

Traditions Resort and Casino

PHASE I & II CASINO HOTEL AND PARKING STRUCTURE

Johnson City, NY

Estimated Project Development Costs

DESCRIPTION	QUANTITY	UNIT	\$/UNIT	Budget	Rev.	Comments
COST SUMMARY				06/30/14		
1.00 Direct Construction Costs						
1.01 Off-Site Improvements						
1.02 On-Site Improvements						
1.03 Casino Structure and Shell						
1.04 Casino Interiors						
1.05 Casino Mech, Elec, Plumb						
1.06 Hotel Structure and Shell						
1.07 Hotel Interiors						
1.08 Hotel Mech, Elec, Plumb						
1.09 Subtotal						
2.00 Contractor Fees & Indirect Costs						
2.01 General Conditions						
2.02 Insurances						
2.03 Payment & Perform, Bonds						
2.04 CM/GC Fee						
2.05 SUB-TOTAL INDIRECT COSTS						
3.00 SUB-TOTAL CONSTRUCTION COST						
4.00 Sales Tax						
4.01 Construction Contingency						
5.00 TOTAL CONSTRUCTION COST						
Estimated Soft Costs						
6.00 Permits & Fees						Allowance
7.00 Contractor Pre-Construction Services						Allowance
8.00 Design & Related Professional Services						Allowance
9.00 Pre-Development Expenses						NIC
10.00 Low Voltage Systems & IT						Allowance
11.00 Casino F&E						Allowance
12.00 Food & Beverage FF&E						Allowance
13.00 Spa FF&E						Existing
14.00 Back of House FF&E						Allowance
15.00 Hotel FF&E						Existing
16.00 FF&E Ordering / Delivery / Installation						Allowance
17.00 Signage						Allowance
18.00 Financing Legal & Development						NIC
19.00 Pre-Opening Operational						Allowance
20.00 Pre Opening Marketing						Allowance
21.00 SUBTOTAL - PROJECTED DEV. COST						
22.00 CONTINGENCIES & ADJUSTMENTS						
23.00 Development Contingency						
24.00 TOTAL SOFT COSTS COST						
25.00 TOTAL DIRECT CONSTRUCTION COS						
26.00 10% DEPOSIT BOND FEE (3-YEARS)						
27.00 GAMING LICENSE FEE						
28.00 TOTAL PROJECTED PROJECT COSTS						

Construction Draw Schedule - Phase I

Phase I	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	
Hard Costs															
Soft Costs															
Total Phase I															

Construction Draw Schedule - Phase II

Phase II	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	
Hard Costs																
Soft Costs																
Total Phase II																