



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.5.a.-5

No Competition Model - Option A

Casino & Amenities Program Summary

		Machines	Tables	
GAMING SPACES	Gaming Area	2,120	54	83,200 s.f.
	High Limit Gaming Area	30	0	1,100
	Specialty Gaming Area	0	7	2,000
	Gaming Total	2,150	61	86,300 s.f.
	Casino Support Spaces			16,500
	Poker (Special event format only)			0
FOOD & BEVERAGE				
	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
ENTERTAINMENT				
	Spotlight - Showroom Theater	490		8,600
	Showroom Support	0		1,900
RETAIL				
	Misc Retail Shop			900
CONFERENCE CENTER				
	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
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

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		253,000 s.f.
Program Contingency	@ 0%	0
Total Casino & Amenities Floor Area		253,000 s.f.

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

HOTEL & AMENITIES

HOTEL	Guest Rooms	Total Keys	391	197,000
	Hotel Guest Room Support			58,970
	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			460
RECREATION	Spa			7,600
	Salon			1,600
	Health Club			1,000
	Indoor Pool			2,520
	Kid's Care / Entertainment			0
Hotel B.O.H.	Hotel Administration			0
	Housekeeping			1,800
	Laundry			1,500
Hotel Building Support	Building Support Systems			2,220
Total Hotel / Conference Programmed Floor Area				278,440 s.f.
Program Contingency	@ 0%			0
Total Hotel & Amenities Floor Area				278,440 s.f.

TOTAL PROJECT FLOOR AREA 531,440 s.f.

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