



**MASSACHUSETTS GAMING COMMISSION
PUBLIC MEETING #175**

January 21, 2016
10:00 a.m.

Massachusetts Gaming Commission
101 Federal Street, 12th Floor
Boston, MA



Massachusetts Gaming Commission



NOTICE OF MEETING and AGENDA

January 21, 2016

Pursuant to the Massachusetts Open Meeting Law, G.L. c. 30A, §§ 18-25, notice is hereby given of a meeting of the Massachusetts Gaming Commission. The meeting will take place:

Thursday, January 21, 2016

10:00 a.m.

**Massachusetts Gaming Commission
101 Federal Street, 12th Floor
Boston, MA**

PUBLIC MEETING - #175

1. Call to order
2. Approval of Minutes
 - a. January 7, 2016
3. Administration – Ed Bedrosian, Executive Director
 - a. General Update
 - b. Daily Fantasy Sports Update – S. Crosby, Chairman
 - c. Tribal Compact Update – S. Crosby, Chairman
 - d. Region C Schedule Update
4. Ombudsman Report – John Ziemba
 - a. Plainridge Park Casino Quarterly Report
 - b. MGM Springfield Quarterly Report
 - c. Wynn Everett Quarterly Report
5. Workforce, Supplier and Diversity Development – Jill Griffin, Director
 - a. Access and Opportunity Committee Update
6. Legal Division – Catherine Blue, General Counsel
 - a. Licensee Confidentiality Requests Process
 - b. Racehorse Development Fund Amended Regulations – A. Lightbown, Director of Racing

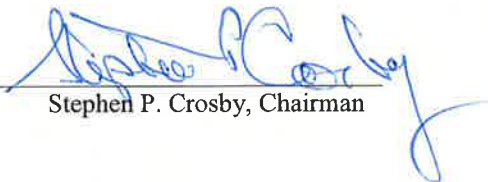


Massachusetts Gaming Commission

7. Investigations and Enforcement Bureau – Karen Wells, Director
 - a. Qualifier Suitability – **VOTE**
 - b. Discussion of 205 CMR 134.01 and 205 CMR 134.02 regarding Employee Licensing
8. Other business – reserved for matters the Chair did not reasonably anticipate at the time of posting.

I certify that on this date, this Notice was posted as “Gaming Commission Meeting” at www.massgaming.com and emailed to: regs@sec.state.ma.us, melissa.andrade@state.ma.us.

1/19/16
(Date)
K



Stephen P. Crosby, Chairman

Date Posted to Website: January 19, 2015 at 10:00 a.m.



Massachusetts Gaming Commission



Meeting Minutes

Date/Time: January 7, 2016 – 10:30 a.m.

Place: Massachusetts Gaming Commission
101 Federal Street, 12th Floor
Boston, Massachusetts

Present: Chairman Stephen P. Crosby
Commissioner Gayle Cameron
Commissioner Lloyd Macdonald
Commissioner Bruce Stebbins
Commissioner Enrique Zuniga

**Time entries are linked to
corresponding section in
Commission meeting video**

Call to Order

See transcript page 2

[10:32 a.m.](#) Chairman Crosby called to order the 174th Commission Meeting.

Approval of Minutes

See transcript pages 2-3

[10:32 a.m.](#) *Commissioner Macdonald moved for the approval of the December 9, 2015 and December 17, 2015 minutes subject to any correction of typographical errors or other nonmaterial matters. Motion seconded by Commissioner Cameron. Motion amended by Chairman Crosby to include additional information about the experiences of the GameSense Advisors at Plainridge Park Casino. Motion passed unanimously.*

Administration

See transcript pages 3-58

[10:34 a.m.](#) Executive Director Edward Bedrosian, Jr. thanked the Commission for the opportunity to serve as Executive Director and for assigning him the best executive assistant. He stated that he looks forward to helping staff and the Commissioners to continue to do a great job.

- [10:35 a.m.](#) General Counsel Catherine Blue provided a summary of pending litigation pertaining to the award of the Wynn license in Region A, which included the following: the City of Boston's challenge to the Wynn's license was dismissed and no appeal has been filed to date; the City of Boston is challenging Wynn's MEPA Certificate; there has been no action in the City of Somerville's challenge to the Wynn license, they are also challenging Wynn's MEPA Certificate and the Commission is compiling the administrative record; and the court dismissed all of the claims in the Revere litigation (consisting of the City of Revere, Mohegan Sun, IBEW and four citizens) except for Mohegan Sun's Chapter 249 claim – which the Commission has filed an interlocutory appeal at the appeals court. General Counsel Blue noted that the issue in the interlocutory appeal is critical to the Commission because the statute is clear that applicants do not have a right to challenge the Commission's decision on an award. General Counsel Blue also noted that the City of Revere and the four citizens have filed an appeal of the dismissal of their claims.
- [10:42 a.m.](#) Executive Director Bedrosian reported on the Investigations and Enforcement Bureau ("IEB") supervisory delegation and requested that the Commission revisit authority delegation with the hiring of a new executive director.
- [10:44 a.m.](#) Chairman Crosby delegated authority to Executive Director Bedrosian to oversee the IEB.
- [10:44 a.m.](#) Executive Director Bedrosian reported on a letter the Commission received from the Office of the Attorney General responding to a request by the Commission to look at their meeting practices. He disclosed that he had worked at the Attorney General's Office and with the individuals associated with the letter. He stated that the Attorney General recognized that the Commission is a unique body but areas of concern include the Commissioner's lunches and the agenda setting meetings. He also stated that he has been in communication with the Attorney General's Office to set up training.
- [10:46 a.m.](#) Chairman Crosby stated that the Attorney General's Office noted that they saw some breaches of the Open Meeting Law but there was never any breach with respect to any important work, like licensing. Chairman Crosby stated that the Commissioner's lunches were designed to build relationships and they discussed personal activities, lessons learned from conferences, and staff morale. He stated that they did not think that these matters were public business but they were wrong. He also stated that they will do away with the Commissioner's lunches. Chairman Crosby stated that the directors and Commissioners are present at the agenda setting meetings which are designed to draft agenda items and ascertain readiness. The Attorney General determined that despite the Commission being careful, it is easy to inadvertently shift into the substance of a topic. Chairman Crosby noted that it is important to keep the agenda setting meetings and offered three alternatives: (1) continue with the current meeting format and be careful, (2) conduct the meetings where no more than two Commissioners are present, or (3) conduct the meetings in public as suggested by Commissioner Zuniga.
- [10:53 a.m.](#) Commissioner Cameron suggested that before they make a decision on the three meeting formats, they should take the open meeting law training offered by the Attorney General to get more information and ask questions about best practices.

- [10:54 a.m.](#) Commissioner Zuniga stated that he agreed with Commissioner Cameron. He also noted that the letter from the Attorney General mentioned that the Commissioners went above and beyond with recording, live streaming, and providing transcripts for all the meetings. He stated that many media outlets watch the video streams and it has served the public interest.
- [10:58 a.m.](#) Commissioner Stebbins stated that a training by the Attorney General's Office will be extremely helpful as the Open Meeting Law is very challenging for public bodies. Commissioner Stebbins stated that he agrees with eliminating the lunches but he values being part of the agenda setting meetings. He also stated that he agrees with putting off selecting a meeting format until they have received additional training.
- [10:59 a.m.](#) Commissioner Macdonald commented on how he was struck by how strictly his colleagues keep to the rule of no more than two Commissioners present in discussions outside of a public meeting. He noted that the open meeting law poses a constraint on public officials dealing with complex issues and it is difficult to comply with. He also noted that he is in agreement to postpone a decision on the agenda setting meeting format until they have had further training with the Attorney General's Office.
- [11:04 a.m.](#) Chairman Crosby suggested that the Commissioners, and eventually the staff, take the open meeting law training offered by the Attorney General's Office.
- [11:04 a.m.](#) Executive Director Bedrosian stated that he will schedule an open meeting law training with the Attorney General's Office for the Commissioners, General Counsel, and Executive Director. He also noted that the Statehouse News recognized Elaine Driscoll, Director of Communications, as press person of the year and also recognized the Commission for its streaming efforts.
- [11:05 a.m.](#) Chairman Crosby provided an update on Daily Fantasy Sports ("DFS"). He noted that the Commission sought guidance from the Attorney General's Office and they recommended the Commission adhere to the open meeting law in DFS discussions. He also noted that the white paper should be completed by the end of the week. The Commissioners delegated authority to Chairman Crosby to sign off on the final draft of the white paper. Chairman Crosby raised, and Commissioners discussed, issues pertaining to licensing, fees, and taxation and whether to include in the white paper recommendations on these issues for the Legislature.

Legal Division

See transcript pages 58-89

- [11:35 a.m.](#) Human Resources Manager Trupti Banda provided an overview of the hiring process and explanation of the following terms: letter of recommendation, reference check, and verification of employment.
- [11:40 a.m.](#) General Counsel Blue clarified the distinction between references and recommendations and noted the statutory requirements. The statute states that recommendations submitted in support of candidates shall not be considered by the hiring authority until the applicant has met all qualifications and requirements for the position. General Counsel Blue noted that a reference is usually a name and a

contact that comes from a candidate and the statute states that you can check references. General Counsel Blue stated that recommendations are held by the human resources director until a candidate is identified as a finalist, and then the recommendations are released to the hiring manager for review.

[11:57 a.m.](#) Executive Director Bedrosian asked Chairman Crosby if he would like staff to work on a proposed modification. Chairman Crosby stated yes. Chairman Crosby clarified that once a candidate has met the threshold of being qualified, then human resources and the hiring manager should be free to reach out, under the proper rules, and read recommendation letters. Commissioner Zuniga stated that we should clarify the paragraph that refers to references and recommendations. Chairman Crosby agreed that it has to be changed.

[11:59 a.m.](#) The Commission recessed for a break.

[12:06 p.m.](#) The meeting resumed.

[12:06 p.m.](#) Deputy General Counsel Todd Grossman presented on the variance report. He stated that the Commission delegated authority to the executive director to grant variances from the internal control regulations and to provide a report to the Commission to ensure they are aware of reasons why variances were granted. Deputy General Counsel Grossman presented on the variances that were granted at Plainridge Park Casino. He also presented on variance report format options and asked the Commissioners how often they want to receive a report. Commissioners agreed to receive a variance report every six months in the format presented. Chairman Crosby asked about the redactions to the report and Deputy General Counsel Grossman stated that the redactions were for security and internal control matters.

Investigations and Enforcement Bureau

See transcript pages 89-98

[12:13 p.m.](#) Director Karen Wells presented on key gaming executive licenses for the following individuals: Roberta Gregoire, Compliance Manager at Plainridge Park Casino; and Seth Stratton, Vice President and General Counsel for MGM Springfield. Director Wells provided a summary of their educational and professional backgrounds, stated that they were found suitable by the IEB, and recommended that the Commissioners grant them key gaming executive licenses.

[12:19 p.m.](#) Chairman Crosby stated that the issue of when a person should be licensed – upon hiring or when an establishment is built – should be placed on the pending list of matters to go on the agenda.

[12:21 p.m.](#) Commissioner Zuniga requested that the IEB report back on how long the licensing process takes.

[12:21 p.m.](#) *Commissioner Stebbins moved that the Commission approve the key gaming executive licenses for Roberta Gregoire at Plainridge Park Casino and Seth Stratton with MGM Springfield. Motion seconded by Commissioner Macdonald. Motion passed unanimously.*

Research and Responsible Gaming

See transcript pages 98-143

[12:22 p.m.](#) General Counsel Blue provided a summary of the Voluntary Self-Exclusion (“VSE”) regulation and described a fact pattern of what happens when someone on the VSE list goes into a casino, puts money into a slot machine, and is escorted out. General Counsel Blue noted that our regulations state that you can’t keep your winnings. General Counsel Blue stated that she is seeking guidance from the Commission on what to do with the money that is put into the machine and not played.

[12:26 p.m.](#) Director Mark Vander Linden stated that he looked at nine jurisdictions and found that seven of them would keep the money that hasn’t been played. Director Vander Linden noted that when they were developing the regulation they did not want it to be punitive. He stated that an individual that signs up for the VSE program is taking an active step to addressing a problem and that should be celebrated.

[12:30 p.m.](#) Commissioner Cameron stated that the GameSense Advisors need to be clear when advising individuals about the VSE program and its consequences as she believes that giving money back sends the wrong message.

Director Vander linden stated that they are redrafting the self-exclusion agreement and working with individuals who administer the VSE to do it in a specific manner and method.

[12:43 p.m.](#) Deputy General Counsel Grossman stated that there are two jurisdictions that allow an individual on the list to cash out but not for actual winnings. He stated that the VSE is a tool to allow people to help themselves and is not designed to be punitive. He also stated he believes it is wrong and unfair to keep the money as it is inconsistent with this theme, unless they can be certain that its actual winnings. He also noted that relapses occur with addiction and oftentimes there are multiple attempts that an individual has to undertake to combat issues they face.

[12:50 p.m.](#) Commissioners discussed VSE and if an individual who signed up for the VSE program puts money into a machine but does not play - should they get the money back. Commissioners Cameron, Zuniga and Stebbins stated that they do not believe that individuals should get their money back. Chairman Crosby and Commissioner Macdonald stated that they believe that individuals should get their money back.

[12:59 p.m.](#) *Commissioner Cameron moved that the intent of the Commission is for any time an individual who has voluntarily excluded themselves enters the casino, puts money into a machine, it’s our intent that that money be confiscated as part of this self-exclusion policy. That the Commission direct staff to make sure that training is appropriate, clear up the regulations so that it is clearly stated, and report back to the Commission with a draft that is clear to understand as well as policy for gaming agents that make it very clear to the individual excluding that that is the policy. Motion seconded by Commissioner Zuniga. Commissioners discussed motion. Chairman Crosby opposed the motion. Motion passed four to one.*

[1:05 p.m.](#) Executive Director Bedrosian suggested that now that the intent of the Commission is known, they will take the pending case(s) to the staff level to work out a resolution or process. The Commissioners agreed to his suggestion.

Racing Division

See transcript pages 143-151

[1:06 p.m.](#) Dr. Alexandra Lightbown, Director of Racing, presented on a request from Plainridge Park Casino for reimbursement from the Capital Improvement Trust Fund for tractors.

[1:07 p.m.](#) Douglas O'Donnell, Senior Financial Analyst, reported that the Commission previously approved the purchase of equipment, the equipment has been inspected, and the project is complete.

[1:08 p.m.](#) Commissioner Zuniga asked how much money is in the Capital Improvement Trust Fund. O'Donnell stated approximately \$300,000 will be left in the Fund after the disbursement.

[1:10 p.m.](#) Chairman Crosby stated that the money comes from the track and they are spending their money on their track. He also stated that there is too much regulation attached to the approval process.

[1:13 p.m.](#) Director Lightbown suggested that the Commission could delegate this approval process to the executive director.

[1:14 p.m.](#) *Commissioner Cameron moved that the Commission approve the request for reimbursement for Plainridge Racecourse Capital Improvement Trust Fund dated January 7, 2016 for the new tractors. Motion seconded by Commissioner Zuniga. Motion passed unanimously.*

Other Business Not Reasonably Anticipated

See transcript page 152

[1:15 p.m.](#) *Having no further business, a motion to adjourn was made by Commissioner Zuniga. Motion seconded by Commissioner Macdonald. Motion passed unanimously.*

List of Documents and Other Items Used

1. Massachusetts Gaming Commission, Notice of Meeting and Agenda dated January 7, 2016
2. Massachusetts Gaming Commission, Draft Meeting Minutes dated December 9, 2015
3. Massachusetts Gaming Commission, Draft Meeting Minutes dated December 17, 2015, with attachments (Vote to Adopt Section 61 Findings Pursuant to M.G.L. c. 30, § 61 and M.G.L. c. 23 K, and Vote to Take Final Agency Action on Region B Category 1 Gaming License)
4. Massachusetts Gaming Commission Hiring Policy
5. Massachusetts Gaming Commission, Memorandum dated November 23, 2015 (Draft) regarding Variance Report for FY 2015 - 205 CMR 138.02 (6)
6. M.G.L. c. 23 K, § 45: Regulation and Procedure for the Exclusion and Self-Exclusion of

Persons from Gaming Establishments

7. 205 CMR 133.00: Voluntary Self-Exclusion
8. Massachusetts Gaming Commission, Racing Division, Memorandum dated January 7, 2016 regarding Request for Reimbursement, Plainridge Racecourse Capital Improvement Trust
9. Letter from Dixon Salo Architects, Inc. to Douglas O'Donnell, Massachusetts Gaming Commission/Racing Division, dated January 4, 2016 regarding Plainridge Racecourse Request for Reimbursement with attachments

/s/ Catherine Blue

Catherine Blue, Assistant Secretary

DRAFT

No Documents



ON THIS 21ST DAY OF JANUARY, 2016, THE

MASSACHUSETTS GAMING COMMISSION

PROUDLY PRESENTS THIS CERTIFICATE OF APPRECIATION TO



Ron Marlow



IN RECOGNITION OF YOUR COMMITMENT TO DIVERSITY AND YOUR EXCEPTIONAL LEADERSHIP PROVIDED AS THE CHAIRMAN OF THE MASSACHUSETTS GAMING COMMISSION'S ACCESS AND OPPORTUNITY COMMITTEE. YOUR GUIDANCE IN FULFILLING AN IMPORTANT ASPECT OF THE COMMISSION'S MISSION OF ECONOMIC INCLUSION IS GREATLY APPRECIATED.

Gayle Cameron, Commissioner

Bruce Stebbins, Commissioner

Stephen P. Crosby, Chairman

Lloyd Macdonald, Commissioner

Enrique Zuniga, Commissioner

MASSGAMING



Plainridge Park Casino

Report to the Massachusetts Gaming Commission

Q4 2015



PLAINRIDGE PARK
CASINO

Employment

As of December 31, 2015:

	Employees	Full-time	Part-time
Totals	532	373	159
	100%	70%	30%



Employment

As of December 31, 2015:

	Employees
Diversity	16.72%
Veterans	2.81%
Massachusetts	74.06%
Local	35.52%



Employment

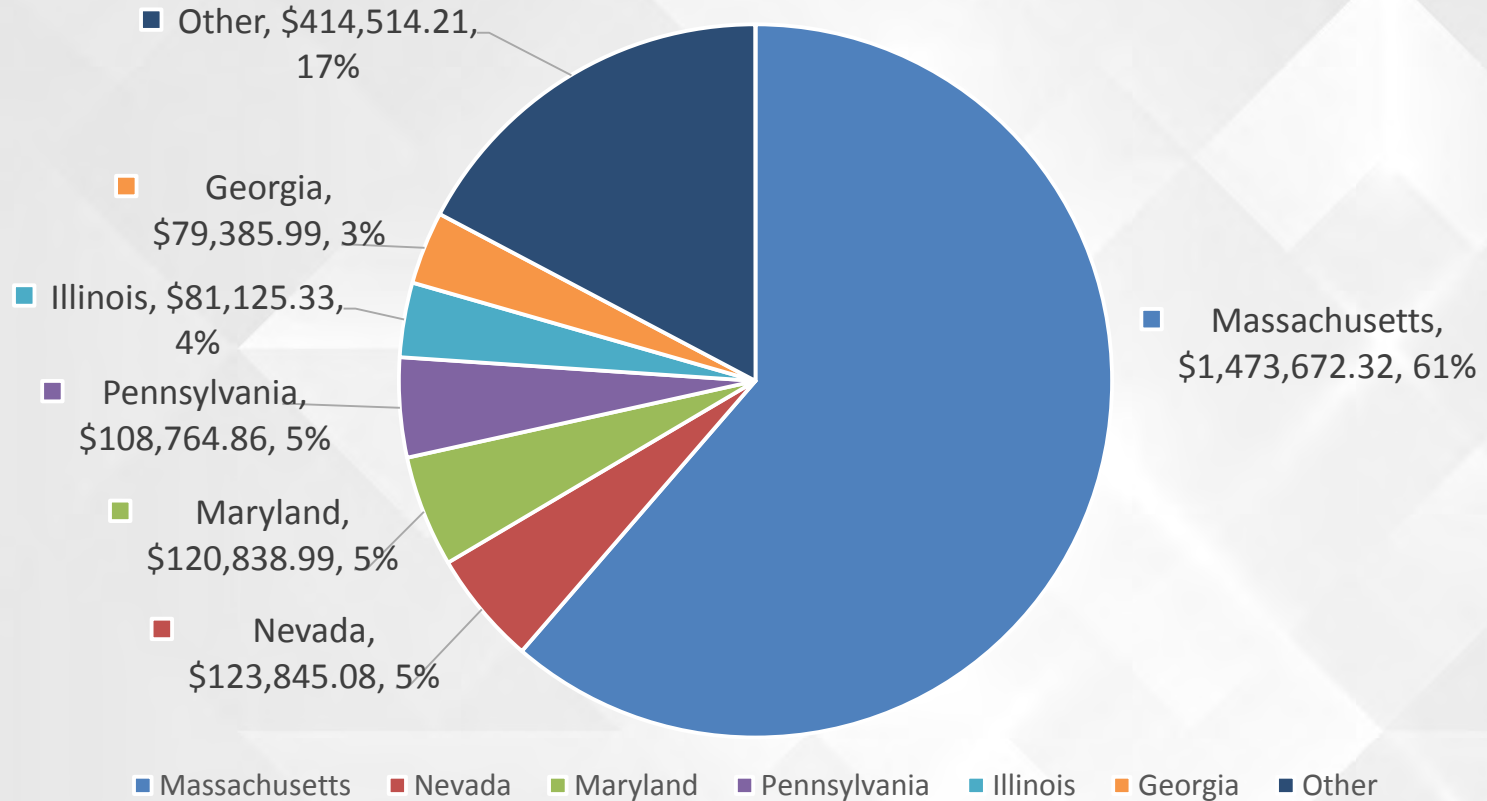
As of December 31, 2015:

