



## Exhibit VIII.C.20.a. – Proposed Construction Timeline

---

*Submit as Exhibit VIII.C.20.a. a proposed timeline of construction of the proposed Gaming Facility that includes detailed stages of construction for opening phase of the Gaming Facility and non-gaming structures and all related infrastructure improvements. Include major events/milestones/deadlines, including design plans completed, construction bid award, construction financing received, site secured, start site mitigation/remediation if necessary, excavation, grading and earth works, start construction, approvals, infrastructure completion dates, permanent financing executed, certificate of occupancy, training start, building loading, system testing, dry runs, and the like, and the dates or deadlines associated therewith. Describe any proposed construction phasing plan, including the proposed sequence of any phases, whether any phases are dependent upon future events, and if so, clearly describe such future events, and the approximate dates of beginning and completion of each phase.*

LPCiminelli has developed detailed scheduling procedures to ensure the successful sequencing and on time delivery of Tioga Down's project. The proactive approach is based on close collaboration with all project stakeholders including Tioga Downs and Climans Green Liang, so all project elements are incorporated into the overall project schedule including long lead items that need to be procured early so the project is built on time and ready for occupancy.

The project team has a history of completing projects within or before the scheduled timeframes. A key element to this success is schedule management, providing all essential scheduling controls specifically required for Tioga Down's project. Certainly this initial master activity schedule will serve as the baseline with the established milestone goals. This schedule will continue to be refined as we look for ways to improve on durations, optimize economies of scale, and to minimize disruptions to the daily gaming and entertainment operations at Tioga Downs. Key milestone completion dates for Tioga Downs' Major Expansion Project are as follows:

- Conversion of the Gaming Floor from VLT's to Class III slot machines (2 Phases) – complete by March 30, 2016
- Conversion of Winner's Circle Lounge and Stage to the new Poker Room – complete by March 30, 2016
- Casino Expansion for table games and renovations to existing gaming floor – complete by July 27, 2016
- New Event Center, PJ Clarke's restaurant – Complete by December 22, 2016
- Virgil's BBQ & Honky Tonk – Complete by August 1, 2016
- New Hotel – complete by March 6, 2017
- New Clubhouse for Tioga Country Club – complete by October 24, 2017

Our schedule assumes a notice of award by December 31, 2015. The following is our preliminary conceptual schedule.

Act ID	Activity Description	Orig Dur	Rem Dur	Early Start	Early Finish	FY				
						FY15	FY16	FY17	FY18	FY19
<b>GENERAL DEVELOPMENT</b>										
1000	RFA Submission	48	48	30APR15 *	06JUL15		█ RFA Submission			
1005	RFA Review	60	60	07JUL15	28SEP15		█ RFA Review			
1010	Selection Of Gaming Facility Operator	1	1	30SEP15 *	30SEP15		Selection Of Gaming Facility Operator			
1105	Award of Gaming License	65	65	01OCT15	31DEC15		█ Award of Gaming License			
1095	Two Year Construction Period	521	521	04JAN16	05JAN18		█ Two Year Construction			
<b>PERMITTING</b>										
3080	Town Of Nichols P&Z Approval	240	0	23MAY12 A	06NOV12 A					
3060	NYS DOT Site Plan Approval	24	0	24APR14 A	27MAY14 A	█	█ NYSDOT Site Plan Approval			
3120	ACOE Culvert Extension	80	0	07JUL14 A	17OCT14 A	█	█ ACOE Culvert Extension			
3050	SEQR	90	90	09JUN15 *	12OCT15		█ SEQR			
3100	Town of Nichols Building Permit	20	20	07SEP15	02OCT15		█ Town of Nichols Building Permit			
3055	State Poll. Discharge Elim. Sys (SPDES)	45	45	02NOV15 *	05JAN16		█ State Poll. Discharge Elim. Sys (SPDES)			
3070	NYS DOT highway Work Permit	40	40	09NOV15	05JAN16		█ NYSDOT highway Work Permit			
<b>DESIGN</b>										
4050	Casino Renovations & Expansion CD's	44	0	30APR14 A	30JUN14 A	█	█ Casino Renovations & Expansion CD's			
4070	Hotel & Amenities Bldg. CD's	87	87	30APR14 A	28AUG15	█	█ Hotel & Amenities Bldg. CD's			
4080	Virgils BBQ & Honky Tonk	110	110	06APR15 A	30SEP15	█	█ Virgils BBQ & Honky Tonk			
4090	Golf Course Clubhouse CD's	110	110	04APR16 *	05SEP16	█	█ Golf Course Clubhouse CD's			
<b>PROCUREMENT</b>										
5010	Casino Renovations	16	16	05OCT15 *	26OCT15		█ Casino Renovations			
5011	Hotel	30	30	05OCT15	13NOV15		█ Hotel			
5015	Virgils BBQ & Honky Tonk	30	30	05OCT15	13NOV15		█ Virgils BBQ & Honky Tonk			
5035	Casino Expansion	30	30	05OCT15	13NOV15		█ Casino Expansion			
5045	Amenities Building	30	30	05OCT15	13NOV15		█ Amenities Building			
5025	Golf Course Clubhouse	30	30	03OCT16 *	11NOV16		█ Golf Course Clubhouse			
<b>SUBMITTALS</b>										
6010	Casino Renovations	15	15	27OCT15	16NOV15		█ Casino Renovations			
6020	Amenities Building	35	35	16NOV15	05JAN16		█ Amenities Building			
6030	Restaurant Expansion	40	40	16NOV15	12JAN16		█ Restaurant Expansion			
6040	Casino Expansion	35	35	16NOV15	05JAN16		█ Casino Expansion			
6050	Hotel	60	60	16NOV15	09FEB16		█ Hotel			
6060	Golf Course Clubhouse	43	43	14NOV16	11JAN17		█ Golf Course Clubhouse			
<b>FAB &amp; DELIVER</b>										
7080	Casino Renovations	20	20	04JAN16 *	29JAN16		█ Casino Renovations			
7090	Casino Expansion	20	20	04JAN16 *	29JAN16		█ Casino Expansion			
7130	Amenities Building	15	15	06JAN16	26JAN16		█ Amenities Building			
7185	Virgils BBQ & Honky Tonk	120	120	13JAN16	28JUN16		█ Virgils BBQ & Honky Tonk			

