



MONTREIGN™  
RESORT CASINO

Town of Thompson, NY

## BUILDING PROGRAM - Summary

### Alternative #2

## JCJ ARCHITECTURE

Boston | Hartford | New York | Phoenix | San Diego

230 Park Avenue, 10th Floor  
New York, New York 10069

*Prepared for:*

**Montreign Operating Company, LLC**  
**Empire Resorts, Inc.**

**June 2014**

ATTACHMENT VIII. C.4.c.-1-ALT-2

## Casino & Amenities Program Summary

		Machines	Tables	
<b>GAMING SPACES</b>	Gaming Area	900	40	37,100 s.f.
	High Limit Gaming Area	0	0	0
	Specialty Gaming Area	0	0	0
	<b>Gaming Total</b>	<b>900</b>	<b>40</b>	<b>37,100 s.f.</b>
	Casino Support Spaces			5,800
	Poker (Special event format only)			0
<b>FOOD &amp; BEVERAGE</b>				
	Bistecca Italian Steakhouse	100 Seats		8,500 s.f.
	G2G - Grab-n-Go Outlet	0		900
	24-Hour-Diner	0		0
	Alchemy Sports-Entertainment Bar	0		0
	Firefly - Seasonal Terrace Dining	0		0
	M Food Court	125 Seats		8,100
	Raine Casino Bar	30 Seats		1,100
	V.I.Me - V.I.P. Players Lounge	4 Seats		920
	Casino Service Bar	2 Positions		200
<b>ENTERTAINMENT</b>				
	Spotlight - Showroom Theater	0		0
	Showroom Support	0		0
<b>RETAIL</b>				
	Misc Retail Shop			800
<b>CONFERENCE CENTER</b>				
	M Centre	500 Seats		10,400
	M Centre Room Support			2,900
	Meeting Rooms			2,530
	Meeting Rooms Support			1,400
	Banquet Support			1,000
<b>PUBLIC SPACES</b>				
	Public Spaces			5,400
	Bus Lobby			1,350
<b>LOCAL ADMIN.</b>				
	Security			1,240
	Surveillance			1,700
	Problem Gaming Resource Center			<i>with Security</i>
	State Police / NYSGC			400
	Gaming Commission			500
	Players Club Administration			200
	Player Development / Hosting			400

**MASTER SPACE PROGRAM SUMMARY (continued)**

<b>CENTRAL ADMIN.</b>	Administrative Services		4,700 s.f.
<b>EMPLOYEE SERVICES</b>	Employee Facilities		3,100
	Human Resources		1,540
	Employee Dining Room	125 Seats	3,000
<b>SECURE B.O.H.</b>	Secure Back-of-House		1,800
	Slot Operations Support		700
<b>BUILDING SERVICES</b>	Building Support Systems		12,290
<b>Total Casino &amp; Amenities Programmed Floor Area</b>			<b>120,000 s.f.</b>
Program Contingency	@	0%	0
<b>Total Casino &amp; Amenities Floor Area</b>			<b>120,000 s.f.</b>

**Total Area Main(1st Flr) Floor: 68,710**  
**Total Area Mezzanine (2nd Flr) Floor: 16,960**

**HOTEL & AMENITIES**

<b>HOTEL</b>	Guest Rooms	Total Keys	120	58,300
	Hotel Guest Room Support			4,660
	Front Desk			1,650
	VIP Reception			100
<b>HOTEL FOOD &amp; BEVERAGE</b>	Lounge/Coffee in Lobby			0
	Hotel Fine Dining			0
	Lobby Lounge			600
<b>HOTEL RETAIL</b>	Retail Shops			460
<b>RECREATION</b>	Spa			0
	Salon			0
	Health Club			1,000
	Indoor Pool			2,520
	Kid's Care / Entertainment			0
<b>Hotel B.O.H.</b>	Hotel Administration			500
	Housekeeping			1,100
	Laundry			1,500
<b>Hotel Building Support</b>	Building Support Systems			2,220
<b>Total Hotel / Conference Programmed Floor Area</b>			<b>74,610 s.f.</b>	
Program Contingency	@	0%		0
<b>Total Hotel &amp; Amenities Floor Area</b>			<b>74,610 s.f.</b>	

**TOTAL PROJECT FLOOR AREA**

**194,610 s.f.**

**ATTACHMENT VIII. C.4.c.-1-ALT-2**

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## MASTER SPACE PROGRAM SUMMARY (continued)

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### Exterior Structures

Porte Cochere		3,500 s.f.
Hotel Porte Cochere		0
Bus Canopy		400
Self Park		0
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Total Exterior Structures Program		3,900 s.f.

### Parking Requirements Calculation

0.70 space / Gaming Position		798 sp
0.65 space / Hotel Room	<i>Dual use</i>	78
0.33 space / Showroom Seat	<i>Dual use</i>	0
0.33 space / Event Center Seat	<i>Dual use</i>	165
0.40 space / Employee	<i>Shift Use</i>	260
0.75 space / Other	<i>Public Areas / 30</i>	488
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<b>Sub-Total</b>		1,789 sp

### Parking Program Summary

Surface Parking	8	acres required	1,000 crs
Structured Parking			800 crs
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<b>Total Parking Program</b>			<b>1,800 crs</b>