	4 th Quarter	2015
Promotions	13	40
Internal Transfers	10	36



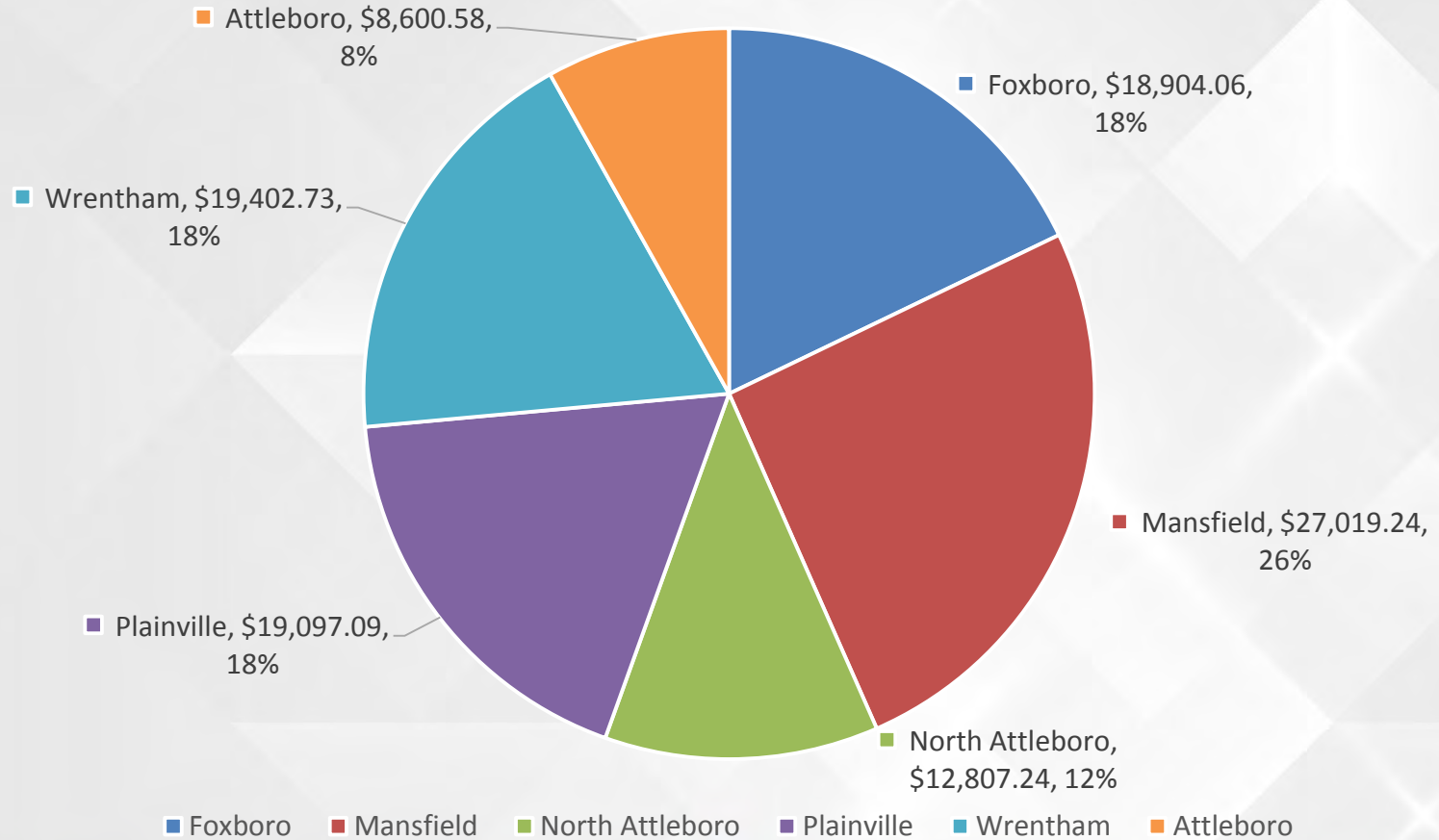
Local Spend

Total Q4 Spend: \$2,402,146.78



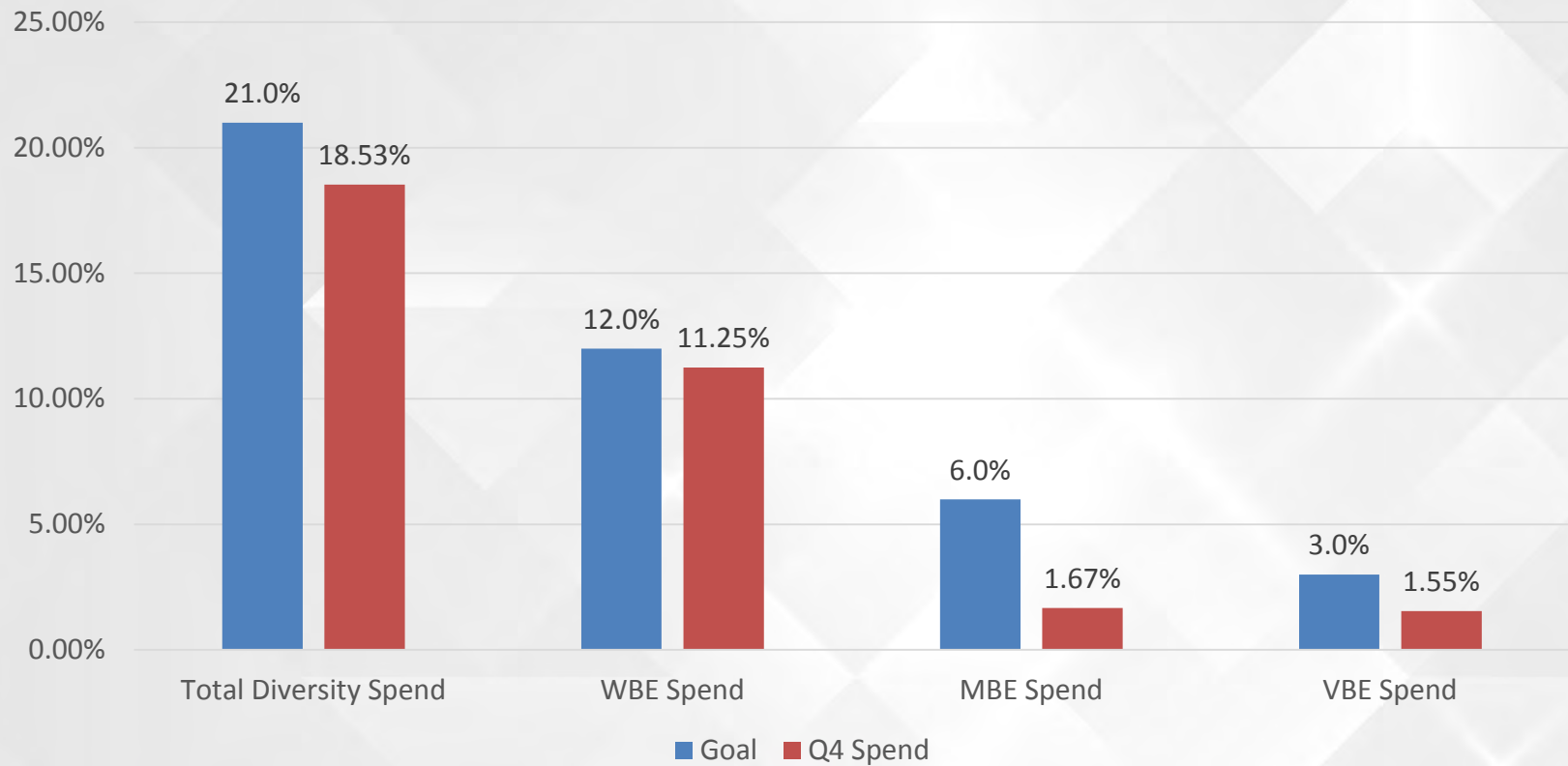
Local Spend

Total Host & Surrounding Community Spend: \$105,830.94



Vendor Diversity Spend

Q4 2015



Diversity Spend Action Plan

- Continue to support diversity groups in various forms (i.e.- sponsorships, donations, etc.)
- Work with Center for Women & Enterprise to host event for their WBEs at PPC.
- Diversity Committee consists of team members from operational departments with higher spend.
- Continue to develop vendor database and include new disadvantaged vendors in opportunities.
- Develop a tracking tool that will identify opportunities lost by a diverse supplier. This tool can be used to educate and coach vendors that did not win previous bids.



Revenue & Taxes

Month	Revenue	Taxes @ 49%
October	\$12,876,375.54	\$6,309,424.01
November	\$11,939,949.56	\$5,850,575.28
December	\$11,267,254.41	\$5,520,954.66
Quarter Totals	\$36,083,579.51	\$17,680,953.95
2015 Totals	\$88,230,548.03	\$43,232,968.53



Compliance with Regulations

Month	Prevented from entering gaming establishment	Escorted from gaming area	Found gambling at table games	Found gambling at slot machines	Taken into custody for gambling	Taken into custody- Other	Found consuming alcoholic beverages
June 24-30	N/A	0	N/A	0	0	0	0
July	259	4	N/A	2	2	0	0
August	362	0	N/A	0	0	0	0
September	169	0	N/A	0	0	0	0
October	79	0	N/A	0	0	0	0
November	99	1	N/A	0	0	0	0
December	123	1	N/A	0	0	0	0
TOTAL	1091	6	N/A	2	2	0	0



Compliance with Agreements, continued

Lottery Sales (10/4/15-12/26/15)

Online (e.g., Keno)	\$ 163,693
Instant ticket	<u>\$ 315,632</u>
Total lottery	\$ 479,325

Lottery Sales (2015)

Online (e.g., Keno)	\$ 856,095
Instant ticket	<u>\$ 460,645</u>
Total lottery	\$1,316,740



Company Overview

- Strong financial position
 - Able to meet payroll, payments of winning wagers, and other obligations
 - All state, local and federal taxes are paid timely
- Customer service satisfaction survey results improving month-over-month
- Operationally becoming more efficient
 - Jackpot processing time
 - Wait times at Player Services



Events & Promotions

4th Quarter 2015

Audi A6 giveaway

Snow Blower Blowout

Slot Tournament

Wicked Wild Winning

New Year's Eve

1st Quarter 2016

Ford Fun Giveaway

Powerball Promotion

Carnival Cruise Giveaway

Lottery Ticket Giveaway

Valentine's Day Chocolates Giveaway



Current Projects

- Play Management – expected install Q1 2016
- CMS – target for cut-over in early February



As the owner and operator of Plainridge Park Casino, we have been following closely the news media's coverage of our property since its opening, which we believe has largely painted an overly negative portrayal of our casino's performance to date.

Penn National Gaming is the nation's largest regional gaming operator with 27 facilities in 17 jurisdictions across North America. As such, we have unparalleled experience in building, opening, and operating regional gaming facilities in highly competitive markets. While it is quite common in our industry to see a drop in business following a robust opening, the average revenue generated by our slot machines at Plainridge Park still ranks the highest among our company's 27 facilities, and on a "win per machine" basis, our slot machines in Plainville outperform every casino on the Las Vegas Strip.

Even so, we're continuing to make adjustments to our gaming floor based on customer preferences and to ramp up our promotions and advertising. We are also continuing to grow our Marquee Rewards customer loyalty program to better compete with gaming facilities in neighboring states.

We are proud of our accomplishments at Plainridge Park Casino, and our facility has been a "win-win" for the Commonwealth and our host community of Plainville, as evidenced by:

- The Commonwealth has already received over \$55 million in taxes and fees from our company and the facility.
- Plainville has received over \$2.4 million in host community benefits. The town will receive more than \$4 million annually.
- We created over 1,600 construction and permanent jobs in Massachusetts.
- We have purchased over \$4 million in goods and services from minority, veteran, women-owned, and Massachusetts-based businesses since opening.
- The proud tradition of harness racing is being rejuvenated in Massachusetts. Annual purses are up 65%, with additional increases expected next year. Our success has saved hundreds of jobs and preserved thousands of acres of green space across the Commonwealth.
- We have already contributed approximately \$150,000 to local charities and civic organizations.

In sum, we are confident that Plainridge Park Casino will be successful for years to come, and we look forward to a long and mutually beneficial relationship with the Commonwealth of Massachusetts.

Timothy J. Wilmott
President & Chief Executive Officer
Penn National Gaming

Massachusetts Gaming Commission Quarterly Report Presentation: 4th Quarter 2015

January 21, 2016



MGM RESORTS
INTERNATIONAL

BELLAGIO® ARIA® VDARA® MGM GRAND® THE SIGNATURE AT MGM GRAND® MANDALAY BAY® DELANO™ LAS VEGAS THE MIRAGE® MONTE CARLO™ NEW YORK-NEW YORK®
LUXOR® EXCALIBUR® CIRCUS CIRCUS® LAS VEGAS CIRCUS CIRCUS® RENO, NEVADA SILVER LEGACY™ RENO, NEVADA BEAU RIVAGE® BILOXI, MISSISSIPPI
GOLD STRIKE® TUNICA, MISSISSIPPI MGM GRAND® DETROIT, MICHIGAN MGM® NATIONAL HARBOR, MARYLAND MGM® SPRINGFIELD, MASSACHUSETTS
BORGATA® ATLANTIC CITY, NEW JERSEY GRAND VICTORIA® ELGIN, ILLINOIS MGM MACAU™, CHINA MGM GRAND® SANYA, CHINA MGM® COTAI, CHINA

Schedule

- Final project schedule was submitted to MGC on November 6, 2015.
- December monthly update was provided on December 10, 2015.
- January monthly updated was provided on January 7, 2016.

Notes:

(1) Reference Quarter 4 2015 Status Report Section 1a and Appendix A.



Diversity Update

Design & Construction Commitments

Through December 31, 2015

Group	Project Goals	Commitments	Variance	Company Count	Value
WBE	10.0%	10.3%	0.3%	22	\$4.13M
MBE	5.0%	12.1%	7.1%	12	\$4.88M
VBE	2.0%	2.2%	0.2%	6	\$0.90M

Notes:

(1) Total Commitments through December 31, 2015 are \$40.2M.

(2) Includes companies that are certified with the following agencies:

- MBE - Massachusetts Supplier Diversity Office or Greater New England Minority Supplier Development Council.
- WBE - Massachusetts Supplier Diversity Office or Women's Business Enterprise National Council.
- VBE - United States Department of Veteran Affairs or Massachusetts Gaming Commission.

(3) Reference Quarter 4 2015 Status Report Section 2a.

Outreach Activities

- Held introductory meetings/contacts with 29 new diverse companies
- Held 27 meetings with community organizations
- Launched construction portal on MGM Springfield website
- Advertised in targeted publications
- Specific targeted outreach to VBE companies and Veteran related organizations



Notes:

(1) Reference Quarter 4 2015 Status Report Section 2a.

Design Commitments

Through December 31, 2015

Group	Commitments	Company Count	Value
WBE	4.4%	5	\$0.43M
MBE	2.6%	1	\$0.26M
VBE ⁽³⁾	0.0%	1	\$0.00M

Notes:

(1) Total Commitments through December 31, 2015 are \$9.7M.

(2) Includes companies that are certified with the following agencies:

- MBE - Massachusetts Supplier Diversity Office or Greater New England Minority Supplier Development Council.
- WBE - Massachusetts Supplier Diversity Office or Women's Business Enterprise National Council.
- VBE - United States Department of Veteran Affairs or Massachusetts Gaming Commission.

(3) Value for VBE (Stevens & Associates) is included in the Construction Commitments because they are being billed through Tishman.

(4) Reference Quarter 4 2015 Status Report Section 2b and Appendix C.

Design Companies

Through December 31, 2015

Ref	Company	Scope	Location	Diversity Status
1	Convergent Technologies Design Group, Inc.	Acoustics/ Audio Visual/ IT/ Low Voltage	Lockport, NY 14094	WBE
2	Copley Wolff Design Group, Inc.	Full Landscape Architectural Services	Boston, MA 02116	WBE
3	Desman, Inc.	Parking Garage Bridging Documents (LOA)	18 Tremont Street, Suite 300 Boston, MA 02108	MBE
4	Dietz & Company Architects, Inc.	Full Service Architecture and Interior Design	Springfield, MA 01103	WBE
5	MCLA, Inc.	Lighting	Washington, DC 20007	WBE
6	Soden Sustainability Consulting, LLC	LEED	Winchester, MA 01890	WBE
7	Stevens & Associates	Façade Stabilization Design	Brattleboro, VT 05302	VBE

Notes:

(1) These companies are certified by the following agencies:

- Massachusetts Supplier Diversity Office
- National Women's Business Enterprise Certification
- Massachusetts Gaming Commission

(2) Reference Quarter 4 2015 Status Report Section 2b and Appendix C.

Construction Commitments

Through December 31, 2015

Group	Commitments	Company Count	Value
WBE	12.1%	17	\$3.70M
MBE	15.2%	11	\$4.62M
VBE	2.9%	5	\$0.90M

Notes:

(1) Total Commitments Through December 31, 2015 are \$30.5M.

(2) Includes companies that are certified with the following agencies:

- MBE - Massachusetts Supplier Diversity Office or Greater New England Minority Supplier Development Council.
- WBE - Massachusetts Supplier Diversity Office or Women's Business Enterprise National Council.
- VBE - United States Department of Veteran Affairs or Massachusetts Gaming Commission.

(3) Reference Quarter 4 2015 Status Report Section 2b and Appendix C.

Diverse Construction Companies

Through December 31, 2015

Ref	Company	Scope	Location	Diversity Status
1	American Environmental, Inc.	Abatement	Holyoke, MA 01040	MBE
2	Ayala Excavating and Trucking, LLC	Trucking	Springfield, MA 01107	MBE
3	BECO Electrical Contractors, Inc.	Electrical	Monson, MA 01057	VBE
4	Berkshire Concrete Cutting	Saw Cutting	Torrington, CT 06790	WBE
5	C&C Contractors, LLC	Trucking Services	Springfield, MA 01104	MBE
6	CK Flooring Solutions, Inc.	Carpet Installer	Chicopee, MA 01020	WBE
7	CMJ, LLC	Property Management/Maintenance	Springfield, MA 01101	MBE
8	Connecticut Drywall Finishing, Inc.	Drywall	West Springfield, MA 01089	WBE
9	Connecticut Temperature Controls LLC	Controls	Newington, CT 06131	VBE
10	EDM Construction Inc.	Carpentry & Structural Steel Erection	Merrimac, MA 01860	WBE
11	EI Waterman, Inc	Pipe Supplier	Foxboro, MA 02035	WBE
12	Erection & Welding	Steel Supplier	New Milford, CT 06776	MBE
13	Evermore Light & Power, Inc.	Electrical	Somerville, MA 02145	WBE
14	Frisoli Electric, Inc.	Electrical	Holbrook, MA 02343	VBE
15	Granite City Electric Supply Company, Inc.	Electrical Supplier	Quincy, MA 02169	WBE
16	JRL Construction, Inc.	General Contractor - Demolition	Springfield, MA 01103	VBE
17	Kittredge Equipment Company, Inc.	Kitchen Equipment	Agawam, MA 01001	WBE

Notes:

(1) Reference Quarter 4 2015 Status Report Section 2b and Appendix C.

(2) Companies in green are currently performing or have performed work on site.

WBE = Woman-owned Business Enterprise; MBE = Minority-owned Business Enterprise; VBE = Veteran-owned Business Enterprise

Diverse Construction Companies

Through December 31, 2015

Ref	Company	Scope	Location	Diversity Status
18	L.K. Sheet Metal, Inc.	Sheet Metal	East Hartford, CT 06108	WBE
19	Larry's Trucking	Trucking	Springfield, MA 01129	MBE
20	Lindon Supply	Piping Materials	East Providence, RI 02914	WBE
21	Medeiros Hydroseeding & Landscaping Construction, Inc.	Trucking and Soil Materials	Monson, MA 01057	MBE
22	New England Foundation Company	Helical Piles	Andover, MA 01810	WBE
23	Northeastern Steel Corp	Steel Distributor	Revere, MA 02151	MBE
24	Optimum Building & Inspection	Carpentry	Springfield, MA 01104	MBE
25	Performance Testing & Balancing LLC	Testing & Balancing	South Hampton, MA 01073	VBE
26	Rebars & Mesh, Inc.	Concrete	Haverhill, MA 01835	WBE
27	S&F Concrete, Inc	Concrete	Hudson, MA 01749	MBE
28	Security Construction Services, Inc.	Fencing	Hudson, MA 01749	WBE
29	Steere Engineering, Inc.	Engineering Services	Warwick, RI 02886	WBE
30	Titan Roofing Company	Roofing	Springfield, MA 01104	MBE
31	Triton Leasing and Rental, Inc.	Demolition & Abatement	Feeding Hills, MA 01030	WBE
32	Ultimate Abatement Company, Inc.	Abatement	Plainfield, MA 01070	WBE
33	Willow Tree Outdoor, LLC	Landscape	Springfield MA 01105	WBE

Notes:

- (1) Reference Quarter 4 2015 Status Report Section 2b and Appendix C.
- (2) Companies in green are currently performing or have performed work on site.

WBE = Woman-owned Business Enterprise; MBE = Minority-owned Business Enterprise; VBE = Veteran-owned Business Enterprise

Workforce Diversity Statistics

Through December 28, 2015

Group	Project Goals	Project To Date %
Women	6.90%	9.98%
Minority	15.30%	29.23%
Veteran	8.00%	7.15%

Note:

- (1) Statistics include all workforce reports that were received by MGM as of December 28, 2015.
- (2) Breakdown of Union workforce is as follows: Women: 8.38%, Minority: 39.09%, Veteran: 5.01%.
- (3) Reference Quarter 4 2015 Status Report Section 2c and Appendix D.



Design & Construction Update

Design & Construction Contracts

Ref	Company	Contract	MGC Status
1	Brad Henry Friedmutter & Associates, LTD, D/B/A Friedmutter Group	Letter of Authorization for Architectural Services	Registrant
2	The Chrusciel Group Consulting, LLC	Design and Construction Coordination and Supervision Services	Registrant

Note:

(1) Reference Quarter 4 2015 Status Report Section 4.

Construction Update

- Final punch list activities were completed at the 10 Mill Street Mission. The Mission took occupancy of the completed building on December 31, 2015
- Exterior abatement at 1090-1104 Main Street
- Interior abatement at 22-30 Howard Street (YWCA Building)



10 Mill Street Mission



Rescue Mission building vacated

Note:

(1) Reference Quarter 4 2015 Status Report Section 5a and 5b.

Construction Update

- Constructed haul road, mobilized equipment, and excavated for new foundation for the planned relocation of the French Church



French Church prepared for relocation

- Salvage at various historical locations, including interior ceiling tiles at the Armory, pedimented stone window lintel and window surrounds at Union House/Chandler Hotel, marble surrounds, stair railings and stair treads at 73 State Street (United Electric Company Building), exterior granite at 79-83 State Street, and decorative tile at 1158-1178 Main Street (Edisonia Theater Block)

Note:

(1) Reference Quarter 4 2015 Status Report Section 5a and 5b.

Construction Update

- Mobilized equipment for the demolition of the Howard Street/ Zanetti School, which began on January 11, 2016, 1090-1104 Main Street, 1120 Main Street and 1126 Main Street
- Performed offsite utility work, including a new poured in place sewer manhole and water main bell clamps on Union Street, as well as water and sewer work on State Street



Zanetti School ready for demolition



Roadway utility work

Note:

(1) Reference Quarter 4 2015 Status Report Section 5a and 5b.

Construction Update

- Utility disconnections at 16 Bliss Street (VFW), 19 Bliss Street (Springfield Rescue Mission), and 1156-1178 Main Street (Edisonia Theater Block)
- Installation of utility monitoring point and excavation for test pits for electric manhole on Bliss Street
- Garage bid packages were opened and reviewed, with plans to select a bidder and issue contract in the first quarter of 2016
- Submitted Petition to Discontinue portions of Bliss and Howard Streets to the Mayor and City Council of Springfield

Note:

(1) Reference Quarter 4 2015 Status Report Section 5a and 5b.

Design Update

- Project Update presentations on 11/18 to the City of Springfield and 12/3 to the MGC
- Application for Site Plan Review submitted; acknowledged as complete on 11/23/15.
- Provided answers to MGC's consultants' design related data requests throughout Nov. and Dec.



