

### **Exhibit VIII.C.17.C - Description of Electricity, Sewer, Water, Other Utility Improvements**

The locations of anticipated utility improvements discussed in this exhibit are depicted on two drawings at the end of the exhibit. Drawing VIII.C.17.c.1 indicates expected utility improvements off site, and drawing VIII.C.17.c.2 shows on site improvements. The following utility summaries were prepared by Delta Engineers, Architects, & Land Surveyors, P.C. (Delta) which has over thirty years of experience providing mechanical, electric, and civil design of building and site utilities. Please refer to Section VIII.C.18 for details about Delta's experience.

#### **Electricity Improvements**

To provide safe and reliable electricity to the entire complex, including gaming and hotel facilities planned for Phase I and Phase II, the following improvements will be made to electric service. The electric utility improvements required are within or on existing infrastructure and require no local government review.

- The Casino will be fed from an existing 12-kV overhead electric service located on Watson Boulevard. The electric service will be sized to accommodate Phase I, Phase II and the existing Hotel. Phase II will be fed from the Casino electric service at a future date.
- The existing 12-kV overhead electric service available at Watson Boulevard is fed from the NYSEG Oakdale substation located in Johnson City, NY. The Oakdale substation is fed from two (2) separate transmission lines that are fed from two (2) different generating sources. This provides redundancy in the event of a loss of either transmission line, thus providing more reliable service.
- The existing 12-kV overhead electric service ends near the intersection of Watson Boulevard and Valley Plaza Drive in Johnson City, NY. NYSEG will extend the 12-kV service to the site by installing six (6) utility poles and 15-kV rated overhead conductors along Watson Boulevard to the corner of the property bounding Watson Boulevard. The exact location will be determined during design. The estimated cost to extend the 12-kV overhead electric service to the site is \$150,000. This extension will be initiated by NYSEG at the request of Traditions Resort and Casino LLC and will be paid for by Traditions Resort and Casino LLC. Estimated date of completion for this extension is August 2015.
- A new 12-kV underground, concrete encased electric service will be installed underground from Watson Boulevard to a 15-kV rated, padmount switchgear installed outdoors near the proposed Casino. The estimated cost of the underground electric service is \$100,000. Installation of this underground service will be initiated by NYSEG at the request of Traditions Resort and Casino LLC and

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will be paid for by Traditions Resort and Casino LLC. Estimated date of completion for the underground service is August 2015.

- A new 3,000-kVA padmount transformer will be located next to the padmount switchgear. The transformer will reduce the 12-kV to a 4,000A - 480Y/277V, 3-phase, 4-wire service for use within the proposed Casino.
- Prime power/cogeneration switchgear with utility/CCHP generator paralleling control will provide active synchronization and soft loading with the utility grid to achieve optimum power and heat generation for the CCHP system. The switchgear will also provide NYSEG approved interconnecting protective relays. Traditions Resort and Casino LLC will follow the appropriate interconnection process as outlined in the most current version of the New York State Standardized Interconnection Requirements (SIR).
- A new 4,000A rated switchboard will be located in the proposed Casino's main electrical room.
- The 4,000A rated switchboard will feed 480V distribution panels located throughout the proposed Casino. Major HVAC equipment, elevators and lighting will be serviced from the 480V electrical distribution.
- Step down transformers will be provided to reduce the voltage from 480V to 208Y/120V to feed general power and receptacle panelboards. General power and receptacle panelboards will be located throughout the building.
- Emergency loads (emergency lights, exit signs, elevators and the fire alarm system) will be fed from dedicated emergency power panelboards connected to a dedicated emergency automatic transfer switch and life safety rated diesel generator.
- The existing Hotel will be re-fed from the proposed Casino's electric service.

### **Sewer Improvements**

The existing site is served by a new sewer line installed in 2013. This main is adequate to meet the site's Phase I and Phase II needs. The project's requirements have been reviewed and accepted by the Joint Sewage Treatment Board and the local municipality.

