\$2,911,492	\$7.00	\$2,291,484	\$11.63	\$9,729,607	
	LIABILITY INSURANCE 0.5%:	\$106,785		\$62,939		\$31,434		\$34,015.86		\$240,122	\$0.58	\$305,707	\$0.74	\$202,414	\$1.03	\$983,417	
	FEE 2.5%:	\$536,595		\$316,270		\$157,955		\$170,929.71		\$1,206,614	\$2.90	\$1,536,176	\$3.69	\$1,017,132	\$5.16	\$4,941,672	
	PROJECT TOTAL:	\$22,000,380		\$12,967,077		\$6,476,138		\$7,008,118.03		\$49,471,193	\$118.99	\$62,983,221	\$151.48	\$41,702,431	\$211.73	\$202,608,558	

Additional Hard Costs

Owners Hard Cost Contingency	\$	18,000,000
Interiors FF&E	\$	15,170,000
OS&E, Information Tech, Slot/Table Equipment	\$	30,100,000

Additional Hard Cost Items \$ 63,270,000

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Soft Costs

Financing Fees, Expenses, Legal		
Debt Underwriting Fee	1.50%	\$ 3,900,000
OID	1.00%	\$ 2,700,000
Legal and Other		\$ 2,700,000
Additional Fees		\$ 2,000,000
		\$ 11,300,000

Insurance/Inspections/ Permits/Bonding Fee/Taxes		
Permits		\$ 600,000
Inspections		\$ 550,000
P&P Bond		\$ 2,400,000
Appraisals and Insurance Consultant		\$ 67,000
IDA Fee		\$ 40,000
Title Fees		\$ 1,000,000
Builders Risk Insurance		\$ 750,000
Real Estate Taxes		\$ 600,000
		\$ 6,007,000

Project CM, labor, reimbursables and other \$ 3,000,000

Pre-opening labor, benefits, marketing, HR \$ 7,500,000

Design Fees and Consultant Fees		
Architecture - Core and Shell	Lessard Group	\$ 825,000
Facade/Consultant Inspection	TBD	\$ 150,000
MEP - Design Assist	ACE Engineering	\$ 300,000
MEP Review - LV	TBD	\$ 100,000
Structural Engineer	Tadler Cohen Edelson	\$ 640,000
Mechanical Engineer	Edwards & Zuck	\$ 1,200,000
Kitchen	S. Tucker and Maddox	\$ 175,000
Security & Surveillance	M. Mallia & Associates or other	\$ 200,000
Elevator	Van Duesen Associates or other	\$ 100,000
Lighting	Emphasis Lighting Group or other	\$ 125,000
Telecommunications/Data	UGM Enterprises or other	\$ 150,000
Signage	TBD	\$ 150,000
Landscape Architect	IQ Landscape Architects or other	\$ 150,000
Site Surveying & Engineering	Contractor's Line & Grade	\$ 250,000
Marnell Consulting	Marnell Architecture	\$ 2,000,000
Executive Architecture/Interior Design	Marnell Architecture	\$ 2,000,000
		\$ 8,515,000

Soft Cost Contingency	\$ 2,600,000
Working Capital	\$ 10,000,000
Capitalized Interest	\$ 47,225,000

Total Soft Costs \$ 96,147,000

Other Costs

Purchase of Existing Land Mortgage	\$ 10,000,000
Anticipated License Fee	\$ 50,000,000
Improvements to Date, Approvals, Permits	\$ 57,700,000
Total Other Costs	\$ 117,700,000