Note:

(1) Reference Quarter 4 2015 Status Report Section 5a.

Design Update

- Revised Site Improvement Plan set submitted to the City by our Civil Engineer on 12/22/15
- Archival photographs of historic structures submitted to Springfield Historical Commission on 12/31/15
- Final Road Safety Audits submitted to the MassDOT Highway Division on 12/16/15

Note:

(1) Reference Quarter 4 2015 Status Report Section 5a.



MGM SPRINGFIELD

QUARTERLY STATUS REPORT # 4

Monitoring of Project Construction and
Licensee Requirements
205 CMR 135

For the Period:
October–December 2015



QUARTERLY STATUS REPORT: OCTOBER-DECEMBER 2015

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135.02.2 The commission shall, in accordance with M.G.L. c. 23K, §§ 10 and 11 approve for each gaming licensee, a project schedule for the gaming licensee's capital investment in its gaming establishment and related infrastructure which includes:

(a) all major stages of design and construction; including all permitting and approvals, design deliverables, site preparation, foundation, structure, plumbing, electrical, mechanical, exterior finish and fenestration, long lead items, insulation, interior finish and furnishings and landscaping, building commissioning and commissioning of gaming equipment and information technology systems.

(b) For a Category 1 gaming establishment, a timeline for commencement of the final stage of construction pursuant to M.G.L. c. 23K, § 10(a); and

(c) a timeline for the stage of construction at which the gaming licensee shall be approved to open for business or operate a slot machine pursuant to M.G.L. c. 23K, §§10(c) and 11(a).

135.02.4 If unforeseen and/or changed circumstances necessitate a change to a project schedule approved pursuant to 205 CMR 135.02(2) which will impact the completion date or requires a major change in the method or progress of construction, the gaming licensee may submit to the commission for its approval a revised project schedule, with a detailed statement of the unforeseen changed circumstances which justify the revised project schedule. If the commission approves such revised project schedule, it shall substitute and supersede the previously approved project schedule.

1 PROJECT SCHEDULE

1a CURRENT SCHEDULE

On August 6, 2015, the Massachusetts Gaming Commission approved a revised opening date of thirty (30) days following a construction completion date of either August 6, 2018 or the date on which the I-91 Viaduct Project achieves Full and Beneficial Use (as defined in MassDOT project documents), whichever occurs later. MGM submitted a final project schedule on November 6. Copies of the Level 1, Level 2 and Detailed Schedule are included in this document as Appendix A. We are awaiting the Massachusetts Gaming Commission's feedback on this submission. In accordance with our commitment to providing monthly schedule updates, an update posting was provided on December 10.

1b PROJECT SCHEDULE CHANGES

There are no changes to report that would alter MGM's opening date.

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135.02.3 Within the time frame provided in the award of the gaming license, the licensee shall provide to the commission for commission approval an affirmative action program of equal opportunity whereby the licensee establishes specific goals for the utilization of minorities, women and veterans on construction jobs and for contracting with minority, women or veteran owned businesses during either design or construction; provided, however that such goals shall be equal to or greater than the goals contained in Executive Office of Administration and Finance Administrative Bulletin Number 14.

135.02.5c To ensure adherence to the project schedule approved pursuant to 205 CMR 135.02(2) or (4), the gaming licensee shall submit to the commission in a media, format and level of detail acceptable to the commission, quarterly a status report including:

(e) a detailed statistical report pursuant to M.G.L. c. 23K, §21(a)(23) on the number, gender and race, and veteran status of individuals by job classifications hired to perform labor as part of the construction of the gaming establishment and related infrastructure, and a comparison of this report with the goals established by the gaming licensee and commission pursuant to M.G.L. c. 23K, §21(a)(22). In the event the licensee's hiring of the aforementioned entities does not comply with the goals established the licensee shall submit within 20 days of a request by the commission a response as to why the goals have not been achieved, identify any good faith efforts that have been undertaken to achieve those goals and provide a plan to bring the dollar amount contracted and spent into compliance with the goals.

(f) a report describing the number of contracts, total dollar amounts contracted with and actually paid to minority business enterprises, women business enterprises and veteran business enterprises for design and construction of the gaming establishment and related infrastructure, and the total number and value of all subcontracts awarded to a minority, women and veteran owned business, and a comparison of these reports with the goals established by the gaming licensee and commission pursuant to M.G.L. c. 23K, §21(a)(21). In the event the licensee's hiring of the aforementioned entities does not comply with the goals established the licensee shall submit within 20 days of a request by the commission a response as to why the goals have not been achieved, identify any good faith efforts that have been undertaken to achieve those goals and provide a plan to bring the dollar amount contracted and spent into compliance with the goals.

2 CONSTRUCTION PHASE DIVERSITY PROGRAM FOR EQUAL OPPORTUNITY

2a DIVERSITY SUMMARY

The following is a snapshot of Construction and Design Diversity Commitments through December 31:

GROUP	PROJECT GOALS	COMMITMENTS	VARIANCE	COMPANY COUNT	VALUE
WBE	10.00%	10.3%	0.3%	22	\$4.13M
MBE	5.00%	12.1%	7.1%	12	\$4.88M
VBE	2.00%	2.2%	0.2%	6	\$0.90M

Notes:

1. Total Commitments through December 31, 2015 are \$40.2M
2. Includes companies that are certified with the following agencies:
 - MBE - Massachusetts Supplier Diversity Office or Greater New England Minority Supplier Development Council.
 - WBE - Massachusetts Supplier Diversity Office or Women's Business Enterprise National Council.
 - VBE - United States Department of Veteran Affairs or Massachusetts Gaming Commission.



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Outreach efforts in the 4th quarter of 2015 included the following:

1. Outreach to MBE, WBE, and VBE Companies
 - Held introductory meetings/contacts with 29 new diverse companies. A list of companies is included in Appendix B.
2. Community Group Meetings
 - Held continued meetings with community organizations – 27 meetings in 4th quarter 2015. A list of organizations is included in Appendix B.
 - Worked with specific groups on outreach and recruitment of minority contracts and workforce referrals, including Community Works, Springfield Department of Veterans Services, Uptown Construction Collaborative.
 - Panelist at Greater New England Minority Supplier Development Council “Get Connected and Certified” seminar for women and minority owned companies 10/7/15 at the Pioneer Valley Planning Commission in Springfield.
3. Launched construction portal on MGM Springfield website (www.mgmspringfield.com)
4. Advertised in targeted publications, including:
 - Afro-American Point of View
 - El Pueblo Latino
 - The Off-Line Newspaper
5. Garage Bid Package
 - Added list of qualified diverse companies in garage bid package
 - Provided Local Unions, General Contractors bidding on parking garage minority, veteran and women workforce referrals for Construction/Union placement
6. Investigated the potential of creating a Construction Workforce Task Force to create a working partnership with local trade/labor unions and community partners to explore ways to create opportunities for Women, Minorities and Veterans to enter the workforce
 - Preliminary meeting with Community Partners set for 1/7/16.
 - Preliminary meeting with Union Partners to follow
 - Task force has conducted an extensive listening tour with community partners and has documented all concerns and ideas around increasing diversity in the construction workforce.
 - Task force to set meeting schedule, agendas, and work plans.
 - Task Force efforts to continue after MGM Springfield is complete.
7. Construction Workforce Referrals to Unions and Community Partners
 - Union Apprenticeship program details are being updated through discussion with individual union contacts. These details will be available on the MGM Springfield website once approved.
 - Individuals who are currently interested in joining the workforce have started filling out online work interest form
 - MGM interviews each applicant and refers them to the appropriate union apprenticeship programs
 - If necessary, referrals are made to appropriate community partners for applicants requiring assistance with obtaining any of the following:
 - i. G.E.D./High School Diploma
 - ii. Drivers License

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- iii. Adult Basic Education and Academic Assistance
- iv. English as a Second Language (E.S.O.L.)
- MGM Springfield to follow up with the applicant, union and/or community partner to track referrals and any new acceptance in a partnering union apprenticeship program
- 8. Partnering with Roger L. Putnam Academy Vocational Department
 - Partnering with the Carpenters Union #108, MGM is working with Roger L. Putnam Academy Vocational Department to offer graduating seniors information about working with a union and a career in construction
 - i. Emphasis placed on identifying female and minority students interested in construction
 - Graduating seniors in vocational programs will be offered:
 - i. MGM Springfield site tour
 - ii. Presentation by MGM Springfield Construction Team, Carpenters Union #108, and other Union representatives on how to pursue a career in construction.



MGM Springfield Website (www.mgmspringfield.com)



Diversity Advertisement

QUARTERLY STATUS REPORT: OCTOBER-DECEMBER 2015

2b COMMITMENTS

Reporting on Design and Construction Commitments is included in this document as Appendix C.

Design Commitments

The following is a snapshot of Design Diversity Commitments through December 31:

GROUP	COMMITMENTS	CONSULTANT COUNT	VALUE
WBE	4.4%	5	\$0.43M
MBE	2.6%	1	\$0.26M
VBE	0.0%	1	\$0.00M

Notes:

- Total Commitments through December 31, 2015 are \$9.7M
- Includes companies that are certified with the following agencies:
 - MBE - Massachusetts Supplier Diversity Office or Greater New England Minority Supplier Development Council.
 - WBE - Massachusetts Supplier Diversity Office or Women's Business Enterprise National Council.
 - VBE - United States Department of Veteran Affairs or Massachusetts Gaming Commission.
- Value for VBE (Stevens & Associates) is included in the Construction Commitments because they are being billed through Tishman.

The following certified diverse design companies are working or have worked on the project as of December 31, 2015:

COMPANY	SCOPE	LOCATION	DIVERSITY STATUS
1. Convergent Technologies Design Group, Inc.	Acoustics/ Audio Visual/IT/Low Voltage	Lockport, NY 14094	WBE
2. Copley Wolff Design Group, Inc.	Full Landscape Architectural Services	Boston, MA 02116	WBE
3. Desman, Inc.	Parking Garage Bridging Documents (LOA)	Boston, MA 02108	MBE
4. Dietz & Company Architects, Inc.	Full Service Architecture and Interior Design	Springfield, MA 01103	WBE
5. MCLA, Inc.	Lighting	Washington, DC 20007	WBE
6. Soden Sustainability Consulting, LLC	LEED	Winchester, MA 01890	WBE
7. Stevens & Associates	Façade Stabilization Design	Brattleboro, VT 05302	VBE

Notes: (1) These companies are certified with the following agencies:

- Massachusetts Supplier Diversity Office
- Women's Business Enterprise National Council.
- Massachusetts Gaming Commission.



QUARTERLY STATUS REPORT: OCTOBER-DECEMBER 2015

Construction Commitments

The following is a snapshot of Construction Diversity Commitments through December 31:

GROUP	COMMITMENTS	CONSULTANT COUNT	VALUE
WBE	12.1%	17	\$3.70M
MBE	15.2%	11	\$4.62M
VBE	2.9%	5	\$0.90M

Notes:

- Total Commitments through December 31, 2015 are \$30.5M
- Includes companies that are certified with the following agencies:
 - MBE - Massachusetts Supplier Diversity Office or Greater New England Minority Supplier Development Council.
 - WBE - Massachusetts Supplier Diversity Office or Women's Business Enterprise National Council.
 - VBE - United States Department of Veteran Affairs or Massachusetts Gaming Commission.

The following certified diverse companies are working or have worked on the project as of December 31, 2015:

COMPANY	SCOPE	LOCATION	DIVERSITY STATUS
1. American Environmental, Inc.	Abatement & Demolition	Holyoke, MA 01040	MBE
2. Ayala Excavating and Trucking, LLC	Trucking	Springfield, MA 01107	MBE
3. BECO Electrical Contractors, Inc.	Electrical	Monson, MA 01057	VBE
4. Berkshire Concrete Cutting	Saw Cutting	Torrington, CT 06790	WBE
5. C&C Contractors, Inc.	Trucking Services	Springfield, MA 01104	MBE
6. CK Flooring Solutions, Inc.	Carpet Installer	Chicopee, MA 01020	WBE
7. CMJ, LLC	Property Mgmt./ Maintenance	Springfield, MA 01101	MBE
8. Connecticut Drywall Finishing, Inc.	Drywall	West Springfield, MA 01089	WBE
9. Connecticut Temperature Controls LLC	Controls	Newington, CT 06131	VBE
10. EDM Construction Inc.	Carpentry & Structural Steel Erection	Merrimac, MA 01860	WBE
11. El Waterman, Inc	Pipe Supplier	Foxboro, MA 02035	WBE
12. Erection & Welding	Steel Supplier	New Milford, CT 06776	MBE



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13. Evermore Light & Power, Inc.	Electrical	Somerville, MA 02145	WBE
14. Frisoli Electric, Inc.	Electrical	Holbrook, MA 02343	VBE
15. Granite City Electric Supply Company, Inc.	Electrical Supplier	Quincy, MA 02169	WBE
16. JRL Construction, Inc.	General Contractor – Demolition	Springfield, MA 01103	VBE
17. Kittredge Equipment Company, Inc.	Kitchen Equipment	Agawam, MA 01001	WBE
18. L.K. Sheet Metal, Inc.	Sheet Metal	East Hartford, CT 06108	WBE
19. Larry's Trucking	Trucking	Springfield, MA 01129	MBE
20. Lindon Supply	Piping Materials	East Providence, RI 02914	WBE
21. Medeiros Hydroseeding & Landscaping Construction, Inc.	Trucking and Soil Materials	Monson, MA 01057	MBE
22. New England Foundation Company	Helical Piles	Andover, MA 01810	WBE
23. Northeastern Steel Corp	Steel Distributor	Revere, MA 02151	MBE
24. Optimum Building & Inspection	Carpentry	Springfield, MA 01104	MBE
25. Performance Testing & Balancing LLC	Testing & Balancing	South Hampton, MA 01073	VBE
26. Rebars & Mesh, Inc.	Concrete	Haverhill, MA 01835	WBE
27. S&F Concrete Contractors, Inc	Concrete Formwork, Concrete Flatwork, Specialty Floors & Concrete Pumping	Hudson, MA 01749	MBE
28. Security Construction Services, Inc.	Fencing	Hudson, MA 01749	WBE
29. Steere Engineering, Inc.	Engineering Services	Warwick, RI 02886	WBE
30. Titan Roofing Company	Roofing	Springfield, MA 01104	MBE
31. Triton Leasing and Rental, Inc.	Demolition & Abatement	Feeding Hills, MA 01030	WBE
32. Ultimate Abatement Company, Inc.	Abatement	Plainfield, MA 01070	WBE
33. Willow Tree Outdoor, LLC	Landscape	Springfield MA 01105	WBE

QUARTERLY STATUS REPORT: OCTOBER-DECEMBER 2015

2c WORKFORCE STATISTICS

Subcontractors have been submitting workforce tracking forms after each pay period. The most recent available results have been tallied and are included as Appendix D.

Summary workforce statistics for the total Project as of December 28 are as follows:

GROUP	PROJECT GOALS	PROJECT TO DATE %
Women	6.90%	9.98%
Minority	15.30%	29.23%
Veteran	8.00%	7.15%

Note: Statistics include all workforce reports that were received by MGM as of December 28, 2015.

QUARTERLY STATUS REPORT: OCTOBER-DECEMBER 2015

135.02.5a To ensure adherence to the project schedule approved pursuant to 205 CMR 135.02(2) or (4), the gaming licensee shall submit to the commission in a media, format and level of detail acceptable to the commission, quarterly a status report including:

(a) the total estimated cost of construction of the project and related infrastructure improvements, including a sworn certification regarding costs incurred pursuant to 205 CMR 122.03: Costs Included in the Calculation of Capital Investment, and separately identifying detailed costs for design, land acquisition, site preparation and construction and off-site improvements

(b) a sworn certification regarding the capitalization of the gaming licensee, sufficient for the commission to determine, pursuant to M.G.L. c. 23K §10(e) or 11(c), that the gaming licensee has adequate funds to complete the gaming establishment and related infrastructure improvements.

3 COST OF CONSTRUCTION / CAPITALIZATION OF GAMING LICENSE

Pursuant to 205 CMR 135.02.5(a) and (b), please see Appendix E for a sworn certification regarding (a) the total estimated cost of construction of the project and related infrastructure improvements, and (b) the capitalization of MGM Springfield.

QUARTERLY STATUS REPORT: OCTOBER-DECEMBER 2015

135.02.5c To ensure adherence to the project schedule approved pursuant to 205 CMR 135.02(2) or (4), the gaming licensee shall submit to the commission in a media, format and level of detail acceptable to the commission, quarterly a status report including:

(c) a copy of all design and construction contracts executed within the prior quarter by the gaming licensee to design and construct the gaming establishment and related infrastructure improvements

4 DESIGN & CONSTRUCTION CONTRACTS

The following contracts were executed in the third quarter of 2015:

COMPANY	CONTRACT	MGC STATUS
1. Brad Henry Friedmutter & Associates, LTD, D/B/A Friedmutter Group	Letter of Authorization for Architectural Services	REGISTRANT
2. The Chrusciel Group Consulting, LLC	Design and Construction Coordination and Supervision Services	REGISTRANT

Copies of executed contracts are available to the Massachusetts Gaming Commission's Representative for review.

QUARTERLY STATUS REPORT: OCTOBER-DECEMBER 2015

135.02.5d To ensure adherence to the project schedule approved pursuant to 205 CMR 135.02(2) or (4), the gaming licensee shall submit to the commission in a media, format and level of detail acceptable to the commission, quarterly a status report including:

(d) a status report reflecting the progress of construction and certifying compliance with the approved project schedule for major stages of construction. In the event that the progress of construction does not comply with the project schedule approved pursuant to 205 CMR 135.02, the licensee shall submit a detailed plan to bring the progress of construction into compliance with the approved project schedule or submit a request for a revised project schedule pursuant to 205 CMR 135.02(4)

5 STATUS OF WORK COMPLETED / PROGRESS PHOTOGRAPHS

5a STATUS OF WORK COMPLETED

Construction Progress

Final punch list activities were completed at the 10 Mill Street Mission. The Mission took occupancy of the completed building on December 31, 2015.

The following construction activities were completed in the 4th Quarter of 2015 or are underway for the Project Site:

- Constructed haul road, mobilized equipment, and excavated for new foundation for the planned relocation of the French Church
- Mobilized equipment for the demolition of the Howard Street/Zanetti School (planned for January 11, 2016), 1090-1104 Main Street, 1120 Main Street and 1126 Main Street
- Performed offsite utility work, including a new poured in place sewer manhole and water main bell clamps on Union Street, as well as water and sewer work on State Street
- Utility disconnections at 16 Bliss Street (VFW), 19 Bliss Street (Springfield Rescue Mission), and 1156-1178 Main Street (Edisonia Theater Block)
- Installation of utility monitoring point and excavation for test pits for electric manhole on Bliss Street
- Salvage at various historical locations, including interior ceiling tiles at the Armory, pedimented stone window lintel and window surrounds at Union House/Chandler Hotel, marble surrounds, stair railings and stair treads at 73 State Street (United Electric Company Building), exterior granite at 79-83 State Street, and decorative tile at 1158-1178 Main Street (Edisonia Theater Block)
- Exterior abatement at 1090-1104 Main Street
- Interior abatement at 22-30 Howard Street (YWCA Building)
- Garage bid packages were opened and reviewed, with plans to select a bidder and issue contract in the first quarter of 2016.
- Submitted Petition to Discontinue portions of Bliss and Howard Streets to the Mayor and City Council of Springfield

QUARTERLY STATUS REPORT: OCTOBER-DECEMBER 2015

Design Progress

Project Update presentations were given on November 18 to the City of Springfield and December 3 to the Massachusetts Gaming Commission. The current plan as presented at those meetings is shown below.

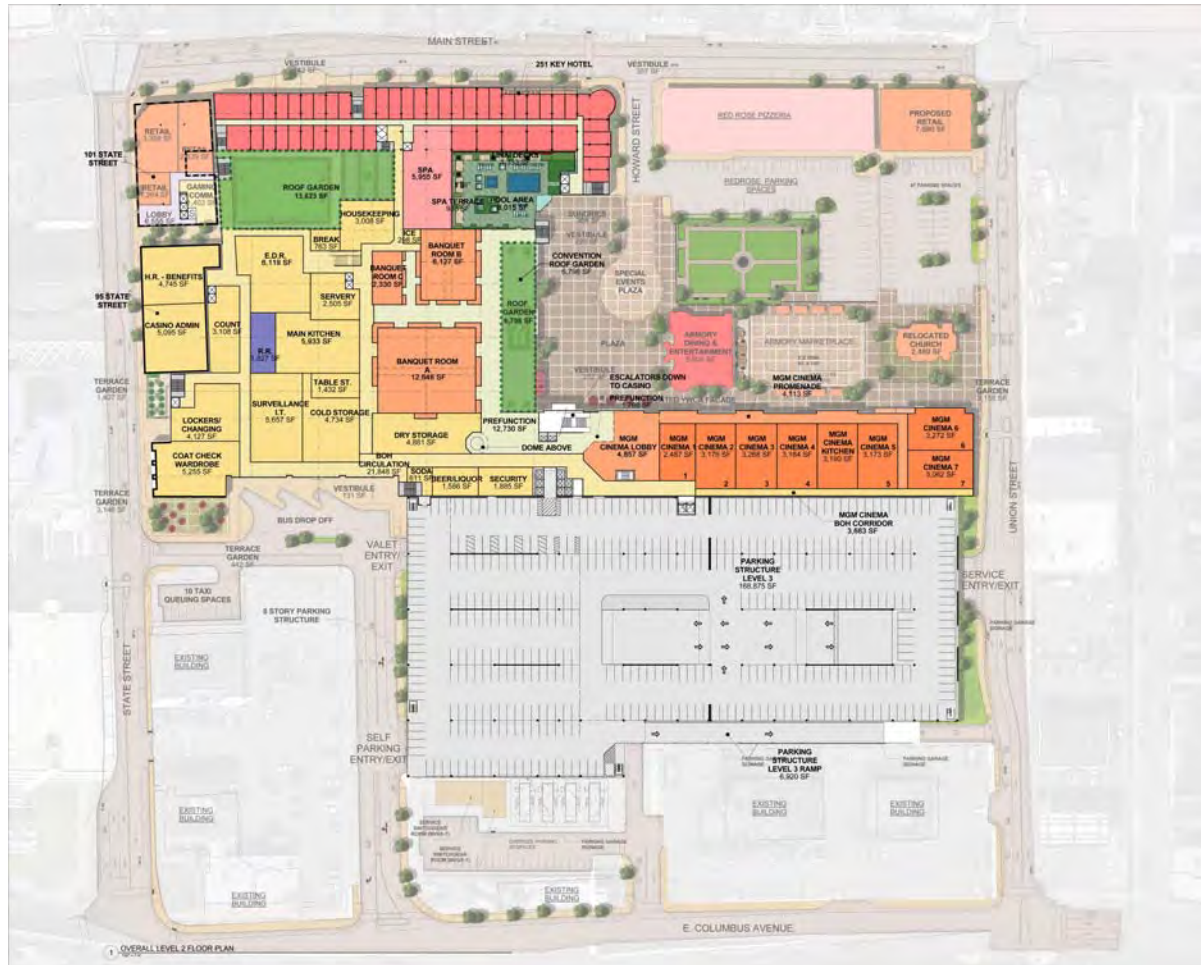
MGM submitted an application for Site Plan Review under provisions of the Casino Overlay District. A letter acknowledging completion of the Site Plan Submission from the City of Springfield was received on 11/23/15.