The existing sanitary line into the Resort will be re-routed to avoid the new Casino addition. Re-routing will require that the existing sanitary line be piped parallel with the back side of the existing building and be extended around the new Casino addition to a new manhole that will collect the sanitary discharge from the Casino before running down to the existing street main.

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The sanitary line will be re-routed by the construction contractor, with costs of re-routing paid by Traditions Resort and Casino LLC. The cost of re-routing the line is estimated to be \$50,000. This modification will be completed as part of the first phase of construction by January 2015.

### **Water Improvements**

The existing municipal water supply to the site provides adequate water flow and quality for the Casino and Phase II Hotel. The existing elevated storage tank and pumping system provides the pressure and standby capacity for peak water demand and firefighting. No improvements to the municipal system are required. Therefore, no local government review is required.

The existing domestic water and fire service to the existing Traditions Resort is provided by a 100,000 gallon aboveground water storage tank located above the facility. The water storage tank is filled by an on-site 7.5 hp duplex pump station that pumps water from the municipal water supply to the tank. The municipal water pressure was noted at 35 psi at an existing fire hydrant located between the main building and the parking lot.

Water supply from the storage tank provides domestic water for the existing hotel, golf shop and the storage building as well as providing a fire service to the hotel and to site fire hydrants. Water pressure from the storage tank was noted as 75 psi at a hydrant near the main building. A water supply from the hotel that used to supply water for a golf course irrigation system has been capped and abandoned.

The size of the existing municipal water supply to the hotel is a 6" water service with a water meter/RPZ pit located at Beech Street. The 6" water service follows the entrance road up to the hotel to a valve vault located near the hotel. The piping configuration within the valve vault provides a 4" water supply to the site duplex pump station and a 6" municipal water supply with backflow connection to the 8" water supply from the storage tank. There is also a 4" water by-pass around the valve vault with a valve that connects the water tank supply to the municipal water supply. The by-pass valve is shut off and can be opened as a means to supply water from the storage tank to the municipal water system.

A new 8" water loop will be installed around the Casino addition to include new fire hydrant locations and to provide water/fire services to the Casino. A valved tap will be provided for the future, Phase II hotel expansion. The new water loop will be installed by the construction contractor as part of the on-site work, with costs of installation paid by Traditions Resort and Casino LLC. This modification will be completed by June 2015.

The existing water duplex pumps serving the existing 100,000 gallon water tank will be replaced by Traditions Resort and Casino LLC at a cost of \$10,000 during Phase I to ensure the pumps are functional and can provide the required pumping capacity.

For Phase II facilities, the proposed fire protection will have sprinkler protection throughout the building and will include a standpipe system due to the building height. It is expected that with the existing water pressure from the storage tank of 75 psi and with the hotel bedroom floors as light hazard, there will be no requirement for a fire pump. The

standpipe system will be a manual wet system using fire department apparatus to provide system pressure as required by NFPA 14.

### **Other Utility Improvements**

- **Optical Fiber**

A 24-strand optical fiber service is currently being installed at the existing Hotel. The Owner anticipates utilizing 2-4 strands. Delta believes this service is adequate to serve both the existing Hotel and the proposed Casino. The optical fiber will be extended from the Hotel to the proposed Casino.

- **Telephone**

The existing telephone service installed at the existing Hotel will be extended to the proposed Casino. Phase 2 will be connected to the proposed Casino at a future date.

- **CATV**

The existing CATV service installed at the existing Hotel will be extended to the proposed Casino. Phase 2 will be connected to the proposed Casino at a future date.

- **Natural gas**

To serve Phase I and Phase II facilities, the existing gas service and distribution vault will be relocated. The existing gas services to the hotel and club house will be re-routed so as to maintain the services to those buildings. At the time of this writing, NYSEG has confirmed that it needs to increase gas main capacity to serve the Casino, and is currently in the process of determining details of the expansion as well as associated costs and responsible parties.