Start date 31MAR14  
 Finish date 05JAN18  
 Data date 30APR15  
 Run date 12JUN15  
 Page number 1A  
 © Primavera Systems, Inc.

LPCiminelli

Tioga Downs  
 Master Activity Schedule

█ Early bar  
 █ Progress bar  
 █ Critical bar  
 █ Summary bar  
 ▲ Progress point  
 ▲ Critical point  
 ● Summary point  
 ◆ Start milestone point  
 ◆ Finish milestone point

Act ID	Activity Description	Orig Dur	Rem Dur	Early Start	Early Finish	FY15					FY16					FY17					FY18					FY19				
7140	Hotel	50	50	10FEB16	19APR16	■ Hotel																								
7150	Golf Course Clubhouse	80	80	12JAN17	03MAY17	■ Golf Course Clubhouse																								
<b>SITE DEVELOPMENT</b>																														
9030	Sitework	430	430	04JAN16 *	29AUG17	■ Sitework																								
<b>CASINO RENOVATION</b>																														
10100	Poker Room Renovation	63	63	04JAN16 *	30MAR16	■ Poker Room Renovation																								
10105	Conversion Phase I	31	31	04JAN16 *	15FEB16	■ Conversion Phase I																								
10110	Conversion Phase II	32	32	16FEB16	30MAR16	■ Conversion Phase II																								
<b>CASINO EXPANSION</b>																														
10120	Foundations	20	20	01FEB16	26FEB16	■ Foundations																								
10180	Structural Steel	25	25	29FEB16	01APR16	■ Structural Steel																								
10190	Underground MEPS	10	10	04APR16	15APR16	■ Underground MEPS																								
10210	Exterior shell	25	25	04APR16	06MAY16	■ Exterior shell																								
10230	Roofing	15	15	04APR16	22APR16	■ Roofing																								
10200	Slab On Grade	10	10	11APR16	22APR16	■ Slab On Grade																								
10220	MEP Rough In	20	20	25APR16	20MAY16	■ MEP Rough In																								
10240	Interior Partitions	20	20	25APR16	20MAY16	■ Interior Partitions																								
10250	Roof Top Equipment	5	5	25APR16	29APR16	■ Roof Top Equipment																								
10260	Interior Finishes	27	27	23MAY16	28JUN16	■ Interior Finishes																								
10280	Interior Ceilings	10	10	23MAY16	03JUN16	■ Interior Ceilings																								
10300	Slot Installation	10	10	29JUN16	13JUL16	■ Slot Installation																								
10310	Building Commissioning	5	5	14JUL16	20JUL16	■ Building Commissioning																								
10320	Certificate Of Occupancy	5	5	21JUL16	27JUL16	■ Certificate Of Occupancy																								
<b>AMENTITIES BUILDING</b>																														
10130	Foundations	20	20	14MAR16 *	08APR16	■ Foundations																								
10330	Structural Steel	25	25	11APR16	13MAY16	■ Structural Steel																								
10340	Underground MEPS	15	15	16MAY16	03JUN16	■ Underground MEPS																								
10360	Exterior Shell	35	35	16MAY16	01JUL16	■ Exterior Shell																								
10380	Roofing	15	15	16MAY16	03JUN16	■ Roofing																								
10350	Slab On Grade	10	10	06JUN16	17JUN16	■ Slab On Grade																								
10400	Roof Top Equipment	10	10	06JUN16	17JUN16	■ Roof Top Equipment																								
10390	Interior Partitions	30	30	20JUN16	01AUG16	■ Interior Partitions																								
10370	MEP Rough In	40	40	02AUG16	26SEP16	■ MEP Rough In																								
10410	Interior Finishes	50	50	02AUG16	10OCT16	■ Interior Finishes																								
10430	Interior Ceilings	15	15	02AUG16	22AUG16	■ Interior Ceilings																								
10440	F&B Equipment	25	25	11OCT16	14NOV16	■ F&B Equipment																								
10450	Building Commissioning	20	20	15NOV16	12DEC16	■ Building Commissioning																								
10460	Certificate Of Occupancy	8	8	13DEC16	22DEC16	■ Certificate Of Occupancy																								

Start date 31MAR14  
 Finish date 05JAN18  
 Data date 30APR15  
 Run date 12JUN15  
 Page number 2A  
 © Primavera Systems, Inc.