The Massachusetts Gaming Commission, though their consultant Pinck & Co., provided design related data requests on November 5. MGM Springfield provided responses and additional information over the following weeks and communicated directly with the Commission's traffic, economic and design consultants. The Commission's traffic, economic and design consultants presented their findings regarding the impact of the proposed design changes to the Commission on December 17, 2015. Further responses and clarifications regarding the Site Plan Submission were provided to the City of Springfield on December 21, and a revised Site Improvement Plan set was submitted to the City by our Civil Engineer, Allen & Major Associates, on December 22.



Plan Level 1

QUARTERLY STATUS REPORT: OCTOBER-DECEMBER 2015



Plan Level 2

Archival photographs of historic structures were assembled by the consultant team and submitted on 12/31/15 to the Springfield Historical Commission to fulfill reporting obligations in the Final Memorandum of Agreement with the Massachusetts Historical Commission.

Final Road Safety Audits were prepared and submitted to the MassDOT Highway Division on December 16, 2015. Audits were conducted for:

- State Street East
- State Street West
- Union Street
- Main Street South
- Locust Street
- Mail Street North
- U. S. Route 20
- Dwight Street

QUARTERLY STATUS REPORT: OCTOBER-DECEMBER 2015

5b PROGRESS PHOTOGRAPHS



10-26-15 Monthly Webcam Photos



11-25-15 Monthly Webcam Photos



12-28-15 Monthly Webcam Photos

QUARTERLY STATUS REPORT: OCTOBER-DECEMBER 2015



French Church Ready for Relocation



Rescue Mission Building Vacated on 12/31/15



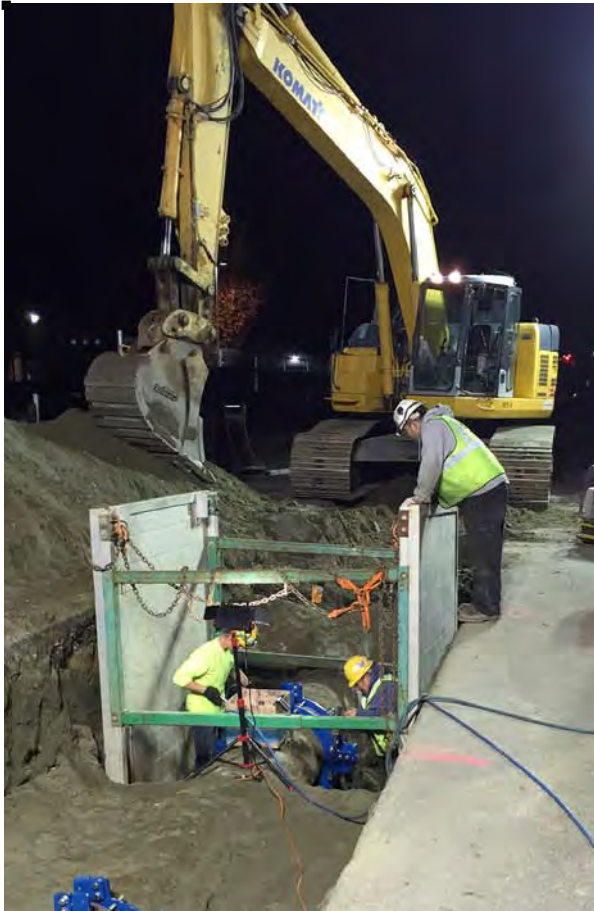
12/26/15 Site Aerial Showing Church Haul Road Progress.



Zanetti School Ready for Demolition Planned for 1/11/16



10/26/15 Utility Work



10/30/15 Overnight Utility Work



QUARTERLY STATUS REPORT: OCTOBER-DECEMBER 2015



11/10/15 Offsite Utilities - Union Street



12/1/15 French Church Haul Road Construction



11/13/15 Offsite Utilities - Patching Union Street



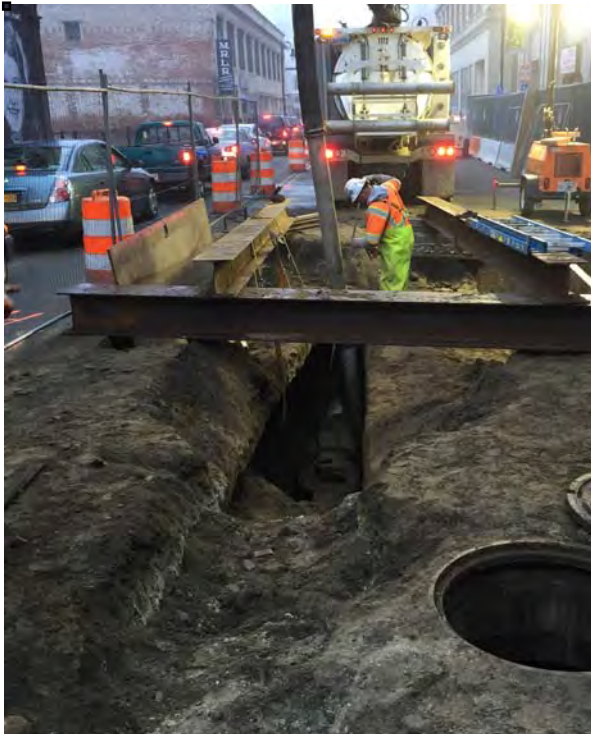
QUARTERLY STATUS REPORT: OCTOBER-DECEMBER 2015



12/7/15 Offsite Utilities



12/7/15 Soil Characterization



12/11/15 Offsite Utilities



QUARTERLY STATUS REPORT: OCTOBER-DECEMBER 2015

135.02.6 The licensee shall have a continuing obligation, pursuant to 205 CMR 120.01(2) to timely provide to the commission an updated permits chart and all documents and information listed in 205 CMR 120.01: Permitting Requirements, as well as any updates to the MEPA process such that the commission is continuously apprised of all material developments with respect to all permits and approvals required for the gaming establishment. Pursuant to 205 CMR 120.01(1)(h) the licensee shall provide to the commission copies of any appeal within 20 days of filing, whether to a municipal or state entity or for judicial review, filed with respect to any permit of approval listed in 205 CMR 120.01(1) along with a copy of the docket sheet and each decision on any appeal.

6 PERMITS

The following is the status of required permits and approvals:

AGENCY OR GOVERNING LEGAL AUTHORITY	PERMIT, REVIEW, OR APPLICATION	DATE APPLICATION SUBMITTED OR ESTIMATED ANTICIPATED APPLICATION DATE
FEDERAL		
1. US Environmental Protection Agency (EPA)	USEPA Construction General Permit	Permit received 2/23/15: USEPA MAR120000
	NPDES General Permit	Permit for Main St. and East Columbus Ave. received 3/9/15: MAR12B410
	NPDES Remediation General Permit (RGP)	Subject to final foundation design
STATE		
1. Massachusetts Gaming Commission	Gaming License	Received 11/7/14
	Findings issued pursuant to M.G.L. ch. 30 sec. 61	Section 61 Findings Approved by MGC on December 17, 2015.
2. Executive Office of Energy and Environmental Affairs	Massachusetts Environmental Policy Act (MEPA) Review	Certificate on Final Environmental Impact Report Received 12/31/14 (EEA 15033); Certificate on Notice of Project Change (NPC) finding no Supplement Environmental Impact Report required issued on November 25, 2016.
3. Massachusetts Department of Environmental Protection (MA DEP)	MA DEP Underground Injection Control (UIC) BRP WS-06	To be filed at project completion
4. Massachusetts Department of Environmental Protection (MA DEP)	Construction Dewatering Permit	Subject to final foundation design



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5. Massachusetts Historical Commission (MHC)	Review of project relative to potential effects of State Register historic/ archeological resources	Final Memorandum of Agreement Approved by MGC on December 17, 2015 and Signed by MHC on December 18, 2015 (concurring party signatures pending).
6. Massachusetts Department of Transportation (MassDOT)	Findings pursuant to M.G.L c. 30, sec. 61	Final Road Safety Audits (RSAs) provided to MassDOT in December 2015 consistent with MEPA Certificate. Revised Draft Section 61 Findings Presented to MassDOT on December 23, 2015. MassDOT will issue Section 61 Findings consistent with their review of the FEIR and MGC Section 61 Findings. MassDOT expected to issue section 61 Findings by mid to late January 2015 that will be incorporated by reference into the final MGC Section 61 Findings.
	Category III Application for Permit to Access State Highway	MGM will prepare and submit a 25% design package and Design Exception Report for MassDOT review – assumed to be a Category III Application for Permit to Access State Highway. Upon receipt of the 25% level comments, MGM will prepare a combined 75%/100% design package for MassDOT's review. Upon receipt of 75/100% level comments, MGM will prepare a PS&E design package for MassDOT's final review. MassDOT will issue the Highway Access Permit prior to construction of multimodal roadway and traffic control improvements.
7. Massachusetts Department of Housing and Community Development	Chapter 121A Designation as an Urban Redevelopment Project	Approval letter received 12/31/14
8. Massachusetts Department of Public Safety	Elevator Construction Permits	Application to be filed pending final drawings
LOCAL PERMITS AND APPROVALS UPDATE FOR FOURTH QUARTER 2015		
1. City of Springfield Department of Public Works	General Roadway Excavation, Trenching	Union Street between East Columbus and Walnut Street, 10/6/15: No. 20152623
		Main Street between Gridiron Street and Union Street, 10/6/15: Nos. 20152609, 20152610
		Union Street between E. Columbus Ave. and Walnut Street, 10/9/15: No. 20152676
		Main Street between Gridiron Street and Union Street, 10/13/15: No. 20152678

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		Bliss St. between Main St. and East Columbus Ave., 10/16/15: No. 20152713
		Union St.-S Side-225' W. of Main Street, 10/14/15: No. 923272
		State Street between W. Columbus Ave. and Main Street, 10/23/15: No. 20152762
	Special (Water & Sewer Commission)	East Columbus Ave. between S. end Bridge Ramp and Bruno St., 10/2/15: No. 20152582
		East Columbus Ave. between Bruno St. and State St., 10/19/15: No. 20152725
		East Columbus Ave. between S. end Bridge Ramp and Bruno St., 10/19/15: No. 20152726
		Main Street between Mill and E. Columbus, 10/20/15: No. 20152741
	Construction Management & Temporary Traffic Control Plans	Construction Management & Temporary Traffic Control Plans Revision 1 Approval for Project Site, 11/9/15
2. City of Springfield – Code Enforcement/Building Division	Building Permit Demolition	94 Union Street, 12/22/15: No. 15BDOT-00085ER
3. City of Springfield Historical Commission	MHC Review Concurring Party; Demolition Delay	SHC approved changes to design for purposes of historic resources and revised MOU on October 23, 2015.
4. Springfield City Council	Overlay District Special Permit	Overlay District Special Permit approved by City Council on December 22, 2015.
	Site Plan Review and Amendments to HCA	MGM Site Plan submission deemed completed on November 23, 2015. Hearings before the City Council on the Site Plan review are scheduled for January 19 th and 20 th , 2016 and hearings on the HCA amendments and street closure approvals are schedule for January 25 th and 26 th .
5. City of Springfield Department of Health and Human Services	Food Service Establishment Permit	TBD as venues are finalized
6. City of Springfield – Forestry Division	Municipal Tree Work Permit	Bliss, Howard Streets and Leonardo DaVinci Park, 11/30/15
7. Springfield Water and Sewer Commission	Water and Sewer Connection Permits	Connection permits to be filed mid-2016, pending final drawings.

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135.02.7 In furtherance of specific goals for the utilization of minorities, women and veterans on construction jobs, the licensee shall send and provide a copy to the commission, to each labor union or representative of workers with which the licensee has a collective bargaining agreement or other contract of understanding, a notice advising the labor union or workers representative of the licensee's commitments pursuant to M.G.L. c. 23K §(15) and §§21(a)(21) and (22).

7 ORGANIZED LABOR LETTER

The Project Labor Agreement (PLA) was executed on February 26, 2015. Article XVIII on Page 25 of the Agreement states the construction manager and labor unions' commitment to comply with Owner's Diversity and Affirmative Marketing Program as adopted on January 22, 2015.

A copy of the executed PLA is available to the Massachusetts Gaming Commission's Representative for review.

135.02.8 Prior to the gaming establishment opening for business, in furtherance of specific goals for the utilization of minority business enterprises, women business enterprises and veteran business enterprises as vendors in the provision of goods and services to the gaming establishment, the licensee shall provide to the commission an affirmative marketing plan in which the licensee identifies specific goals, expressed as an overall program goal applicable to the total dollar value of contracts entered into, for the utilization of minority business enterprises, women business enterprises and veteran business enterprises to participate as vendors in the provision of goods and services procured by the gaming establishment and any businesses operated as part of the gaming establishment; provided, however, that the specific goals for the utilization of such minority business enterprises, women business enterprises and veteran business enterprises shall be based on the availability of such minority business enterprises, women business enterprises and veteran business enterprises engaged in the type of work to be contracted by the gaming licensee.

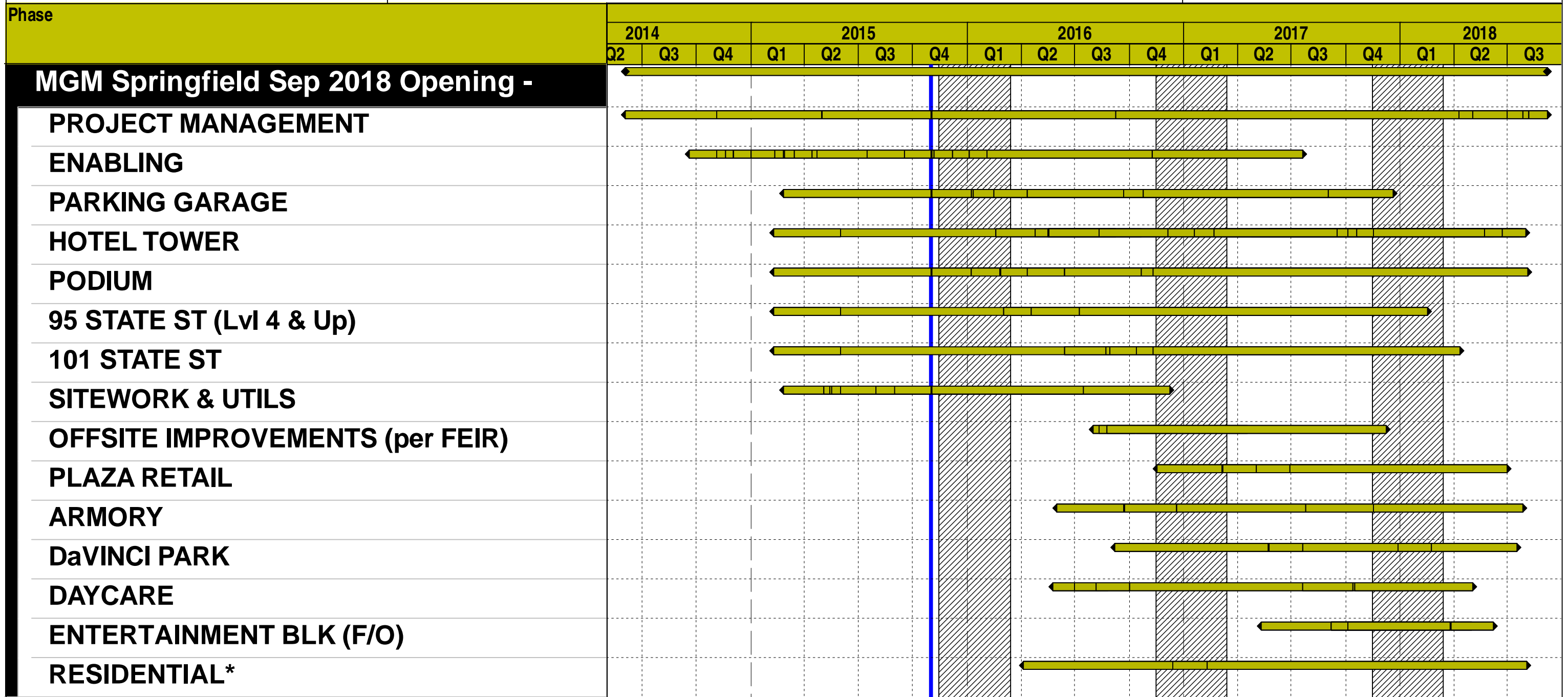
8 OPERATIONAL PHASE DIVERSITY PROGRAM FOR EQUAL OPPORTUNITY

MGM's Diversity and Affirmative Marketing Program was approved on January 22, 2015. MGM will comply with this program to meet goals for Diversity participation in the operational phase of the project.

APPENDIX A

LEVEL 1, LEVEL 2 AND DETAILED PROJECT SCHEDULES

MGM Springfield Project Schedule



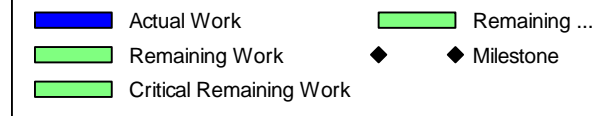
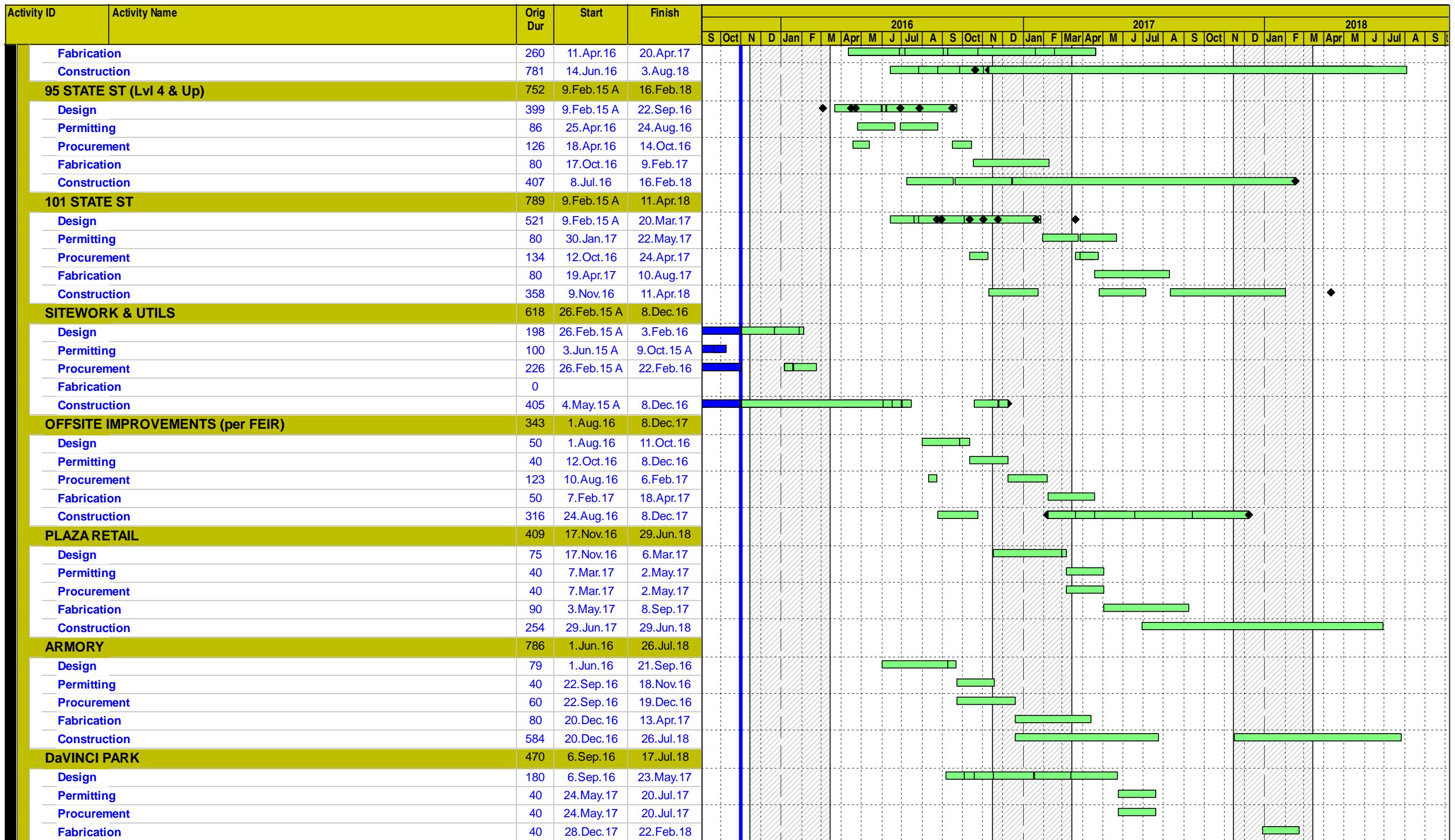
* Residential commitment will be constructed at a minimum of two (2) locations and the completion date listed is the outside date of the second location.



