



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.5.a.-2-ALT-2

Casino & Amenities Program Summary

		Machines	Tables	
GAMING SPACES	Gaming Area	900	40	37,100 s.f.
	High Limit Gaming Area	0	0	0
	Specialty Gaming Area	0	0	0
	Gaming Total	900	40	37,100 s.f.
	Casino Support Spaces			5,800
	Poker (Special event format only)			0
FOOD & BEVERAGE				
	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
ENTERTAINMENT				
	Spotlight - Showroom Theater	0		0
	Showroom Support	0		0
RETAIL				
	Misc Retail Shop			800
CONFERENCE CENTER				
	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
PUBLIC SPACES				
	Public Spaces			5,400
	Bus Lobby			1,350
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

MASTER SPACE PROGRAM SUMMARY (continued)

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

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

HOTEL & AMENITIES

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

TOTAL PROJECT FLOOR AREA

194,610 s.f.

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

MASTER SPACE PROGRAM SUMMARY (continued)

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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Sub-Total		1,789 sp

Parking Program Summary

Surface Parking	8	acres required	1,000 crs
Structured Parking			800 crs
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Total Parking Program			1,800 crs