



**MONTREIGN™**  
RESORT CASINO

Town of Thompson, NY

## BUILDING PROGRAM - Summary

### No Competition Model - Option A

## 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**

**No Competition Model - Option A**

**Casino & Amenities Program Summary**

		Machines	Tables	
<b>GAMING SPACES</b>	Gaming Area	2,120	54	83,200 s.f.
	High Limit Gaming Area	30	0	1,100
	Specialty Gaming Area	0	7	2,000
	<b>Gaming Total</b>	<b>2,150</b>	<b>61</b>	<b>86,300 s.f.</b>
	Casino Support Spaces			16,500
	Poker (Special event format only)			0
<b>FOOD &amp; BEVERAGE</b>				
	Bistecca Italian Steakhouse	150 Seats		11,800 s.f.
	G2G - Grab-n-Go Outlet	0		900
	24-Hour-Diner	138		7,200
	Alchemy Sports-Entertainment Bar	180		7,490
	Firefly - Seasonal Terrace Dining	60		6,500
	M Food Court	170		9,300
	Raine Casino Bar	50		2,000
	V.I.Me - V.I.P. Players Lounge	8 Seats		1,830
	Casino Service Bar	2 Positions		200
<b>ENTERTAINMENT</b>				
	Spotlight - Showroom Theater	490		8,600
	Showroom Support	0		1,900
<b>RETAIL</b>				
	Misc Retail Shop			900
<b>CONFERENCE CENTER</b>				
	M Centre	1,000 Seats		20,100
	M Centre Room Support			6,000
	Meeting Rooms			6,680
	Meeting Rooms Support			1,400
	Banquet Support			1,000
<b>PUBLIC SPACES</b>				
	Public Spaces			13,500
	Bus Lobby			2,620
<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

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

## MASTER SPACE PROGRAM SUMMARY (continued)

<b>CENTRAL ADMIN.</b>	Administrative Services	5,700 s.f.
<b>EMPLOYEE SERVICES</b>	Employee Facilities	7,000
	Human Resources	1,540
	Employee Dining Room	5,300
<b>SECURE B.O.H.</b>	Secure Back-of-House	2,100
	Slot Operations Support	900
<b>BUILDING SERVICES</b>	Building Support Systems	13,600
<b>Total Casino &amp; Amenities Programmed Floor Area</b>		<b>253,000 s.f.</b>
Program Contingency	@ 0%	0
<b>Total Casino &amp; Amenities Floor Area</b>		<b>253,000 s.f.</b>

<b>Total Area Main(1st Flr) Floor:</b>	<b>141,730</b>
<b>Total Area Mezzanine (2nd Flr) Floor:</b>	<b>34,870</b>

### HOTEL & AMENITIES

<b>HOTEL</b>	Guest Rooms	Total Keys	391	197,000
	Hotel Guest Room Support			58,970
	Front Desk			1,650
	VIP Reception			200
<b>HOTEL FOOD &amp; BEVERAGE</b>	Lounge/Coffee in Lobby			1,320
	Hotel Fine Dining			0
	Lobby Lounge			600
<b>HOTEL RETAIL</b>	Retail Shops			460
<b>RECREATION</b>	Spa			7,600
	Salon			1,600
	Health Club			1,000
	Indoor Pool			2,520
	Kid's Care / Entertainment			0
<b>Hotel B.O.H.</b>	Hotel Administration			0
	Housekeeping			1,800
	Laundry			1,500
<b>Hotel Building Support</b>	Building Support Systems			2,220
<b>Total Hotel / Conference Programmed Floor Area</b>				<b>278,440 s.f.</b>
Program Contingency	@ 0%			0
<b>Total Hotel &amp; Amenities Floor Area</b>				<b>278,440 s.f.</b>

<b>TOTAL PROJECT FLOOR AREA</b>	<b>531,440 s.f.</b>
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