Activity ID	Activity Name	Orig Dur	Start	Finish	2016												2017												2018													
					S	Oct	N	D	Jan	F	M	Apr	M	J	Jul	A	S	Oct	N	D	Jan	F	Mar	Apr	M	J	Jul	A	S	Oct	N	D	Jan	F	M	Apr	M	J	Jul	A	S	
MGM Springfield Sep 2018 Opening -					1343																																				3.Jun.14 A	5.Sep.18
PROJECT MANAGEMENT					929																																				3.Jun.14 A	5.Sep.18
PM-100	Referendum Vote / Project Start	0	4.Nov.14 A																																							
PM-200	Tishman Const Co Released	0	5.Nov.14 A																																							
PM-999	Construction Completion (TCO): Aug 06, 2018	0		3.Aug.18																																						
PM-220	I-91 Viaduct (Milestone 03 Beneficial Use): Aug 06, 2018	0		6.Aug.18																																						
PM-990	Operations Commencement: Sept 5, 2018 (I-91 Milestone 03 +30CD)	0		5.Sep.18*																																						
	Assist MGM with development of Project Criteria	57	2.Jan.15 A	31.Dec.15	[Bar chart showing duration from Jan 2015 to Dec 2015]																																					
	Negotiate and Finalize Project Labor Agreement	39	7.Jan.15 A	26.Feb.15 A	[Bar chart showing duration from Jan 2015 to Feb 2015]																																					
	Mass Gaming Commission	867	4.Nov.14 A	5.Sep.18	[Bar chart showing duration from Nov 2014 to Sep 2018]																																					
	I-91 Viaduct	803	3.Jun.14 A	6.Aug.18	[Bar chart showing duration from Jun 2014 to Aug 2018]																																					
	Logistics Planning	132	4.Nov.14 A	7.Jun.17	[Bar chart showing duration from Nov 2014 to Jun 2017]																																					
	Early Turnover Milestones	127	20.Dec.17	21.Jun.18	[Milestone markers from Dec 2017 to Jun 2018]																																					
	LEED	817	1.May.15 A	26.Jul.18	[Milestone markers from May 2015 to Jul 2018]																																					
ENABLING					931																																				19.Sep.14 A	20.Jul.17
	Design	735	10.Nov.14 A	5.Jan.17	[Bar chart showing duration from Nov 2014 to Jan 2017]																																					
ENTITLEMENTS - BY OWNER					608																																				29.Oct.14 A	1.Sep.16
	Procurement	328	8.Dec.14 A	13.Jun.16	[Bar chart showing duration from Dec 2014 to Jun 2016]																																					
	Tenant Relocation	267	19.Sep.14 A	22.Jan.16	[Bar chart showing duration from Sep 2014 to Jan 2016]																																					
	10 Mill / Orr Cadillac - New Sprfld Mission	0																																								
	Abate / Demo Misc	581	26.Feb.15 A	1.Nov.16	[Bar chart showing duration from Feb 2015 to Nov 2016]																																					
	Demoition of Historic Structures	842	16.Mar.15 A	20.Jul.17	[Bar chart showing duration from Mar 2015 to Jul 2017]																																					
	Site Prep / Construction	0	16.May.16	16.May.16	[Milestone marker at May 2016]																																					
	Temp Service	368	15.Apr.15 A	8.Nov.16	[Bar chart showing duration from Apr 2015 to Nov 2016]																																					
PARKING GARAGE					995																																				26.Feb.15 A	20.Dec.17
	Alternate Scenario	0																																								
	Milestones	493	8.Jan.16	20.Dec.17	[Milestone markers from Jan 2016 to Dec 2017]																																					
	Procurement	26	26.Feb.15 A	8.Jan.16	[Bar chart showing duration from Feb 2015 to Jan 2016]																																					
	Design	460	11.Jan.16	14.Apr.17	[Bar chart showing duration from Jan 2016 to Apr 2017]																																					
	Permitting	60	15.Feb.16	9.May.16	[Bar chart showing duration from Feb 2016 to May 2016]																																					
	Fabrication	305	10.May.16	25.Jul.17	[Bar chart showing duration from May 2016 to Jul 2017]																																					
	Construction	618	12.Apr.16	20.Dec.17	[Bar chart showing duration from Apr 2016 to Dec 2017]																																					
HOTEL TOWER					865																																				9.Feb.15 A	31.Jul.18
	Design	388	9.Feb.15 A	8.Sep.16	[Bar chart showing duration from Feb 2015 to Sep 2016]																																					
	Permitting	111	16.May.16	21.Oct.16	[Bar chart showing duration from May 2016 to Oct 2016]																																					
	Procurement	111	16.May.16	21.Oct.16	[Bar chart showing duration from May 2016 to Oct 2016]																																					
	Fabrication	421	14.Jun.16	13.Feb.18	[Bar chart showing duration from Jun 2016 to Feb 2018]																																					
	Construction / Core & Shell	551	18.May.16	25.Jul.18	[Bar chart showing duration from May 2016 to Jul 2018]																																					
	Fit Out	207	5.Oct.17	31.Jul.18	[Bar chart showing duration from Oct 2017 to Jul 2018]																																					
PODIUM					1254																																				9.Feb.15 A	3.Aug.18
	Design	393	9.Feb.15 A	12.Dec.16	[Bar chart showing duration from Feb 2015 to Dec 2016]																																					
	Permitting	100	8.Jun.16	28.Oct.16	[Bar chart showing duration from Jun 2016 to Oct 2016]																																					
	Procurement	166	26.Feb.16	21.Oct.16	[Bar chart showing duration from Feb 2016 to Oct 2016]																																					

█ Actual Work █ Remaining Work
█ Remaining Work ◆ Milestone
█ Critical Remaining Work





Activity ID	Activity Name	Orig Dur	Start	Finish	2016																																			2017												2018											
					S	Oct	N	D	Jan	F	M	Apr	M	J	Jul	A	S	Oct	N	D	Jan	F	Mar	Apr	M	J	Jul	A	S	Oct	N	D	Jan	F	M	Apr	M	J	Jul	A	S																						
					Construction					[Gantt bars for Construction activities]																																			[Gantt bars for 2017]												[Gantt bars for 2018]						
DAYCARE					[Gantt bars for DAYCARE activities]																																			[Gantt bars for 2017]												[Gantt bars for 2018]											
Design					[Gantt bars for Design activities]																																			[Gantt bars for 2017]												[Gantt bars for 2018]											
Permitting					[Gantt bars for Permitting activities]																																			[Gantt bars for 2017]												[Gantt bars for 2018]											
Procurement					[Gantt bars for Procurement activities]																																			[Gantt bars for 2017]												[Gantt bars for 2018]											
Fabrication					[Gantt bars for Fabrication activities]																																			[Gantt bars for 2017]												[Gantt bars for 2018]											
Construction					[Gantt bars for Construction activities]																																			[Gantt bars for 2017]												[Gantt bars for 2018]											
ENTERTAINMENT BLK (F/O)					[Gantt bars for ENTERTAINMENT BLK (F/O) activities]																																			[Gantt bars for 2017]												[Gantt bars for 2018]											
Procurement					[Gantt bars for Procurement activities]																																			[Gantt bars for 2017]												[Gantt bars for 2018]											
Interior Fit Outs					[Gantt bars for Interior Fit Outs activities]																																			[Gantt bars for 2017]												[Gantt bars for 2018]											
RESIDENTIAL					[Gantt bars for RESIDENTIAL activities]																																			[Gantt bars for 2017]												[Gantt bars for 2018]											
Design					[Gantt bars for Design activities]																																			[Gantt bars for 2017]												[Gantt bars for 2018]											
Permitting					[Gantt bars for Permitting activities]																																			[Gantt bars for 2017]												[Gantt bars for 2018]											
Procurement					[Gantt bars for Procurement activities]																																			[Gantt bars for 2017]												[Gantt bars for 2018]											
Fabrication					[Gantt bars for Fabrication activities]																																			[Gantt bars for 2017]												[Gantt bars for 2018]											
Construction					[Gantt bars for Construction activities]																																			[Gantt bars for 2017]												[Gantt bars for 2018]											



Activity ID	Activity Name	Orig Dur	Start	Finish	2016												2017												2018																							
					S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S											
MGM Springfield Sep 2018 Opening -					[Gantt bar from 3.Jun.14 A to 5.Sep.18]																																															
PROJECT MANAGEMENT					[Gantt bar from 3.Jun.14 A to 5.Sep.18]																																															
PM-100	Referendum Vote / Project Start	0	4.Nov.14 A		[Hatched bar from 4.Nov.14 A to 4.Nov.14 A]																																															
PM-200	Tishman Const Co Released	0	5.Nov.14 A		[Hatched bar from 5.Nov.14 A to 5.Nov.14 A]																																															
PM-999	Construction Completion (TCO): Aug 06, 2018	0		3.Aug.18	[Milestone diamond at 3.Aug.18]																																															
PM-220	I-91 Viaduct (Milestone 03 Beneficial Use): Aug 06, 2018	0		6.Aug.18	[Milestone diamond at 6.Aug.18]																																															
PM-990	Operations Commencement: Sept 5, 2018 (I-91 Milestone 03 +30CD)	0		5.Sep.18*	[Milestone diamond at 5.Sep.18]																																															
Assist MGM with development of Project Criteria					[Gantt bar from 2.Jan.15 A to 31.Dec.15]																																															
PM-918	Parking Garage Concept Design	0		12.Jan.15 A	[Hatched bar from 12.Jan.15 A to 12.Jan.15 A]																																															
PM-926	Begin SD	0	18.Mar.15 A		[Hatched bar from 18.Mar.15 A to 18.Mar.15 A]																																															
PM-920	Kickoff Meeting	0	18.Mar.15 A		[Hatched bar from 18.Mar.15 A to 18.Mar.15 A]																																															
PM-922	Enabling Design – (March)	30	4.Feb.15 A	29.May.15 A	[Hatched bar from 4.Feb.15 A to 29.May.15 A]																																															
PM-910	Budget review	22	2.Jan.15 A	31.Dec.15	[Hatched bar from 2.Jan.15 A to 31.Dec.15]																																															
Negotiate and Finalize Project Labor Agreement					[Gantt bar from 7.Jan.15 A to 26.Feb.15 A]																																															
PM-916	Negotiate and Finalize Project Labor Agreement	39	7.Jan.15 A	26.Feb.15 A	[Hatched bar from 7.Jan.15 A to 26.Feb.15 A]																																															
Mass Gaming Commission					[Gantt bar from 4.Nov.14 A to 5.Sep.18]																																															
1 Statute-Chap 23K					[Gantt bar from 4.Nov.14 A to 6.Nov.15]																																															
MGC-653	Own land within 60 days of license issuance	0		4.Nov.14 A	[Hatched bar from 4.Nov.14 A to 4.Nov.14 A]																																															
MGC-070	Prep & Submit: expected vehicle traffic generated by the site, and plans for mitigatir	10	22.Dec.14 A	31.Dec.14 A	[Hatched bar from 22.Dec.14 A to 31.Dec.14 A]																																															
MGC-063	Prep & Submit: PLA. MGM to show plans for insuring labor harmony during constr &	10	16.Feb.15 A	26.Feb.15 A	[Hatched bar from 16.Feb.15 A to 26.Feb.15 A]																																															
MGC-651	provide a community impact fee to the host community;	0		1.Aug.15 A	[Hatched bar from 1.Aug.15 A to 1.Aug.15 A]																																															
MGC-652	Prep& Submit: Licensees required to (15) provide commission aggr demographic ir	10	1.Aug.15 A	1.Aug.15 A	[Hatched bar from 1.Aug.15 A to 1.Aug.15 A]																																															
MGC-650	Have a certified and binding vote by the host community in favor of the license;	0		1.Aug.15 A	[Hatched bar from 1.Aug.15 A to 1.Aug.15 A]																																															
MGC-067	Prep & Submit: names and addresses of the architects, engineers and designers of	5	2.Nov.15*	6.Nov.15	[Hatched bar from 2.Nov.15 to 6.Nov.15]																																															
2 Licensing Agreement					[Gantt bar from 14.Mar.18 to 9.May.18]																																															
MGC-655	Prep& Submit: create plan to identify potential local vendor in ninety (90) days fr Eff	10	14.Mar.18	27.Mar.18	[Hatched bar from 14.Mar.18 to 27.Mar.18]																																															
MGC-656	Rev& Approv: create plan to identify potential local vendor in ninety (90) days fr Effe	10	26.Apr.18	9.May.18	[Hatched bar from 26.Apr.18 to 9.May.18]																																															
3 205 CMR					[Gantt bar from 17.Feb.15 A to 28.Aug.18]																																															
MGC-136	Prep & Submit: Affirmative Action Plan	1	17.Feb.15 A	27.Feb.15 A	[Hatched bar from 17.Feb.15 A to 27.Feb.15 A]																																															
MGC-149	Submit Schematic Designs	0		2.Nov.15	[Hatched bar from 2.Nov.15 to 2.Nov.15]																																															
MGC-658	Prep& Submit: The commission's representative may request construction package	10	10.Dec.15	23.Dec.15	[Hatched bar from 10.Dec.15 to 23.Dec.15]																																															
MGC-659	Prep& Submit: The commission may request or have access to, at any time, plans s	0		10.Aug.16	[Hatched bar from 10.Aug.16 to 10.Aug.16]																																															
MGC-171	MGC Requested Review - Access; eg doors, locking systems, sally port (front - vers	0		11.Aug.16	[Hatched bar from 11.Aug.16 to 11.Aug.16]																																															
MGC-172	MGC Requested Review - Location of staff entrance	0		11.Aug.16	[Hatched bar from 11.Aug.16 to 11.Aug.16]																																															
MGC-173	MGC Requested Review - Location of security office	0		11.Aug.16	[Hatched bar from 11.Aug.16 to 11.Aug.16]																																															
MGC-174	MGC Requested Review - Number, nature and type of conx pts between gaming an	0		11.Aug.16	[Hatched bar from 11.Aug.16 to 11.Aug.16]																																															
MGC-175	MGC Requested Review - Surveillance coverage (location and types of cameras)	0		11.Aug.16	[Hatched bar from 11.Aug.16 to 11.Aug.16]																																															
MGC-176	MGC Requested Review - Surveillance monitoring (eg location of surv rm, dedicate	0		11.Aug.16	[Hatched bar from 11.Aug.16 to 11.Aug.16]																																															
MGC-177	MGC Requested Review-Count rm layout & design (eg size, reinf walls, washrm, mc	0		11.Aug.16	[Hatched bar from 11.Aug.16 to 11.Aug.16]																																															
MGC-178	MGC Requested Review - Cage layout (eg mantrap, reinforced walls, window design)	0		11.Aug.16	[Hatched bar from 11.Aug.16 to 11.Aug.16]																																															
MGC-179	MGC Requested Review - Slot floor layout (eg placement of machines, services, int	0		11.Aug.16	[Hatched bar from 11.Aug.16 to 11.Aug.16]																																															
MGC-180	MGC Requested Review - Access to gaming floor (eg adequacy of security position	0		11.Aug.16	[Hatched bar from 11.Aug.16 to 11.Aug.16]																																															
MGC-181	MGC Requested Review - Regulator office space (eg size, location, IT Requirements	0		11.Aug.16	[Hatched bar from 11.Aug.16 to 11.Aug.16]																																															
MGC-182	MGC Requested Review - Policing agency space (eg office size, interview areas, hr	0		11.Aug.16	[Hatched bar from 11.Aug.16 to 11.Aug.16]																																															
MGC-183	MGC Requested Review - Responsible gaming space (eg size, access and placerr	0		11.Aug.16	[Hatched bar from 11.Aug.16 to 11.Aug.16]																																															
MGC-184	MGC Requested Review - Sensitive areas (eg definition (cage, count room, surveill	0		11.Aug.16	[Hatched bar from 11.Aug.16 to 11.Aug.16]																																															
MGC-185	MGC Requested Review - Building system specs	0		11.Aug.16	[Hatched bar from 11.Aug.16 to 11.Aug.16]																																															
MGC-186	MGC Requested Review - i. back-up generator	0		11.Aug.16	[Hatched bar from 11.Aug.16 to 11.Aug.16]																																															

■ Remaining Level of Effort ■ Critical Re...
■ Actual Work ◆ Milestone
■ Remaining Work ⇨ Summary



Activity ID	Activity Name	Orig Dur	Start	Finish	2016																															2017												2018											
					S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S																		
					[Gantt Chart Area]																																																						
MGC-509	Restriping the Plainfield Street westbound approach from the existing two through l	0		21.Jun.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-510	Restriping Plainfield Street westbound to provide one through travel lane between t	0		21.Jun.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-511	Restriping the terminus of the I-91 NB Off-Ramp to enter Plainfield Street, west of th	0		21.Jun.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-512	Construct new sidewalk along Plainfield Street north of US Route 20	0		21.Jun.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-513	Remove existing offset sidewalk between the newly constructed sidewalk connectio	0		21.Jun.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-514	Install new crosswalk with flashing warning assembly and ADA-compliant accessibl	0		21.Jun.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-515	Install "No Pedestrian Crossing" signage at locations along the northerly side of Pla	0		21.Jun.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-516	Construct accessible wheelchair ramps, install new pedestrian countdown indicatio	0		21.Jun.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-517	Proponent has committed to work with MassDOT to deploy variable message signs	0		21.Jun.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-519	Update and retrofit pedestrian signal equipment at study area intersections surroun	0		21.Jun.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-520	Provide striping improvements for bicycle lanes or sharrow along with correspondi	0		21.Jun.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-521	Provide pedestrian and bicycle wayfinding signage throughout Downtown Springfie	0		21.Jun.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-522	Provide ADA improvements at wheelchair ramps near the site	0		21.Jun.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-523	Provide enhanced connectivity to the Connecticut River Walk and Bikeway	0		21.Jun.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-524	Provide secure, weather protected, long-term bicycle parking (for employees and re	0		21.Jun.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-525	Provide bicycle racks for short-term users at several locations on-site	0		21.Jun.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-526	Provide bicycles and equipment for employees	0		21.Jun.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-528	Provide showers for employees who commute by walking or biking	0		21.Jun.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-529	Include a repair station near the bike cages and/or advertised visits by a local mech	0		21.Jun.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-530	Reconstruct sidewalks along streets surrounding the site that are affected by constr	0		21.Jun.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-531	Construction mid-block crossing with pedestrian warning device on State Street to s	0		21.Jun.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-532	Construct mid-block crossing with raised median island on Union Street to service p	0		21.Jun.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-533	Provide charging stations for electric vehicles, which will be located near the doorw	0		21.Jun.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-534	Implement an intelligent parking system to direct drivers to open parking spaces or	0		21.Jun.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-542	Reconstruct existing curb cut ramps to bring into compliance with ADA and AAB	0		21.Jun.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-543	Reconstruct pedestrian traffic signals to bring them into compliance with the most re	0		21.Jun.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-544	Bicycle and pedestrian accommodations where feasible such as "bike boxes" at all	0		21.Jun.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-546	Prep & Submit: LEED Gold Level or higher (Grnhs Gas Emis)	20	8.Jun.18	6.Jul.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-579	Provide a self-certification document to the MEPA Office indicating completion	0		20.Jul.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-425	Project certified at LEED Gold or higher	0		3.Aug.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-444	Stage 4 -(Final Stage of Constr) Bldg finishing and fit-out. Garage Open	129	1.Feb.18	3.Aug.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-684	MGM will initiate and fund the implementation of a Trolley Service/Downtown Circul	0		5.Sep.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-685	MGM will provide funds to PVRTA to operate two existing PVRTA public trolley-style bus	0		5.Sep.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-686	MGM shall reimburse PVRTA for costs associated with operating the trolleys on a neg	0		5.Sep.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-687	MGM will pay for the cost of retrofitting/accessorizing the trolleys as may be requirec	0		5.Sep.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
MGC-688	MGM will reimburse the PVRTA for the cost of providing ADA paratransit trips to the Pr	0		5.Sep.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
I-91 Viaduct		803	3.Jun.14 A	6.Aug.18	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
91V-010	Bridge Design Complete	0		3.Jun.14 A	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
91V-012	Highway Design Complete	0		3.Jun.14 A	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
91V-014	Environmental Clearance Issued	0		3.Jul.14 A	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
91V-016	Project Update Presentation	0		3.Dec.14 A	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
91V-018	Contract Awarded	0		15.Apr.15 A	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
91V-020	Notice to Proceed	0		27.May.15 A	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
91V-022	Kickoff / Coord Mtg	0		11.Jun.15 A	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
91V-024	Construction Completion (TCO) - I-91 Viaduct (Milestone 03 – Beneficial Use): Aug	0		6.Aug.18*	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
Logistics Planning		132	4.Nov.14 A	7.Jun.17	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
PM-924	MGM Secure Satellite Parking Sites	0		30.Apr.15 A	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
PM-906	I-91 Via Duct Coord w Mass DOT & City of Sprfld	120	14.Nov.14 A	15.Dec.15	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											
PM-912	Soils Management Plan	50	2.Jan.15 A	31.Dec.15	[Gantt Chart]																															[Gantt Chart]												[Gantt Chart]											


Activity ID	Activity Name	Orig Dur	Start	Finish	2016												2017												2018											
					S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S	Oct	N	D	Jan	F	M	A	M	J	Jul	A
Design Summary					427 2.Jan.15 A 8.Sep.16																																			
DES-154	Develop packaging approach	30	4.Feb.15 A	27.Apr.15 A	[Bar chart showing activity duration]																																			
DES-108	Full Consultant Team On Board (excl Int Designers)	40	2.Jan.15 A	27.Apr.15 A	[Bar chart showing activity duration]																																			
DES-172	Schematic Design 10 weeks	50	18.Mar.15 A	29.May.15 A	[Bar chart showing activity duration]																																			
DES-174	MGM / City of Sprfd Project Scope Reconciliation	15	15.Jul.15 A	16.Nov.15	[Bar chart showing activity duration]																																			
DES-182	Project Budget Reconciliation	14	17.Nov.15	7.Dec.15	[Bar chart showing activity duration]																																			
DES-184	REVISED Schematic Design (Core & Shell)	65	17.Nov.15	18.Feb.16	[Bar chart showing activity duration]																																			
PKG-05a	Pkg 5a - 95 State St Interior Gut	0		3.Mar.16	[Milestone diamond]																																			
DES-178	Design Development 12 weeks (Core & Shell)	60	7.Mar.16	31.May.16	[Bar chart showing activity duration]																																			
DES-180	Construction Docs 14 weeks (Core & Shell)	70	1.Jun.16	8.Sep.16	[Bar chart showing activity duration]																																			
Freidmutter Group Design Packages					317 2.Oct.15 A 5.Jan.17																																			
PKG-01	Pkg 1 - DB Parking Garage / Bridge Docs	0		2.Oct.15 A	[Milestone diamond]																																			
PKG-03	Pkg 3 - Armory Structure & Shell Pkg	0		7.Mar.16	[Milestone diamond]																																			
PKG-02a	Pkg 2a - Hotel Twr Core & Shell	0		16.May.16	[Milestone diamond]																																			
PKG-04	Pkg 4 - Podium Core & Shell	0		16.May.16	[Milestone diamond]																																			
PKG-06	Pkg 6 - Landscape Hardscape Drainage 70%	0		16.May.16	[Milestone diamond]																																			
PKG-02b	Pkg 2b - Hotel Facade Pkg & Mock Up	0		16.May.16	[Milestone diamond]																																			
PKG-05b	Pkg 5b - 95 State St Fit Out	0		7.Jun.16	[Milestone diamond]																																			
PKG-20	Pkg 20 - 101 State St Minor Upgrades	0		7.Jun.16	[Milestone diamond]																																			
PKG-08	Pkg 8 - Adjacent Roadwork - TEC/Allen Major	0		1.Aug.16	[Milestone diamond]																																			
PKG-07	Pkg 7 - Offsite Roadway - TEC	0		1.Aug.16	[Milestone diamond]																																			
PKG-12	Pkg 12 - Daycare	0		4.Aug.16	[Milestone diamond]																																			
PKG-14	Pkg 14 - Starbucks	0		2.Sep.16	[Milestone diamond]																																			
PKG-13b	Pkg 13b - Hotel FF&E	0		2.Sep.16	[Milestone diamond]																																			
PKG-15	Pkg 15 - Landscape Hardscape FINAL Sitework	0		2.Sep.16	[Milestone diamond]																																			
PKG-13a	Pkg 13a - Hotel Interiors	0		2.Sep.16	[Milestone diamond]																																			
PKG-10	Pkg 10 - Podium Fit Out	0		14.Sep.16	[Milestone diamond]																																			
PKG-09	Pkg 9 - Food Court 1,2,3,4 Seating , RR's	0		14.Sep.16	[Milestone diamond]																																			
PKG-11	Pkg 11 - Venue A,B & Tap Bar fit out	0		10.Nov.16	[Milestone diamond]																																			
PKG-16	Pkg 16 - Hotel Public Spaces (Lobby, Lob Bar, Rtl)	0		23.Nov.16	[Milestone diamond]																																			
PKG-18	Pkg 18 - Podium Banquet Rms, Pre-Func, RR's	0		22.Dec.16	[Milestone diamond]																																			
PKG-17	Pkg 17 - Spa, Salon, Fitness	0		22.Dec.16	[Milestone diamond]																																			
PKG-19	Pkg 19 - Armory Fit Out	0		5.Jan.17	[Milestone diamond]																																			
Site Investigations:					226 10.Nov.14 A 23.Nov.15																																			
Geotech					100 10.Nov.14 A 27.Jul.15 A																																			
DES-111	Geotech (Site Work)	50	10.Nov.14 A	8.May.15 A	[Bar chart showing activity duration]																																			
DES-113	Geotech Report & Fdn Recommendations	15	11.May.15 A	27.Jul.15 A	[Bar chart showing activity duration]																																			
Existing Conditions Surveys Environmental:					187 3.Feb.15 A 23.Nov.15																																			
Phase 1					43 3.Feb.15 A 26.Mar.15 A																																			
TR-208	Howard St School	5	3.Feb.15 A	24.Feb.15 A	[Bar chart showing activity duration]																																			
TR-206	Armory	20	3.Feb.15 A	26.Mar.15 A	[Bar chart showing activity duration]																																			
TR-220	Union/ Chandler House	20	26.Feb.15 A	26.Mar.15 A	[Bar chart showing activity duration]																																			
TR-223	68 Union Car Wash	20	3.Feb.15 A	26.Mar.15 A	[Bar chart showing activity duration]																																			
TR-211	33-37 Bliss French Church	20	3.Feb.15 A	26.Mar.15 A	[Bar chart showing activity duration]																																			
TR-209	82 Howard St	20	3.Feb.15 A	26.Mar.15 A	[Bar chart showing activity duration]																																			
Phase 2					126 26.Feb.15 A 7.Aug.15 A																																			
TR-210	United Electric / 73 State	10	3.Mar.15 A	26.Mar.15 A	[Bar chart showing activity duration]																																			
TR-212	Office Bldg. 79 State	10	3.Mar.15 A	26.Mar.15 A	[Bar chart showing activity duration]																																			
TR-229	1345-1357 E Columbus - Robbie's Auto	5	3.Mar.15 A	26.Mar.15 A	[Bar chart showing activity duration]																																			

