



MONTREIGN[™]
RESORT CASINO

Town of Thompson, NY

BUILDING PROGRAM - Summary

Alternative #1

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 30, 2014 - RFA Process

ATTACHMENT VIII. C.5.a.-2-ALT-1

Montreign Resort Casino

Alternative #1

Casino & Amenities Program Summary

	Machines	Tables	
GAMING SPACES			
Gaming Area	1,730	51	69,600 s.f.
High Limit Gaming Area	20	0	700
Specialty Gaming Area	0	7	2,000
Gaming Total	1,750	58	72,300 s.f.
Casino Support Spaces			16,400
Poker (Special event format only)			0
FOOD & BEVERAGE			
Bistecca Italian Steakhouse	130 Seats		10,970 s.f.
G2G - Grab-n-Go Outlet	0		840
24-Hour-Diner	0		0
Alchemy Sports-Entertainment Bar	180		7,370
Firefly - Seasonal Terrace Dining	60		6,500
M Food Court	150		8,700
Raine Casino Bar	44		1,800
V.I.Me - V.I.P. Players Lounge	8 Seats		1,830
Casino Service Bar	2 Positions		200
ENTERTAINMENT			
Spotlight - Showroom Theater	0		0
Showroom Support	0		0
RETAIL			
Misc Retail Shop			900
CONFERENCE CENTER			
M Centre	1,000 Seats		20,100
M Centre Room Support			8,100
Meeting Rooms			6,680
Meeting Rooms Support			1,400
Banquet Support			1,000
PUBLIC SPACES			
Public Spaces			13,500
Bus Lobby			2,620
LOCAL ADMIN.			
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.5.a.-2-ALT-1

MASTER SPACE PROGRAM SUMMARY (continued)

CENTRAL ADMIN.	Administrative Services	5,700 s.f.
EMPLOYEE SERVICES	Employee Facilities	7,000
	Human Resources	1,540
	Employee Dining Room	224 Seats 5,300
SECURE B.O.H.	Secure Back-of-House	2,100
	Slot Operations Support	900
BUILDING SERVICES	Building Support Systems	13,600

Total Casino & Amenities Programmed Floor Area		222,000 s.f.
Program Contingency	@ 0%	0
Total Casino & Amenities Floor Area		222,000 s.f.

Total Area Main(1st Flr) Floor: 127,630
Total Area Mezzanine (2nd Flr) Floor: 34,750

HOTEL & AMENITIES

HOTEL	Guest Rooms	Total Keys	235	119,300
	Hotel Guest Room Support			16,240
	Front Desk			1,650
	VIP Reception			200
HOTEL FOOD & BEVERAGE	Lounge/Coffee in Lobby			1,320
	Hotel Fine Dining			0
	Lobby Lounge			600
HOTEL RETAIL	Retail Shops			0
RECREATION	Spa			6,990
	Salon			0
	Fitness / Health Club			815
	Indoor Pool			5,478
	Kid's Care / Entertainment			0
Hotel B.O.H.	Hotel Administration	<i>Incl. with Casino Admin.</i>		0
	Housekeeping			1,750
	Laundry			1,530
Hotel Building Support	Building Support Systems			2,210
Total Hotel / Conference Programmed Floor Area				158,083 s.f.
Program Contingency	@ 0%			0
Total Hotel & Amenities Floor Area				158,083 s.f.

TOTAL PROJECT FLOOR AREA 380,083 s.f.

ATTACHMENT VIII. C.5.a.-2-ALT-1

MASTER SPACE PROGRAM SUMMARY (continued)

Exterior Structures

Porte Cochere		12,850 s.f.
Hotel Porte Cochere		0
Bus Canopy		9,000
Self Park		2,300
Total Exterior Structures Program		24,200 sp

Parking Requirements Calculation

0.70 space / Gaming Position		1,469 sp
0.65 space / Hotel Room	<i>Dual use</i>	153
0.25 space / Dining Seat	<i>Dual use</i>	143
0.33 space / Event Center Seat	<i>Dual use</i>	330
0.40 space / Employee	<i>Shift Use</i>	320
0.25 space / Other	<i>Public Areas / 30</i>	188
Sub-Total		2,600 sp

Parking Program Summary

Surface Parking	12	acres required	1,450 crs
Structured Parking		3 Levels	1,220 crs
Total Parking Program			2,670 crs