LPCiminelli

Tioga Downs  
 Master Activity Schedule

■ Early bar  
 ■ Progress bar  
 ■ Critical bar  
 ■ Summary bar  
 ▲ Progress point  
 ▼ Critical point  
 ● Summary point  
 ◆ Start milestone point  
 ◆ Finish milestone point

Act ID	Activity Description	Orig Dur	Rem Dur	Early Start	Early Finish	FY15					FY16					FY17					FY18					FY19				
<b>HOTEL</b>																														
10140	Foundations	25	25	02MAY16	03JUN16																									
10470	Structure	40	40	06JUN16	01AUG16																									
10290	Underground MEP	15	15	02AUG16	22AUG16																									
10490	Roofing	15	15	02AUG16	22AUG16																									
10270	Slab On Grade	5	5	23AUG16	29AUG16																									
10500	Interior Partitions	30	30	23AUG16	03OCT16																									
10480	Exterior Shell	35	35	30AUG16	17OCT16																									
10510	MEP Rough Core	20	20	04OCT16	31OCT16																									
10520	MEP Distribution	40	40	04OCT16	28NOV16																									
10540	Elevators	50	50	04OCT16	12DEC16																									
10530	Interior Finishes	55	55	29NOV16	13FEB17																									
10550	FF&E	15	15	14FEB17	06MAR17																									
10560	Building Commissioning	10	10	14FEB17	27FEB17																									
10570	Certificate Of Occupancy	5	5	28FEB17	06MAR17																									
<b>VIRGILS BBQ &amp; HONKY TONK and OFFICES</b>																														
10170	Foundations	20	20	04JAN16 *	29JAN16																									
10680	Structure	20	20	01FEB16	26FEB16																									
10690	Underground MEP	10	10	29FEB16	11MAR16																									
10710	Exterior Shell	30	30	29FEB16	08APR16																									
10700	Slab On Grade	5	5	14MAR16	18MAR16																									
10720	Roofing	5	5	11APR16	15APR16																									
10755	MEP's	30	30	11APR16	20MAY16																									
10730	Interior Partitions	30	30	18APR16	27MAY16																									
10740	Roof Top Equipment	5	5	18APR16	22APR16																									
10750	Interior Finishes	40	40	30MAY16	25JUL16																									
10760	F&B Equipment	25	25	30MAY16	01JUL16																									
10770	FF&E	15	15	05JUL16	25JUL16																									
10780	Building Commissioning	10	10	05JUL16	18JUL16																									
10790	Certificate Of Occupancy	10	10	19JUL16	01AUG16																									
<b>GOLF COURSE CLUBHOUSE</b>																														
10420	Demolition & Site Prep	43	43	12JAN17	13MAR17																									
10150	Foundations	15	15	14MAR17	03APR17																									
10160	Structure	25	25	04APR17	08MAY17																									
10580	Underground MEP	5	5	09MAY17	15MAY17																									
10600	Exterior Shell	25	25	09MAY17	12JUN17																									
10610	Roofing	15	15	09MAY17	29MAY17																									
10590	Slab On Grade	5	5	16MAY17	22MAY17																									
10620	Interiors Partitions	25	25	30MAY17	03JUL17																									

Start date 31MAR14  
 Finish date 05JAN18  
 Data date 30APR15  
 Run date 12JUN15  
 Page number 3A  
 © Primavera Systems, Inc.

LPCiminelli

Tioga Downs  
 Master Activity Schedule

■ Early bar  
 ■ Progress bar  
 ■ Critical bar  
 ■ Summary bar  
 ▲ Progress point  
 ▼ Critical point  
 ● Summary point  
 ◆ Start milestone point  
 ◆ Finish milestone point

Act ID	Activity Description	Orig Dur	Rem Dur	Early Start	Early Finish	FY15					FY16					FY17					FY18					FY19				
10640	Interior Finishes	40	40	05JUL17	29AUG17																■ Interior Finishes									
10650	FF&E	15	15	30AUG17	19SEP17																■ FF&E									
10660	Building Commissioning	20	20	20SEP17	17OCT17																■ Building Commissioning									
10670	Certificate Of Occupancy	5	5	18OCT17	24OCT17																■ Certificate Of Occupancy									

Start date 31MAR14  
 Finish date 05JAN18  
 Data date 30APR15  
 Run date 12JUN15  
 Page number 4A  
 © Primavera Systems, Inc.

LPCiminelli

Tioga Downs  
 Master Activity Schedule

- Early bar
- Progress bar
- Critical bar
- Summary bar
- ▲ Progress point
- ▼ Critical point
- Summary point
- ◆ Start milestone point
- ◆ Finish milestone point