■ Remaining Level of Effort ■ Critical Re...
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■ Remaining Work ◀ Summary



Activity ID	Activity Name	Orig Dur	Start	Finish	2016												2017												2018																										
					S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S														
Early Works Packages																																																							
PRO-105	Abate/Demo Pkg 1 Zanetti (Incl Clear & Grub) (Prequal-Procure)	20	16.Feb.15 A	13.Jun.16																																																			
PRO-104	Site Fence, Guard Shacks, Construction Trailers	20	25.Feb.15 A	9.Apr.15 A																																																			
PRO-106	Probe program	20	25.Feb.15 A	10.Apr.15 A																																																			
PRO-107	Abate/Demo Pkg 2 68 Union / 53 Howard/ Armory / (Prequal-Procure)	30	1.Apr.15 A	24.Apr.15 A																																																			
PRO-111	Abate/Demo Pkg 5 Robbies/ 82 Howrd/ Parc 1C/ Edisonia/ 1126 Main/ 1120 Main/	20	1.Apr.15 A	8.May.15 A																																																			
PRO-124	Buy: 73 State Stabilization of existing structures	15	27.Apr.15 A	5.Jun.15 A																																																			
PRO-108	Relocation of French Congregational Church	20	27.Apr.15 A	5.Jun.15 A																																																			
PRO-109	Abate/Demo Pkg 3 Union-Ch/ 73ST/ 79 ST/ Fr Church (Prequal-Procure)	20	17.Mar.15 A	5.Jun.15 A																																																			
PRO-115	Abate/Demo Pkg 7 YWCA (Prequal-Procure)	20	3.Jun.15 A	30.Jun.15 A																																																			
PRO-183	Buy: Union/Chandler Stabilization of existing structures	20	7.Jan.16	3.Feb.16																																																			
PRO-113	Abate/Demo Pkg 6 Mission (Prequal-Procure)	20	25.Jan.16	19.Feb.16																																																			
PRO-110	Abate/Demo Pkg 4 95 ST (Prequal-Procure)	20	4.Mar.16	31.Mar.16																																																			
PRO-117	Procure Mass Ex (Pkg Garage / Podium) / Final Award	20	16.May.16	13.Jun.16																																																			
Tenant Relocation																																																							
Relocation of Church																																																							
TR-232	Feasibility Study	20	2.Feb.15 A	14.Apr.15 A																																																			
TR-238	Confirm route	15	20.Mar.15 A	14.Apr.15 A																																																			
PHASE I (Parking Garage):																																																							
65 Howard / Zanetti School																																																							
TR-102	Building Vacated	0	19.Sep.14 A	19.Sep.14 A																																																			
Parking lot: 53- 57 Bliss & 48 Howard																																																							
TR-114	Closed by	0	31.Dec.14 A	31.Dec.14 A																																																			
TR-116	Vacated by	1	31.Dec.14 A	31.Dec.14 A																																																			
Parking lot: 61 Bliss Street																																																							
TR-108	Closed by	0	25.Nov.14 A	25.Nov.14 A																																																			
TR-110	Vacated by	1	25.Nov.14 A	25.Nov.14 A																																																			
Parking lot: NS Howard Street																																																							
TR-234	Closed by	0	5.Dec.14 A	12.Dec.14 A																																																			
TR-236	Vacated by	1	6.Dec.14 A	12.Dec.14 A																																																			
Parking lot: 69-71 Bliss Street																																																							
TR-104	Closed by	0	5.Nov.14 A	21.Nov.14 A																																																			
TR-106	Vacated by	12	6.Nov.14 A	21.Nov.14 A																																																			
1357 E. Columbus / Robbies Auto																																																							
TR-112	Closed by	0	30.Dec.14 A	31.Mar.15 A																																																			
TR-118	Vacated by	5	31.Dec.14 A	31.Mar.15 A																																																			
82-84 Howard / Rectory																																																							
TR-120	Closed by	0	1.Dec.14 A	14.Dec.14 A																																																			
TR-122	Vacated by	10	1.Dec.14 A	14.Dec.14 A																																																			
68 Union (Car Wash) & 53 Howard St (Parking)																																																							
TR-124	Closed by	0	2.Dec.14 A	2.Dec.14 A																																																			
TR-126	Vacated by	1	2.Dec.14 A	2.Dec.14 A																																																			
29 Howard / State Armory Bldg.																																																							
TR-128	Building Vacated	0	2.Dec.14 A	2.Dec.14 A																																																			
PHASE II (Hotel Tower):																																																							
73 State / United Electric Building																																																							
TR-246	Closed by	0	2.Dec.14 A	30.Mar.15 A																																																			
TR-130	Notification period	15	2.Dec.14 A	4.Dec.14 A																																																			
TR-248	Vacated by	42	5.Jan.15 A	30.Mar.15 A																																																			

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Activity ID	Activity Name	Orig Dur	Start	Finish	2016							2017							2018																																
					S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S	Oct	N	D	Jan	F	M	A	M	J	Jul
Procurement Packages					81	16.May.16	8.Sep.16																																												
HT-120	100%SD - Issue Fdn & Utility Corridor Pkg	0		16.May.16																																															
HT-122	100%SD - Issue Mockup Pkg	0		16.May.16																																															
HT-124	100%SD - Issue Laundry Chute Pkg	0		16.May.16																																															
HT-126	100%SD - Issue Undergrnd MEPs Pkg	0		16.May.16																																															
HT-130	100%SD - Issue Vertical Transp Pkg	0		16.May.16																																															
HT-128	100%DD - Issue Steel Frame Structure Pkg	0		7.Jun.16																																															
HT-134	100%DD - Issue MEP Long Lead Equip Pkg	0		7.Jun.16																																															
HT-136	100%DD - Issue MEP/Low V D/A Pkg	0		7.Jun.16																																															
HT-138	20%CD - Issue Drywall & Framing Pkg	0		22.Jun.16																																															
HT-140	100%CD - Issue Finishes Pkg	0		8.Sep.16																																															
Permitting Packages					81	16.May.16	8.Sep.16																																												
HT-160	100%DD - Issue for Foundation Permit	0		16.May.16																																															
HT-162	100%DD - Issue for Superstructure Permit	0		16.May.16																																															
HT-164	100%DD - Issue for Core & Shell Permit	0		16.May.16																																															
HT-166	20%CD - Issue for Fit Out Permit	0		8.Sep.16																																															
Host Community Pkgs					60	25.Apr.16	20.Jul.16																																												
HT-180	50%DD - Submission to City of Springfield	0		25.Apr.16																																															
HT-184	100%DD - Submission to City of Springfield	0		31.May.16																																															
HT-182	50%CD - Submission to City of Springfield	0		20.Jul.16																																															
Permitting					111	16.May.16	21.Oct.16																																												
HT-201	Superstructure Permit - R/A	30	16.May.16	27.Jun.16																																															
HT-202	Core & Shell (MEP's) Permit - R/A	30	16.May.16	27.Jun.16																																															
HT-200	Foundation & UG MEP's Permit - R/A	30	16.May.16	27.Jun.16																																															
HT-203	Interiors Permit - R/A	30	9.Sep.16	21.Oct.16																																															
Procurement					111	16.May.16	21.Oct.16																																												
HT-304	Mockup Package	20	16.May.16	13.Jun.16																																															
HT-301	Foundation(Bid/Descope/Award)	30	16.May.16	27.Jun.16																																															
HT-300	Vertical Transportation - Design Assist	30	16.May.16	27.Jun.16																																															
HT-303	UG MEP's (Bid/Descope/Award)	30	16.May.16	27.Jun.16																																															
HT-310	Steel Frame Hotel Structure (incl tie-in to Union Chandler)	35	8.Jun.16	27.Jul.16																																															
HT-309	Long Lead Equipment	40	8.Jun.16	3.Aug.16																																															
HT-308	Hotel MEPs DA Subcontractor	40	8.Jun.16	3.Aug.16																																															
HT-312	Drywall and Framing	30	23.Jun.16	4.Aug.16																																															
HT-306	Hotel Façade Bid & Award	30	7.Jul.16	17.Aug.16																																															
HT-302	Elevators	40	28.Jun.16	23.Aug.16																																															
HT-314	Finishes	30	9.Sep.16	21.Oct.16																																															
Fabrication					421	14.Jun.16	13.Feb.18																																												
HT-410	DA Mockups w Owner Approval	70	14.Jun.16	21.Sep.16																																															
HT-404	Cooling Towers	80	4.Aug.16	29.Nov.16																																															
HT-412	Switchgear	80	4.Aug.16	29.Nov.16																																															
HT-408	Structural Steel Frame	100	28.Jul.16	20.Dec.16																																															
HT-402	Custom AHU's	110	4.Aug.16	12.Jan.17																																															
HT-406	Chillers	110	4.Aug.16	12.Jan.17																																															
HT-414	Fab & Deliver Elevators	100	24.Aug.16	18.Jan.17																																															
HT-416	Fab & Deliver Facade	80	22.Sep.16	18.Jan.17																																															
HT-RSK-60	PROCURE HOODS & WALK-IN COOLERS	110	12.Jul.17	15.Dec.17																																															
HT-RSK-62	PROCURE FOOD SERVICE EQUIPMENT (DA/DB PACKAGE)	154	6.Jul.17	13.Feb.18																																															
Construction / Core & Shell					551	18.May.16	25.Jul.18																																												

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Activity ID	Activity Name	Orig Dur	Start	Finish	2016												2017												2018											
					S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S	Oct	N	D	Jan	F	M	A	M	J	Jul	A
Tower Crane					[Gantt chart for Tower Crane activities]																																			
HT-TC-02	Hotel Twr Crane P.E. Eng Base & Hoist	10	18.May.16	1.Jun.16	[Gantt bar]																																			
HT-TC-04	Erect Tower Crane	5	12.Sep.16	16.Sep.16	[Gantt bar]																																			
HT-TC-08	Tower Crane In Operation	201	19.Sep.16	6.Jul.17	[Gantt bar]																																			
HT-TC-06	Remove Tower Crane	5	7.Jul.17	13.Jul.17	[Gantt bar]																																			
Hoist					[Gantt chart for Hoist activities]																																			
HT-HST-04	Erect Hoist	5	24.May.17	31.May.17	[Gantt bar]																																			
HT-HST-08	Hoist In Operation	161	1.Jun.17	19.Jan.18	[Gantt bar]																																			
HT-HST-06	Remove Hoist	10	22.Jan.18	2.Feb.18	[Gantt bar]																																			
Foundation					[Gantt chart for Foundation activities]																																			
HT-FDN-10	Soldier Pile & Lagging	10	9.Sep.16	22.Sep.16	[Gantt bar]																																			
HT-FDN-12	Abandon Existing Side Walk Vaults	15	23.Sep.16	14.Oct.16	[Gantt bar]																																			
HT-FDN-14	Foundation Elements	50	11.Aug.16	25.Oct.16	[Gantt bar]																																			
HT-FDN-16	Under Slab Mud Mat	5	19.Oct.16	25.Oct.16	[Gantt bar]																																			
HT-FDN-18	Pre-Proof Waterproofing & Bottom Layer Reinforcing @ Pits	15	26.Oct.16	17.Nov.16	[Gantt bar]																																			
HT-FDN-20	MEP Under Slab in Hotel Mat & Test	25	26.Oct.16	5.Dec.16	[Gantt bar]																																			
HT-FDN-22	FR&P Hotel Twr Structural Slab	25	26.Oct.16	5.Dec.16	[Gantt bar]																																			
HT-FDN-24	Hotel Ready for Superstructure	0		5.Dec.16	[Gantt bar]																																			
Hotel Superstructure					[Gantt chart for Hotel Superstructure activities]																																			
Erect Steel					[Gantt chart for Erect Steel activities]																																			
HT-ES-02	Erect thru Level 2	10	9.Mar.17	23.Mar.17	[Gantt bar]																																			
HT-ES-03	Erect thru Level 3	10	27.Mar.17	10.Apr.17	[Gantt bar]																																			
HT-ES-04	Erect thru Level 4	10	6.Apr.17	20.Apr.17	[Gantt bar]																																			
HT-ES-05	Erect thru Level 5	10	24.Apr.17	8.May.17	[Gantt bar]																																			
HT-ES-06	Erect thru Level 6	10	9.May.17	23.May.17	[Gantt bar]																																			
HT-ES-07	Erect thru Level 7	10	24.May.17	7.Jun.17	[Gantt bar]																																			
HT-ES-08	Erect thru Level 8	10	8.Jun.17	21.Jun.17	[Gantt bar]																																			
HT-ES-RF	Erect thru Level Roof	10	22.Jun.17	6.Jul.17	[Gantt bar]																																			
Working Deck					[Gantt chart for Working Deck activities]																																			
HT-WD-02	Working Deck Level 2	10	24.Apr.17	8.May.17	[Gantt bar]																																			
HT-WD-03	Working Deck Level 3	10	9.May.17	23.May.17	[Gantt bar]																																			
HT-WD-04	Working Deck Level 4	10	22.May.17	5.Jun.17	[Gantt bar]																																			
HT-WD-05	Working Deck Level 5	10	6.Jun.17	19.Jun.17	[Gantt bar]																																			
HT-WD-06	Working Deck Level 6	10	20.Jun.17	3.Jul.17	[Gantt bar]																																			
HT-WD-07	Working Deck Level 7	10	5.Jul.17	18.Jul.17	[Gantt bar]																																			
HT-WD-08	Working Deck Level 8	10	19.Jul.17	1.Aug.17	[Gantt bar]																																			
HT-WD-RF	Working Deck Level Roof	10	2.Aug.17	15.Aug.17	[Gantt bar]																																			
Bolt Up / Welding					[Gantt chart for Bolt Up / Welding activities]																																			
HT-BU-02	Bolt Up / Weld Level 2	10	24.Apr.17	8.May.17	[Gantt bar]																																			
HT-BU-03	Bolt Up / Weld Level 3	10	9.May.17	23.May.17	[Gantt bar]																																			
HT-BU-04	Bolt Up / Weld Level 4	10	22.May.17	5.Jun.17	[Gantt bar]																																			
HT-BU-05	Bolt Up / Weld Level 5	10	6.Jun.17	19.Jun.17	[Gantt bar]																																			
HT-BU-06	Bolt Up / Weld Level 6	10	20.Jun.17	3.Jul.17	[Gantt bar]																																			
HT-BU-07	Bolt Up / Weld Level 7	10	5.Jul.17	18.Jul.17	[Gantt bar]																																			
HT-BU-08	Bolt Up / Weld Level 8	10	19.Jul.17	1.Aug.17	[Gantt bar]																																			
HT-BU-RF	Bolt Up / Weld Level Roof	10	2.Aug.17	15.Aug.17	[Gantt bar]																																			
Metal Deck					[Gantt chart for Metal Deck activities]																																			
HT-MD-02	Metal Deck Detailing Level 2	10	9.May.17	23.May.17	[Gantt bar]																																			
HT-MD-03	Metal Deck Detailing Level 3	10	24.May.17	7.Jun.17	[Gantt bar]																																			

■ Remaining Level of Effort ■ Critical Re...
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■ Remaining Work ⇨ Summary



Activity ID	Activity Name	Orig Dur	Start	Finish	2016							2017							2018						
					S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S	Oct	N	D	Jan	F	M	A	M
HT-MD-04	Metal Deck Detailing Level 4	10	6.Jun.17	19.Jun.17																					
HT-MD-05	Metal Deck Detailing Level 5	10	20.Jun.17	3.Jul.17																					
HT-MD-06	Metal Deck Detailing Level 6	10	5.Jul.17	18.Jul.17																					
HT-MD-07	Metal Deck Detailing Level 7	10	19.Jul.17	1.Aug.17																					
HT-MD-08	Metal Deck Detailing Level 8	10	2.Aug.17	15.Aug.17																					
HT-MD-RF	Metal Deck Detailing Level Roof	10	16.Aug.17	29.Aug.17																					
Concrete on Metal Deck		78	24.May.17	13.Sep.17																					
HT-COMD-02	Concrete On Metal Deck Level 2	10	24.May.17	7.Jun.17																					
HT-COMD-03	Concrete On Metal Deck Level 3	10	8.Jun.17	21.Jun.17																					
HT-COMD-04	Concrete On Metal Deck Level 4	10	20.Jun.17	3.Jul.17																					
HT-COMD-05	Concrete On Metal Deck Level 5	10	5.Jul.17	18.Jul.17																					
HT-COMD-06	Concrete On Metal Deck Level 6	10	19.Jul.17	1.Aug.17																					
HT-COMD-07	Concrete On Metal Deck Level 7	10	2.Aug.17	15.Aug.17																					
HT-COMD-08	Concrete On Metal Deck Level 8	10	16.Aug.17	29.Aug.17																					
HT-COMD-RF	Concrete On Metal Deck Level Roof	10	30.Aug.17	13.Sep.17																					
Roofing		25	12.Oct.17	16.Nov.17																					
HT-RF-26	Hotel Final Roof	25	12.Oct.17	16.Nov.17																					
Enclosure		351	18.Jan.17	7.Jun.18																					
HT-ENC-00	Panels On Site	0		18.Jan.17																					
HT-ENC-WT	WEATHER TIGHT	0		16.Nov.17																					
HT-ENC-HST	Hoistway Bay Enclosure	40	5.Feb.18	4.Apr.18																					
North		40	5.Jul.17	29.Aug.17																					
HT-ENC-10	North Face Weather Tight Sheething	20	5.Jul.17	1.Aug.17																					
HT-ENC-06	North Facade	20	2.Aug.17	29.Aug.17																					
Main St		115	26.Jul.17	9.Jan.18																					
HT-ENC-07	Main St Weather Tight Sheething	30	26.Jul.17	6.Sep.17																					
HT-ENC-03	Main St Facade	80	7.Sep.17	9.Jan.18																					
Howard St		135	30.Aug.17	13.Mar.18																					
HT-ENC-08	Howard St Weather Tight Sheething	20	30.Aug.17	27.Sep.17																					
HT-ENC-04	Howard St Facade	40	10.Jan.18	13.Mar.18																					
West		180	21.Sep.17	7.Jun.18																					
HT-ENC-09	West Face Weather Tight Sheething	20	21.Sep.17	19.Oct.17																					
HT-ENC-05	West Facade	60	14.Mar.18	7.Jun.18																					
Mechanical Systems		295	24.May.17	25.Jul.18																					
HT-MS-02	Set Donnage	5	7.Jul.17	13.Jul.17																					
HT-MS-08	MEP Screening	15	14.Jul.17	3.Aug.17																					
HT-MS-04	MEP Cooling / Heating Piping	45	7.Jul.17	8.Sep.17																					
HT-MS-06	Main Ductwork Trunks	50	7.Jul.17	15.Sep.17																					
HT-MS-14	MEP Insulation	20	11.Sep.17	6.Oct.17																					
HT-MS-20	Rough In 4-Pipe Risers	97	24.May.17	11.Oct.17																					
HT-MS-16	Set Custom AHU's	10	17.Nov.17	1.Dec.17																					
HT-MS-10	Set Cooling Towers	10	17.Nov.17	1.Dec.17																					
HT-MS-12	Set Chillers	10	17.Nov.17	1.Dec.17																					
HT-MS-18	Final Connections & Startup	20	4.Dec.17	2.Jan.18																					
HT-MS-22	Tower Systems Commissioning / Incl. LEED IAQ Flush	10	11.Jul.18	25.Jul.18																					
Electrical Systems		97	24.May.17	11.Oct.17																					
HT-EL-10	Layout / Frame / Construct Electrical Rm	15	24.May.17	14.Jun.17																					
HT-EL-12	Set Equipment	10	15.Jun.17	28.Jun.17																					
HT-EL-16	Install Lightning Protection	15	7.Jul.17	27.Jul.17																					

