



**Giovanetti Shulman Associates
Consulting Engineers**

ELECTRIC SERVICE REPORT



Village of South Blooming Grove, NY

PREPARED FOR

**OCCR Enterprises, LLC
c/o The Cordish Company
601 East Pratt Street, 6th Floor
Baltimore, MD 21202**

GSA 6460

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1.0 INTRODUCTION

Giovanetti Shulman Associates has been retained by the OCCR Enterprises, LLC to conduct an independent analysis regarding electric service availability for the proposed casino/hotel development in the Village of South Blooming Grove, Orange County, New York. The proposed project will be a joint venture between two established gaming operators, the Cordish Companies and Penn National Gaming, Inc.

2.0 GIOVANETTI SHULMAN ASSOCIATES QUALIFICATIONS

Giovanetti Shulman Associates has been providing consulting engineering services for the Casino & Hotel industry since 1982.

3.0 SITE LOCATION

The project site is located in the Village of South Blooming Grove, NY. The site is approximately 125 acres and is located west of NYS Route 208 in the southern portion of the Village. The site is known as Tax Map Section 223, Block 1, Lots 1 and 2.

4.0 PROPOSED PROJECT

4.1 Projected Project Demand

The estimated demand for power and consumption for the new facility has been determined through engineering analysis and is reflected in the table below. The demand is based on the building program, load diversification, and our experience with similar gaming type facilities.

The electrical utility, Orange and Rockland, will require a modification to the 69KV transmission system, to support an on-site 69KV to 13.2KV Sub-Station.

ELECTRICAL LOAD ANALYSIS		Calculated Connected Load	
PROGRAM AREAS	Sq. Ft.	VA / Sq. Ft.	KVA
Casino Floor and High Limit Slots	132,600	15	1,989
Casino Floor Table Games, Asian Pit, High Limit Tables, Poker	85,100	15	1,277
FOH Support - Front Desk, Hotel Lobby, Entries/Vestibules, Bus Waiting, Valet Waiting	19,450	7	136
Casino Support (BOH)	29,400	7	206
Casino Support (BOH - Uniform, Dock, Warehouses, Armored Truck)	59,400	7	416
BOH MEP Spaces including MDF, IDFs, AV Closets, Surveillance and Security	14,300	3	43
BOH Circulation	20,620	3	62
Administration	23,925	7	167
Administration Circulation	4,785	3	14
Restrooms	10,900	7	76
Hotel Guestrooms	204,048	3	612
Meeting Rooms, Prefunction	9,780	14	137
Meeting Rooms BOH/Storage	6,000	3	18
Banquet Kitchen	4,320	23	99
Upscale Steakhouse	7,620	23	175
Asian	7,400	23	170
Deli	3,000	23	69
Italian Restaurant	8,030	23	185
Food Court / Buffet	15,000	23	345
American Diner/Café	9,350	23	215
Noodles	1,440	23	33

High Limit Pantry	1,125	23	26
Employee Dining	10,625	23	244
Lobby Bar, High Limits Lounges for Tables and Slots, Center Bar/Lounge, Overlook Lounge	8,675	23	200
Spa/Fitness	34,094	11	375
Pool & Deck	0	11	0
Coffee/Sundries	2,200	7	15
Service Bars	4,800	45	216
Central Plant	12,000	3	36
Event Center	115,000	23	2,645
Spa Deck, Porte Cocheres, Patios, Bus Parking, Gardens	101,000	2	202
Daycare	10,000	5	50
Central Plant			5,099
Fans			3,051
Split AC Systems			255
Hotel & Casino Vertical Transportation			441
Signage/Features			330
Building Uplighting			330
Fire & Domestic Water Pumps			330
Low Voltage Equipment			330
Refrigeration (Walk-ins)			289
Parking Garage			1,465
TOTAL	975,987	SF	22,376
TOTAL CONNECTED ELECTRICAL POWER	22,376	KVA	
CALCULATED PEAK LOAD	11,188	KVA	
CALCULATED BASE (MINIMUM) LOAD	6,712	KVA	
CALCULATED PEAK ANNUAL ELECTRICAL CONSUMPTION	63,000,000	KWh	

4.2 Onsite Electricity Production for Demand

Onsite production of electricity is limited to standby generators when offsite utility power is unavailable. The generator system will be designed to allow the Casino to participate in a utility demand response program, if feasible.