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					S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S
Porte Cochere		145	21.Feb.17	15.Sep.17																																					
HT-PC	Porte Cochere Summary	145	21.Feb.17	15.Sep.17																																					
Fit Out		207	5.Oct.17	31.Jul.18																																					
1st Floor Hotel Lobby		130	4.Dec.17	7.Jun.18																																					
HT-01-00	Lobby Fit Out Summary	130	4.Dec.17	7.Jun.18																																					
2nd Floor		127	5.Oct.17	5.Apr.18																																					
HT-02-02	2ndFlr: Start Fit Out	0	5.Oct.17																																						
HT-02-04	2ndFlr: Layout	5	5.Oct.17	12.Oct.17																																					
HT-02-06	2ndFlr: Exhaust Shafts	5	13.Oct.17	19.Oct.17																																					
HT-02-08	2ndFlr: Laundry Chutes	5	13.Oct.17	19.Oct.17																																					
HT-02-12	2ndFlr: Prefab Shower Bases / Tubs	10	20.Oct.17	2.Nov.17																																					
HT-02-14	2ndFlr: Framing / Bucks (incl Soffits)	15	13.Oct.17	2.Nov.17																																					
HT-02-16	2ndFlr: Plumbing Roughing	20	3.Nov.17	1.Dec.17																																					
HT-02-18	2ndFlr: HVAC Roughing / VFC Units	25	3.Nov.17	8.Dec.17																																					
HT-02-20	2ndFlr: Elec Roughing	30	3.Nov.17	15.Dec.17																																					
HT-02-22	2ndFlr: Sprinkler Roughing	20	17.Nov.17	15.Dec.17																																					
HT-02-24	2ndFlr: Firestop (need Temp Roof Above)	5	18.Dec.17	22.Dec.17																																					
HT-02-26	2ndFlr: Insulation	5	18.Dec.17	22.Dec.17																																					
HT-02-27	2ndFlr: MEP Rough Inspections	5	18.Dec.17	22.Dec.17																																					
HT-02-28	2ndFlr: Firestopping / Insulation Insp - City/QC	1	26.Dec.17	26.Dec.17																																					
HT-02-31	2ndFlr: Frame Suspended Drywall Ceilings	10	27.Dec.17	10.Jan.18																																					
HT-02-29	2ndFlr: Sheetrock Walls & Ceilings	25	28.Dec.17	1.Feb.18																																					
HT-02-30	2ndFlr: Tape & Spackle	20	12.Jan.18	8.Feb.18																																					
HT-02-32	2ndFlr: Prep Floor Substrate / Tile	15	19.Jan.18	8.Feb.18																																					
HT-02-40	2ndFlr: Prime Paint Walls / Clgs	10	2.Feb.18	15.Feb.18																																					
HT-02-48	2ndFlr: Vanities	5	16.Feb.18	22.Feb.18																																					
HT-02-36	2ndFlr: Carpet / Flooring	10	9.Feb.18	22.Feb.18																																					
HT-02-38	2ndFlr: Wood Trim & Base / Millwork	15	23.Feb.18	15.Mar.18																																					
HT-02-50	2ndFlr: Entry Doors / Doors & Hardware	10	2.Mar.18	15.Mar.18																																					
HT-02-52	2ndFlr: Final Paint	15	2.Mar.18	22.Mar.18																																					
HT-02-42	2ndFlr: Light Fixtures	10	16.Mar.18	29.Mar.18																																					
HT-02-44	2ndFlr: Elec Devices / Termination	10	16.Mar.18	29.Mar.18																																					
HT-02-46	2ndFlr: Plumbing Finishes & Fixtures	10	16.Mar.18	29.Mar.18																																					
HT-02-54	2ndFlr: Punch & Clean / Final Inspections	5	30.Mar.18	5.Apr.18																																					
HT-02-56	2ndFlr: Complete / Ready for Corridor Carpet	0		5.Apr.18																																					
3rd Floor		127	3.Nov.17	4.May.18																																					
HT-03-02	3rdFlr: Start Fit Out	0	3.Nov.17																																						
HT-03-04	2ndFlr: Layout	5	3.Nov.17	9.Nov.17																																					
HT-03-06	2ndFlr: Exhaust Shafts	5	10.Nov.17	16.Nov.17																																					
HT-03-08	2ndFlr: Laundry Chutes	5	10.Nov.17	16.Nov.17																																					
HT-03-12	2ndFlr: Prefab Shower Bases / Tubs	10	17.Nov.17	1.Dec.17																																					
HT-03-14	2ndFlr: Framing / Bucks (incl Soffits)	15	10.Nov.17	1.Dec.17																																					
HT-03-16	2ndFlr: Plumbing Roughing	20	4.Dec.17	2.Jan.18																																					
HT-03-18	2ndFlr: HVAC Roughing / VFC Units	25	4.Dec.17	9.Jan.18																																					
HT-03-20	2ndFlr: Elec Roughing	30	4.Dec.17	16.Jan.18																																					
HT-03-22	2ndFlr: Sprinkler Roughing	20	18.Dec.17	16.Jan.18																																					
HT-03-24	2ndFlr: Firestop (need Temp Roof Above)	5	17.Jan.18	23.Jan.18																																					
HT-03-26	2ndFlr: Insulation	5	17.Jan.18	23.Jan.18																																					
HT-03-27	2ndFlr: MEP Rough Inspections	5	17.Jan.18	23.Jan.18																																					

█ Remaining Level of Effort █ Critical Re...
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Activity ID	Activity Name	Orig Dur	Start	Finish	2016							2017							2018										
					S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S
PO-BPE-04	Stage Hoistway	3	15.Sep.17	19.Sep.17																									
PO-BPE-06	Install Brackets/Rails	7	20.Sep.17	28.Sep.17																									
PO-BPE-08	Set Machine Beams/Machines/OH Eqpt	7	29.Sep.17	10.Oct.17																									
PO-BPE-10	Set Control Room Eqpt	3	11.Oct.17	13.Oct.17																									
PO-BPE-12	Build Car Slings	5	16.Oct.17	20.Oct.17																									
PO-BPE-14	Install Elevator Fronts	10	23.Oct.17	3.Nov.17																									
PO-BPE-16	Install Elevator Fixtures	5	6.Nov.17	10.Nov.17																									
PO-BPE-18	Install Elevator Doors	16	13.Nov.17	5.Dec.17																									
PO-BPE-20	Pipe & Wire Hoistway	5	6.Dec.17	12.Dec.17																									
PO-BPE-22	Work by Others - Pit Ladder, Lights, Disconnects	2	13.Dec.17	14.Dec.17																									
PO-BPE-24	Build Elevator Cab	5	15.Dec.17	21.Dec.17																									
PO-BPE-26	Pipe & Wire Cab	3	22.Dec.17	27.Dec.17																									
PO-BPE-28	Hang Car Doors	3	28.Dec.17	2.Jan.18																									
PO-BPE-30	Elevator Flooring by Others	2	3.Jan.18	4.Jan.18																									
PO-BPE-32	Adjust/Test/Commission Elev # 2	5	5.Jan.18	11.Jan.18																									
PO-BPE-34	Elevator Inspection	1	12.Jan.18	12.Jan.18																									
Banquet Employee Elevator 1 (Area 1)		84	18.Jul.17	14.Nov.17																									
PO-BEE1-02	Delivery & Unload Elev No.1	2	18.Jul.17	19.Jul.17																									
PO-BEE1-04	Stage Hoistway	3	20.Jul.17	24.Jul.17																									
PO-BEE1-06	Install Brackets/Rails	7	25.Jul.17	2.Aug.17																									
PO-BEE1-08	Set Machine Beams/Machines/OH Eqpt	7	3.Aug.17	11.Aug.17																									
PO-BEE1-10	Set Control Room Eqpt	3	14.Aug.17	16.Aug.17																									
PO-BEE1-12	Build Car Slings	5	17.Aug.17	23.Aug.17																									
PO-BEE1-14	Install Elevator Fronts	10	24.Aug.17	7.Sep.17																									
PO-BEE1-16	Install Elevator Fixtures	5	8.Sep.17	14.Sep.17																									
PO-BEE1-18	Install Elevator Doors	16	15.Sep.17	6.Oct.17																									
PO-BEE1-20	Pipe & Wire Hoistway	5	10.Oct.17	16.Oct.17																									
PO-BEE1-22	Work by Others - Pit Ladder, Lights, Disconnects	2	17.Oct.17	18.Oct.17																									
PO-BEE1-24	Build Elevator Cab	5	19.Oct.17	25.Oct.17																									
PO-BEE1-26	Pipe & Wire Cab	3	26.Oct.17	30.Oct.17																									
PO-BEE1-28	Hang Car Doors	3	31.Oct.17	2.Nov.17																									
PO-BEE1-30	Elevator Flooring by Others	2	3.Nov.17	6.Nov.17																									
PO-BEE1-32	Adjust/Test/Commission Elev # 1	5	7.Nov.17	13.Nov.17																									
PO-BEE1-34	Elevator Inspection	1	14.Nov.17	14.Nov.17																									
Banquet Employee Elevator 2 (Area 1)		84	18.Jul.17	14.Nov.17																									
PO-BEE2-02	Delivery & Unload Elev No.2	2	18.Jul.17	19.Jul.17																									
PO-BEE2-04	Stage Hoistway	3	20.Jul.17	24.Jul.17																									
PO-BEE2-06	Install Brackets/Rails	7	25.Jul.17	2.Aug.17																									
PO-BEE2-08	Set Machine Beams/Machines/OH Eqpt	7	3.Aug.17	11.Aug.17																									
PO-BEE2-10	Set Control Room Eqpt	3	14.Aug.17	16.Aug.17																									
PO-BEE2-12	Build Car Slings	5	17.Aug.17	23.Aug.17																									
PO-BEE2-14	Install Elevator Fronts	10	24.Aug.17	7.Sep.17																									
PO-BEE2-16	Install Elevator Fixtures	5	8.Sep.17	14.Sep.17																									
PO-BEE2-18	Install Elevator Doors	16	15.Sep.17	6.Oct.17																									
PO-BEE2-20	Pipe & Wire Hoistway	5	10.Oct.17	16.Oct.17																									
PO-BEE2-22	Work by Others - Pit Ladder, Lights, Disconnects	2	17.Oct.17	18.Oct.17																									
PO-BEE2-24	Build Elevator Cab	5	19.Oct.17	25.Oct.17																									
PO-BEE2-26	Pipe & Wire Cab	3	26.Oct.17	30.Oct.17																									
PO-BEE2-28	Hang Car Doors	3	31.Oct.17	2.Nov.17																									

- █ Remaining Level of Effort
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Activity ID	Activity Name	Orig Dur	Start	Finish	2016												2017												2018											
					S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S	Oct	N	D	Jan	F	M	A	M	J	Jul	A
Palio		189	13.Sep.17	12.Jun.18																																				
PO-PAL-100	Palio Start	0	13.Sep.17																																					
PO-PAL-900	Palio Complete	0		5.Mar.18																																				
PO-PAL-102	Palio	120	13.Sep.17	5.Mar.18																																				
Kitchen		189	13.Sep.17	12.Jun.18																																				
PO-PAL-924	FRAME WALLS/DOOR FRAMES	30	13.Sep.17	25.Oct.17																																				
PO-PAL-922	INSTALL HOODS & WALK-IN COOLERS	10	26.Oct.17	8.Nov.17																																				
PO-PAL-926	HANG & INSTALL GREASE DUCT	10	26.Oct.17	8.Nov.17																																				
PO-PAL-908	MEPS ROUGH-IN WALLS/BACKING	15	26.Oct.17	15.Nov.17																																				
PO-PAL-930	TERMINATE HOOD TO GREASE DUCT/WRAP	5	9.Nov.17	15.Nov.17																																				
PO-PAL-920	DRYWALL & TAPE WALLS	20	21.Dec.17	19.Jan.18																																				
PO-PAL-928	INSTALL CEILING GRID	5	22.Jan.18	26.Jan.18																																				
PO-PAL-916	FRP/STAINLESS WALL COVERING	10	22.Jan.18	2.Feb.18																																				
PO-PAL-918	INSTALL QUARRY TILE FLOOR	10	22.Jan.18	2.Feb.18																																				
PO-PAL-914	MEPS DROPS TO GRID	10	29.Jan.18	9.Feb.18																																				
PO-PAL-912	INSTALL CEILING TILE	10	12.Feb.18	23.Feb.18																																				
PO-PAL-906	INSTALL FOOD SERVICE EQUIPMENT	20	5.Feb.18	2.Mar.18																																				
PO-PAL-948	Install Specialty Equipment	20	5.Feb.18	2.Mar.18																																				
PO-PAL-910	MEPS WALL/CEILING TRIM	10	26.Feb.18	9.Mar.18																																				
PO-PAL-940	3RD PARTY SCENARIO / DEVICE VERIFICATION	10	12.Mar.18	23.Mar.18																																				
PO-PAL-934	FLS PRE-TESTING (CONTRACTORS)	15	12.Mar.18	30.Mar.18																																				
PO-PAL-932	3RD PARTY REPORT	30	2.Apr.18	14.May.18																																				
PO-PAL-938	City of Spfld / 3RD PARTY FINAL	10	15.May.18	29.May.18																																				
PO-PAL-942	SFD DEVICE CERTIFICATION	10	15.May.18	29.May.18																																				
PO-PAL-936	TEMPORARY CERTIFICATE OF OCCUPANCY	10	30.May.18	12.Jun.18																																				
PO-PAL-944	SITE SIGN OFF / CLEARANCES	10	30.May.18	12.Jun.18																																				
PO-PAL-946	Ready for Burn In	0		12.Jun.18																																				
1st Flr Casino Retail		120	6.Sep.17	26.Feb.18																																				
PO-CRT-100	1st Flr Casino Rtl Start	0	6.Sep.17																																					
PO-CRT-900	1st Flr Casino Rtl Complete	0		26.Feb.18																																				
PO-CRT-102	1st Flr Casino Rtl	120	6.Sep.17	26.Feb.18																																				
Public Space		130	27.Sep.17	2.Apr.18																																				
PO-PS-100	Public Space Start	0	27.Sep.17																																					
PO-PS-900	Public Space Complete	0		2.Apr.18																																				
PO-PS-102	Public Space Fitout	130	27.Sep.17	2.Apr.18																																				
Level 2 Fit Outs		179	29.Aug.17	14.May.18																																				
Employee Dining Rm - Commisary & RR		165	6.Sep.17	1.May.18																																				
PO-EDRC-117	FRAME WALLS/DOOR FRAMES	10	6.Sep.17	19.Sep.17																																				
PO-EDRC-116	MEPS ROUGH-IN WALLS/BACKING	10	20.Sep.17	3.Oct.17																																				
PO-EDRC-103	FRAME HARDLID CEILING/SOFFITS	15	20.Sep.17	11.Oct.17																																				
PO-EDRC-102	MEPS DROP TO HARDLID/SOFFITS	15	12.Oct.17	1.Nov.17																																				
PO-EDRC-115	DRYWALL RIPPER AT CEILING	10	21.Dec.17	5.Jan.18																																				
PO-EDRC-101	DRYWALL,TAPE&PAINTWALLS & CEILINGS	15	21.Dec.17	12.Jan.18																																				
PO-EDRC-105	INSTALL STONE FLOORING IN DINING AREA	10	15.Jan.18	26.Jan.18																																				
PO-EDRC-108	INSTALL TILE FLOORS & WALLS/COUNTERTOPS IN RESTROOMS	10	15.Jan.18	26.Jan.18																																				
PO-EDRC-113	MEPS WALL/CEILING TRIM/DL FIXTURES	10	15.Jan.18	26.Jan.18																																				
PO-EDRC-119	INSTALL CARPET FLOOR INSERTS	5	29.Jan.18	2.Feb.18																																				
PO-EDRC-120	INSTALL DOORS & HARDWARE	5	29.Jan.18	2.Feb.18																																				
PO-EDRC-121	INSTALL SERVICE LINE COUNTER	5	29.Jan.18	2.Feb.18																																				

■ Remaining Level of Effort ■ Critical Re...
■ Actual Work ◆ Milestone
■ Remaining Work ◀ Summary







Activity ID	Activity Name	Orig Dur	Start	Finish	2016												2017												2018																													
					S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S																	
Fabrication																																																										
95SS-400	Fab for Fit Out	80	17.Oct.16	9.Feb.17																																																						
Construction																																																										
95SS-500	Demo	50	8.Jul.16	16.Sep.16																																																						
95SS-502	Core & Shell	60	19.Sep.16	14.Dec.16																																																						
95SS-999	COMPLETE Move In Ready (16 Wks Prior to Final TCO)	0		16.Feb.18																																																						
95SS-504	Fit Out	297	15.Dec.16	16.Feb.18																																																						
101 STATE ST																																																										
Design																																																										
Phases																																																										
101SS-102	Enabling Phase Deliverables	20	9.Feb.15 A	8.May.15 A																																																						
101SS-104	Concept Design	20	9.Feb.15 A	1.Jun.15 A																																																						
101SS-108	Schematic Design (SD)	25	14.Jun.16	19.Jul.16																																																						
101SS-110	Owner Approval - SD	5	20.Jul.16	26.Jul.16																																																						
101SS-112	Design Development (DD)	48	27.Jul.16	3.Oct.16																																																						
101SS-116	Owner Approval DD	5	4.Oct.16	11.Oct.16																																																						
101SS-118	Construction Documents (CD)	69	12.Oct.16	20.Jan.17																																																						
101SS-122	Owner Approval CD	5	23.Jan.17	27.Jan.17																																																						
Procurement Pkgs																																																										
101SS-124	100%SD - Issue Seismic Pkg	0		22.Aug.16																																																						
101SS-126	100%DD - Issue Demolition Pkg	0		11.Oct.16																																																						
101SS-128	100%CD - Issue Core & Shell Pkg	0		20.Jan.17																																																						
101SS-130	100%CD - Issue Fitout Pkg	0		20.Mar.17																																																						
Permit Pkgs																																																										
101SS-140	50%DD Issue for Core & Shell Permit	0		29.Aug.16																																																						
101SS-142	20%CD - Issue for Fitout Permit	0		1.Nov.16																																																						
Host Community Pkgs																																																										
101SS-180	50%DD - Submission to City of Springfield	0		29.Aug.16																																																						
101SS-182	50%CD - Submission to City of Springfield	0		23.Nov.16																																																						
101SS-184	100%CD - Submission to City of Springfield	0		20.Jan.17																																																						
Permitting																																																										
101SS-202	Core & Shell Permit R/A	40	30.Jan.17	24.Mar.17																																																						
101SS-200	Interiors Permit R/A	40	27.Mar.17	22.May.17																																																						
Procurement																																																										
101SS-302	Procure Demo	20	12.Oct.16	8.Nov.16																																																						
101SS-300	Procure Fit Out	20	21.Mar.17	18.Apr.17																																																						
101SS-304	Procure Core & Shell	20	27.Mar.17	24.Apr.17																																																						
Fabrication																																																										
101SS-400	Fab for Fit Out	80	19.Apr.17	10.Aug.17																																																						
Construction																																																										
101SS-500	Demo	50	9.Nov.16	23.Jan.17																																																						
101SS-502	Core & Shell	50	25.Apr.17	5.Jul.17																																																						
101SS-504	Fit Out	120	11.Aug.17	1.Feb.18																																																						
101SS-999	COMPLETE (16 Wks Prior to Final TCO)	0		11.Apr.18																																																						
SITWORK & UTILS																																																										
Design																																																										
SW-104	Team Kickoff Mtg	0	16.Mar.15 A																																																							
SW-102	Utility Load Letter Issued	10	26.Feb.15 A	24.Mar.15 A																																																						

█ Remaining Level of Effort █ Critical Re...
█ Actual Work ◆ Milestone
█ Remaining Work ⇨ Summary




Activity ID	Activity Name	Orig Dur	Start	Finish	2016																												2017												2018											
					S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S	Oct	N	D	Jan	F	M	A	M	J	Jul	A	S	Oct	N	D
Procurement																																																								
DAV-300	Procurement	40	24.May.17	20.Jul.17																																																				
Fabrication																																																								
DAV-400	Fab & Deliver	40	28.Dec.17	22.Feb.18																																																				
Construction																																																								
DAV-500	Construction	100	23.Feb.18	17.Jul.18																																																				
DAYCARE																																																								
Design																																																								
DAY-112	Construction Documents (CD)	50	25.May.16	4.Aug.16																																																				
DAY-114	Owner Approval CD	5	5.Aug.16	11.Aug.16																																																				
Permitting																																																								
DAY-118	50% CD Permitting Submission	40	30.Jun.16	25.Aug.16																																																				
Procurement																																																								
DAY-120	Procurement	40	5.Aug.16	30.Sep.16																																																				
Fabrication																																																								
DAY-122	Fab & Deliver	60	20.Jul.17	13.Oct.17																																																				
Construction																																																								
DAY-116	Summary	140	16.Oct.17	3.May.18																																																				
DAY-117	LEED Platinum Commissioning	40	8.Mar.18	3.May.18																																																				
ENTERTAINMENT BLK (F/O)																																																								
Procurement																																																								
EB-TS-12	PROCURE HOODS & WALK-IN COOLERS	110	12.May.17	18.Oct.17																																																				
EB-TS-10	PROCURE FOOD SERVICE EQUIPMENT (DA/DB PACKAGE)	154	15.May.17	21.Dec.17																																																				
Interior Fit Outs																																																								
1st Flr Bowling																																																								
EB-BOW-100	1st Flr Bowling Start	0	6.Sep.17																																																					
EB-BOW-900	1st Flr Bowling Complete	0		19.Feb.18																																																				
EB-BOW-102	1st Flr Bowling	115	6.Sep.17	19.Feb.18																																																				
Tap Sportsbar																																																								
Kitchen																																																								
EB-TS-32	FRAME WALLS/DOOR FRAMES	30	6.Sep.17	18.Oct.17																																																				
EB-TS-30	INSTALL HOODS & WALK-IN COOLERS	10	19.Oct.17	1.Nov.17																																																				
EB-TS-34	HANG & INSTALL GREASE DUCT	10	19.Oct.17	1.Nov.17																																																				
EB-TS-16	MEPS ROUGH-IN WALLS/BACKING	15	19.Oct.17	8.Nov.17																																																				
EB-TS-38	TERMINATE HOOD TO GREASE DUCT/WRAP	5	2.Nov.17	8.Nov.17																																																				
EB-TS-28	DRYWALL & TAPE WALLS	20	9.Nov.17	7.Dec.17																																																				
EB-TS-36	INSTALL CEILING GRID	5	8.Dec.17	14.Dec.17																																																				
EB-TS-24	FRP/STAINLESS WALL COVERING	10	8.Dec.17	21.Dec.17																																																				
EB-TS-26	INSTALL QUARRY TILE FLOOR	10	8.Dec.17	21.Dec.17																																																				
EB-TS-22	MEPS DROPS TO GRID	10	15.Dec.17	29.Dec.17																																																				
EB-TS-20	INSTALL CEILING TILE	10	2.Jan.18	15.Jan.18																																																				
EB-TS-14	INSTALL FOOD SERVICE EQUIPMENT	20	22.Dec.17	22.Jan.18																																																				
EB-TS-56	Install Specialty Equipment	20	22.Dec.17	22.Jan.18																																																				
EB-TS-18	MEPS WALL/CEILING TRIM	10	16.Jan.18	29.Jan.18																																																				
EB-TS-48	3RD PARTY SCENARIO / DEVICE VERIFICATION	10	30.Jan.18	12.Feb.18																																																				
EB-TS-42	FLS PRE-TESTING (CONTRACTORS)	15	30.Jan.18	19.Feb.18																																																				
EB-TS-40	3RD PARTY REPORT	30	20.Feb.18	2.Apr.18																																																				
EB-TS-46	City of Spfld / 3RD PARTY FINAL	10	3.Apr.18	17.Apr.18																																																				

 Remaining Level of Effort  Critical Re...
 Actual Work ◆ Milestone
 Remaining Work ⇐ Summary



Activity ID	Activity Name	Orig Dur	Start	Finish	2016							2017							2018										
					S	O	N	D	Jan	F	M	A	M	J	Jul	A	S	O	N	D	Jan	F	M	A	M	J	Jul	A	S
EB-TS-50	SFD DEVICE CERTIFICATION	10	3.Apr.18	17.Apr.18																									
EB-TS-44	TEMPORARY CERTIFICATE OF OCCUPANCY	10	18.Apr.18	1.May.18																									
EB-TS-52	SITE SIGN OFF / CLEARANCES	10	18.Apr.18	1.May.18																									
EB-TS-54	Ready for Burn In	0		1.May.18																									
1st Flr Entertainment Rtl		115	6.Sep.17	19.Feb.18																									
EB-1ER-100	1st Flr Entertainment Rtl Start	0	6.Sep.17																										
EB-1ER-900	1st Flr Entertainment Rtl Complete	0		19.Feb.18																									
EB-1ER-102	1st Flr Entertainment Rtl	115	6.Sep.17	19.Feb.18																									
2nd Flr Cinema		120	4.Oct.17	26.Mar.18																									
EB-CIN-100	Cinema Start	0	4.Oct.17																										
EB-CIN-900	Cinema Complete	0		26.Mar.18																									
EB-CIN-102	Cinema	120	4.Oct.17	26.Mar.18																									
FF&E		50	27.Mar.18	6.Jun.18																									
EB-FFE-102	FF&E	50	27.Mar.18	6.Jun.18																									
RESIDENTIAL		590	4.Apr.16	2.Aug.18																									
Design		175	4.Apr.16	12.Dec.16																									
RES-108	Schematic Design (SD)	50	4.Apr.16*	13.Jun.16																									
RES-110	Owner Approval - SD	5	14.Jun.16	20.Jun.16																									
RES-112	Design Development (DD)	50	21.Jun.16	30.Aug.16																									
RES-116	Owner Approval DD	5	31.Aug.16	7.Sep.16																									
RES-118	Construction Documents (CD)	60	8.Sep.16	5.Dec.16																									
RES-122	Owner Approval CD	5	6.Dec.16	12.Dec.16																									
Permitting		40	13.Dec.16	8.Feb.17																									
RES-200	Interiors Permits	40	13.Dec.16	8.Feb.17																									
Procurement		40	13.Dec.16	8.Feb.17																									
RES-300	Procurement	40	13.Dec.16	8.Feb.17																									
Fabrication		100	9.Feb.17	30.Jun.17																									
RES-400	Fab & Deliver	100	9.Feb.17	30.Jun.17																									
Construction		375	9.Feb.17	2.Aug.18																									
RES-500	Fit Out Phase 1 Units	240	9.Feb.17	22.Jan.18																									
RES-502	Fit Out Phase 2 Units	200	19.Oct.17	2.Aug.18																									

■ Remaining Level of Effort ■ Critical Re...
■ Actual Work ◆ Milestone
■ Remaining Work ⇨ Summary



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MGM Detail Schedule / DD 1.Nov.15 / Printed 5.Nov.15



APPENDIX B

DIVERSITY AND COMMUNITY OUTREACH SUMMARY

OCTOBER-DECEMBER 2015

MGM Springfield
WBE/MBE/VBE Companies Met with October-December 2015

Ref	Company	Location	Diversity Status
1	Dirty Girl Disposal	Millbury, MA	WBE
2	C & C Janitorial Supplies	Newington, CT	WBE/MBE
3	Jones Realty, LLC.	Springfield, MA	MBE
4	Moor Metals	Holliston, MA	MBE
5	Soltrix Technology Solutions, Inc.	Westborough, MA	WBE/MBE
6	Baker Steel Detailing, LLC.	Fall River, MA	WBE
7	Palmer Trailer Supply	Palmer, MA	WBE
8	White Glove Cleaning, LLC.	Springfield, MA	MBE
9	Consolidated Brick & Building Supplies, Inc.	Avon, MA	WBE
10	Baystate Alarm Security	Marlborough, MA	VBE
11	Aulson Company, Inc.	Methuen, MA	VBE
12	Alares LLC.	Quincy, MA	VBE
13	Francis Whitty/TMR Development	Middleboro, MA	VBE
14	Hernandez Consulting LLC.	Boston, MA	VBE
15	Steere Engineering, Inc.	Warwick, RI	WBE
16	C & C Contractors, LLC.	Springfield, MA	MBE
17	Federal Concrete Inc.	Hopedale, MA	WBE
18	Andelman and Lelek Engineering, Inc.	Norwood, MA	WBE
19	AAC Investments, LLC. dba Avenue Interior Design	Los Angeles, CA	WBE
20	C4 Cable	Taunton, MA	WBE
21	Capasso Restoration Inc.	North Haven, CT	WBE
22	Communications for Design	Northfield, MN	WBE
23	Dietz & Company Architects	Springfield, MA	WBE
24	Eastern General Contractors, Inc.	Springfield, MA	MBE
25	Fennick McCredie Architecture	Boston, MA	WBE
26	J & J Construction, Inc.	North Billerica, MA	MBE
27	JRL Construction, Inc.	Springfield, MA	VBE
28	Military Construction LLC.	Wayne, PA	VBE
29	Mise Design Group, LLC.	Pottstown, PA	VBE

MGM Springfield**Individual Community Group Meetings Held October-December 2015**

Ref	Name	Location
1	Greater New England Minority Supplier Development Council	Northeast Region
2	Community Works	Springfield, MA
3	Association of Black Businesses and Professionals	Springfield, MA
4	Uptown Construction Collaborative	Springfield, MA
5	National Association of Minority Contractors	Springfield, MA Chapter
6	East Africa Cultural Center	Springfield, MA
7	City of Springfield Dept. of Veteran Services	Springfield, MA
8	NABVETS	Springfield, MA
9	City of Springfield Dept. of Veteran Services	Springfield, MA
10	American Legion	Massachusetts Headquarters
11	Bilingual Veterans Outreach Center	Springfield, MA
12	Community Works	Springfield, MA
13	Association of Black Businesses and Professionals	Springfield, MA
14	Carpenters Union #108	Springfield, MA
15	Partners for Community	Springfield, MA
16	Uptown Construction Collaborative	Springfield, MA
17	A.W.A.K.E. Inc.	Springfield, MA
18	American Legion	Springfield, MA
19	Association of Black Businesses and Professionals	Springfield, MA
20	Carpenters Union #108	Springfield, MA
21	City of Springfield Veteran Services	Springfield, MA
22	Community Works	Springfield, MA
23	East Africa Cultural Center	Springfield, MA
24	Greater Springfield NAACP	Springfield, MA
25	Ironworkers Union #7	Springfield, MA
26	Partners for Community	Springfield, MA
27	Uptown Construction Collaborative	Springfield, MA

APPENDIX C

DIVERSITY COMMITMENTS – DESIGN AND CONSTRUCTION

AS OF DECEMBER 31, 2015

MGM Springfield

Diversity Commitment Summary - Construction And Design

As of: December 31, 2015

Construction And Design

Ref	Group	Project Goals	Commitments	Variance	Company Count	Value (In Millions)
1	WBE	10.0%	10.3%	0.3%	22	\$ 4.13
2	MBE	5.0%	12.1%	7.1%	12	\$ 4.88
3	VBE	2.0%	2.2%	0.2%	6	\$ 0.90

Construction

Ref	Group	Project Goals	Commitments	Variance	Company Count	Value (In Millions)
1	WBE	10.0%	12.1%	2.1%	17	\$ 3.70
2	MBE	5.0%	15.2%	10.2%	11	\$ 4.62
3	VBE	2.0%	2.9%	0.9%	5	\$ 0.90

Design

Ref	Group	Project Goals	Commitments	Variance	Company Count	Value (In Millions)
1	WBE	10.0%	4.4%	(5.6%)	5	\$ 0.43
2	MBE	5.0%	2.6%	(2.4%)	1	\$ 0.26
3	VBE	2.0%	0.0%	(2.0%)	1	\$ -

Notes:

- (1) Stevens & Associates is a VBE design company that is being billed through Tishman. They are being counted as a VBE design firm but the contract value is \$0 because it is being carried in the construction commitments.

MGM Springfield

Diversity Commitment Summary - Design And Consulting - WBE

As of: December 31, 2015

Ref	Company	Scope	Location
1	Convergent Technologies Design Group, Inc.	Acoustics/ Audio Visual/ IT/ Low Voltage	Lockport, NY 14094
2	Copley Wolff Design Group, Inc.	Full Landscape Architectural Services	Boston, MA 02116
3	Dietz & Company Architects, Inc.	Full Service Architecture and Interior Design	Springfield, MA 01103
4	MCLA, Inc.	Lighting	Washington, DC 20007
5	Soden Sustainability Consulting, LLC	LEED	Winchester, MA 01890

MGM Springfield

Diversity Commitment Summary - Design And Consulting - MBE

As of: December 31, 2015

Ref	Company	Scope	Location
1	Desman, Inc.	Parking Garage Bridging Documents (LOA)	Boston, MA 02108

MGM Springfield

Diversity Commitment Summary - Design And Consulting - VBE

As of: December 31, 2015

Ref	Company	Scope	Location
1	Stevens & Associates	Façade Stabilization Design	Brattleboro, VT 05302

MGM Springfield

Diversity Commitment Summary - Construction - WBE

As of: December 31, 2015

Ref	Company	Scope	Location
1	Berkshire Concrete Cutting	Saw Cutting	Torrington, CT 06790
2	CK Flooring Solutions, Inc.	Carpet Installer	Chicopee, MA 01020
3	Connecticut Drywall Finishing, Inc.	Drywall	West Springfield, MA 01089
4	EDM Construction Inc.	Rough Carpentry and Structural Steel Erection	Merrimac, MA 01860
5	El Waterman, Inc.	Pipe Supplier	Foxboro, MA 02035
6	Evermore Light & Power, Inc.	Electrical	Somerville, MA 02145
7	Granite City Electric Supply Company, Inc.	Electrical Supplier	Quincy, MA 02169
8	Kittredge Equipment Company, Inc.	Kitchen Equipment	Agawam, MA 01001
9	L.K. Sheet Metal, Inc.	Sheet Metal	East Hartford, CT 06108
10	Lindon Supply	Piping Materials	East Providence, RI 02914
11	New England Foundation Company	Helical Piles	Andover, MA 01810
12	Rebar & Mesh, Inc.	Concrete	Haverhill, MA 01835
13	Security Construction Services, Inc.	Fencing	Hudson, MA 01749
14	Steere Engineering, Inc.	Engineering Services	Warwick, RI 02886
15	Triton Leasing and Rental, Inc.	Demolition & Abatement	Feeding Hills, MA 01030
16	Ultimate Abatement Company, Inc.	Abatement	Plainfield, MA 01070
17	Willow Tree Outdoor, LLC	Landscape	Springfield MA 01105

MGM Springfield

Diversity Commitment Summary - Construction - MBE

As of: December 31, 2015

Ref	Company	Scope	Location
1	American Environmental, Inc.	Abatement & Demolition	Holyoke, MA 01040
2	Ayala Excavating and Trucking, LLC	Trucking	Springfield, MA 01107
3	C&C Contractors, LLC	Trucking Services	Springfield, MA 01104
4	CMJ, LLC	Property Management/Maintenance	Springfield, MA 01101
5	Erection & Welding	Steel Supplier	New Milford, CT 06776
6	Larry's Trucking	Trucking	Springfield, MA 01129
7	Medeiros Hydroseeding & Landscaping Construction, Inc.	Trucking and Soil Materials	Monson, MA 01057
8	Northeastern Steel Corp	Steel Distributor	Revere, MA 02151
9	Optimum Building & Inspection	Carpentry	Springfield, MA 01104
10	S&F Concrete, Inc.	Concrete	Hudson, MA 01749
11	Titan Roofing Company	Roofing	Springfield, MA 01104

MGM Springfield

Diversity Commitment Summary - Construction - VBE

As of: December 31, 2015

Ref	Company	Scope	Location
1	BECO Electrical Contractors, Inc.	Electrical	Monson, MA 01057
2	Connecticut Temperature Controls LLC	Controls	Newington, CT 06131
3	Frisoli Electric, Inc.	Electrical	Holbrook, MA 02343
4	JRL Construction, Inc.	General Contractor - Demolition	Springfield, MA 01103
5	Performance Testing & Balancing LLC	Testing & Balancing	South Hampton, MA 01073

APPENDIX D

CONSTRUCTION WORKFORCE STATISTICS

AS OF DECEMBER 28, 2015

Reference	Union	This Month's Workforce Diversity Statistics						Project To Date Workforce Diversity Statistics									
		Employee Count	This Month's Total Hours	Women		Minority		Veteran		Employee Count	Project To Date Total Hours	Women		Minority		Veteran	
				Hours	%	Hours	%	Hours	%			Hours	%	Hours	%	Hours	%
1	Asbestos Workers #6	0	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	26	2,864.50	0.00	0.00%	1483.50	51.79%	0.00	0.00%
2	Bricklayers Local #3	0	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	56	5,661.50	206.00	3.64%	1334.00	23.56%	0.00	0.00%
3	Carpenters - Local #108	2	40.00	0.00	0.00%	0.00	0.00%	40.00	100.00%	85	8,232.00	352.00	4.28%	1491.00	18.11%	1,923.00	23.36%
4	CT Bricklayers #1	0	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	1	24.00	0.00	0.00%	24.00	100.00%	0.00	0.00%
5	Floorcoverers Local #2168	0	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	14	304.50	0.00	0.00%	4.00	1.31%	0.00	0.00%
6	International Brotherhood of Electrical Workers - IBEW Local #7	0	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	42	8,455.00	980.00	11.59%	1659.50	19.63%	880.00	10.41%
7	International Brotherhood of Electrical Workers - IBEW Local #455	0	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	3	112.25	50.75	45.21%	112.25	100.00%	0.00	0.00%
8	International Association of Iron Workers Local #7	0	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	14	1,431.00	43.00	3.00%	233.00	16.28%	393.00	27.46%
9	International Union of Elevator Constructors Local #41	0	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	8	315.00	0.00	0.00%	0.00	0.00%	0.00	0.00%
10	International Union of Operating Engineers - IUOE Local #4	2	92.50	0.00	0.00%	0.00	0.00%	0.00	0.00%	8	752.50	0.00	0.00%	0.00	0.00%	0.00	0.00%
11	International Union of Operating Engineers - IUOE Local #98	5	43.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	37	3,485.00	0.00	0.00%	0.00	0.00%	908.50	26.07%
12	International Union of Painters and Allied Trades - IUPAT District #11	0	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	6	125.50	0.00	0.00%	0.00	0.00%	0.00	0.00%
13	International Union of Painters and Allied Trades - IUPAT Local #1333	0	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	9	306.50	0.00	0.00%	29.00	9.46%	64.00	20.88%
14	Laborer's International Union of North America - LIUNA Building Wreckers Local #1421	0	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	124	20,435.25	1,450.75	7.10%	19216.75	94.04%	0.00	0.00%
15	Laborers Local #230	0	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	1	58.75	0.00	0.00%	58.75	100.00%	0.00	0.00%
16	Laborers Local #243	1	64.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	2	383.00	0.00	0.00%	0.00	0.00%	0.00	0.00%
134	Laborers Local #381	0	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	0	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%
135	Laborers Local #385	0	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	0	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%
17	Laborers Local #39	0	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	1	124.00	0.00	0.00%	0.00	0.00%	0.00	0.00%
18	Laborers Local #455	0	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	1	309.50	0.00	0.00%	309.50	100.00%	0.00	0.00%
19	Laborers Local #473	1	39.50	0.00	0.00%	0.00	0.00%	0.00	0.00%	5	542.50	0.00	0.00%	0.00	0.00%	0.00	0.00%
20	Laborers Local #596	4	140.50	0.00	0.00%	8.00	5.69%	0.00	0.00%	56	6,515.75	1,128.50	17.32%	1890.00	29.01%	16.00	0.25%
21	Laborers Local #611	0	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	1	270.50	0.00	0.00%	270.50	100.00%	0.00	0.00%
22	Laborers Local #665	0	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	1	348.50	0.00	0.00%	348.50	100.00%	0.00	0.00%
23	Laborers Local #675	0	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	1	133.50	0.00	0.00%	133.50	100.00%	0.00	0.00%
24	Laborers Local #999	5	183.50	83.00	45.23%	43.00	23.43%	0.00	0.00%	84	12,817.50	2,498.00	19.49%	5428.25	42.35%	195.50	1.53%
25	NY Bricklayers #2	0	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	1	4.00	0.00	0.00%	0.00	0.00%	0.00	0.00%
26	Painters and Allied Trades District Council #35	0	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	24	2,717.50	0.00	0.00%	164.50	6.05%	0.00	0.00%
27	Plumbers & Pipefitters #104	0	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	36	5,672.00	322.50	5.69%	43.00	0.76%	0.00	0.00%
28	Roofers #248	0	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	30	1,516.00	0.00	0.00%	206.00	13.59%	26.00	1.72%
29	Sheet Metal Workers #17	0	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	4	116.00	0.00	0.00%	0.00	0.00%	0.00	0.00%
30	Sheet Metal Workers #40	0	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	2	436.00	0.00	0.00%	0.00	0.00%	0.00	0.00%
31	Sheet Metal Workers #63	0	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	18	2,651.00	294.00	11.09%	0.00	0.00%	38.00	1.43%
32	Sprinkler Fitters #669	0	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	9	1,354.00	0.00	0.00%	256.00	18.91%	0.00	0.00%
33	Teamsters' #404	0	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	3	293.50	114.50	39.01%	0.00	0.00%	0.00	0.00%
Total - Unions		20	603.00	83.00	13.76%	51.00	8.46%	40.00	6.63%	713	88,768.00	7,440.00	8.38%	34,695.50	39.09%	4,444.00	5.01%
34	On-Site Design / Management	27	991.00	120.00	12.11%	40.00	4.04%	162.00	16.35%	64	33,631.50	4,774.00	14.20%	1076.50	3.20%	4,308.00	12.81%
Total		47	1,594.00	203.00	12.74%	91.00	5.71%	202.00	12.67%	777	122,399.50	12,214.00	9.98%	35,772.00	29.23%	8,752.00	7.15%

Group	Totals - Overall		
	Project Goals	Project To Date	Delta
Women	6.90%	9.98%	3.08%
Minority	15.30%	29.23%	13.93%
Veteran	8.00%	7.15%	(0.85%)

Notes:
 (1) Statistics include all workforce reports that were received by MGM as of December 28, 2015.

APPENDIX E

LETTER REGARDING COST OF CONSTRUCTION AND CAPITALIZATION OF GAMING LICENSE



January 18, 2016

Massachusetts Gaming Commission
101 Federal Street, 12th Floor
Boston, MA 02110

Re: Quarterly Report – Fourth Quarter 2015

Dear Commissioners:

In accordance with 205 CMR 135.02(5)(a) of the Massachusetts Gaming Commission Monitoring of Project Construction and Licensee Requirements (the “Monitoring Regulations”), please see on the attached Exhibit A the costs of construction, infrastructure improvements and related costs incurred by Blue Tarp reDevelopment, LLC (“MGM”) through December 31, 2015 in connection with the development of MGM Springfield project in Springfield, Massachusetts (the “Project”) compared to MGM’s cost estimates as of that date, which costs have been calculated in accordance with 205 CMR 122.03: Costs Included in the Calculation of Capital Investment.

In addition, in accordance with 205 CMR 135.02(b) of the Monitoring Regulations, I direct you to the publicly-filed financial statements of MGM Resorts International, the parent company of Blue Tarp reDevelopment, LLC (the “Licensee”), including MGM’s Annual Report on Form 10-K for the year ended December 31, 2014, filed with Securities and Exchange Commission (the “SEC”) on March 2, 2015, and MGM’s Quarterly Report Form 10-Q for the quarter ended September 30, 2015, filed with the SEC on November 6, 2015, each of which are available at www.sec.gov. As reflected in these financial statements, the Licensee has sufficient resources in order to meet all expected financial obligations relating to the completion of the gaming establishment and related infrastructure improvements associated with the Project.

I hereby certify that the foregoing and attached information is truthful and accurate to the best of my knowledge and belief.

Sincerely,

Seth N. Stratton
Vice President & General Counsel

cc: Michael Mathis, President & COO
Edward Pikula, Esq., Springfield City Solicitor

EXHIBIT A

Q4 2015 COST ESTIMATE (\$mm)

Ref	Description	Incurred To Date	Remaining	Total Estimate
1	Construction / Design	\$18.2	\$477.3	\$495.5
2	FF&E	\$0	\$74.9	\$74.9
3	OSE	\$0	\$43.7	\$43.7
	Subtotal of Eligible Cap. Costs	\$18.2	\$595.9	\$614.1
4	Land	\$49.5	\$1.8	\$51.3
5	Off-site Parcel Improvements	\$11.2	\$0.2	\$11.4
6	License/ Application Fees	\$85.0	\$0	\$85.0
7	Pre-opening Exp. / Host Comm. Costs	\$24.8	\$85.3	\$110.1
8	Fin. Costs / Capitalized Int.	\$0.9	\$44.1	\$45.0
9	Project Contingency	\$0	\$35.0 - \$55.1	\$35.0 - \$55.1
	Subtotal of Ineligible Costs	\$171.4	\$166.4 - \$186.5	\$337.8 - \$357.9
	Total	\$189.6	\$762.3 - \$782.4	\$951.9 - \$972.0

Notes:

(1) Contingency, subtotal of Ineligible Costs and total high ranges will change. Majority of Contingency will be spent on Eligible Capital Costs.

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One
Financial
Center
Boston
Massachusetts
02111
tel 617.856.8200
fax 617.856.8201

January 18, 2016

Via Email

John Ziemba
Ombudsman
Massachusetts Gaming Commission
101 Federal Street, 12th Floor
Boston, MA 02110

RE: MGM Springfield Casino Project Design Update

Dear Ombudsman Ziemba:

As part of the Massachusetts Gaming Commission's ongoing review of the design of MGM Springfield project ("Project"), set forth below is additional information requested by the Commission staff and its design consultants to complete the Commission's review of MGM's current proposed design that was accepted at a conceptual level through the recent approval of the Commission's Findings issued pursuant G.L. c. 30, § 61. MGM Springfield looks forward to reviewing these additional design related matters in connection with ongoing design and the filing of its final design for approval pursuant to 205 CMR 135.00.

Access to the Hotel Lobby/Check-In from the Valet Drop-off

Hotel guests arriving by car will enter the Project at the valet drop off area and proceed along the perimeter of the casino to arrive at the lobby for registration and access to the hotel elevators. This distance is approximately 485 feet. A diagram depicting the travel distance from the valet to the hotel lobby is attached as Exhibit A. This design and distance between the valet to the registration desk and hotel elevators is common in the gaming industry. A comparison of MGM Springfield's design to that of the Mirage, Delano Las Vegas and Luxor is attached as Exhibit B.

To manage access to the gaming area, the floor material along the perimeter of the gaming area will be a hard surface that will clearly define the boundary of this space. Signage will also be used to direct the guests to the hotel lobby and this area will be continuously monitored to ensure that the gaming area is only accessed by those permitted under the Gaming Act.

Reconfigured Bus Drop Off

Through continued discussions with the City of Springfield, the bus drop-off was relocated from the periphery of the site near Howard Street to a new location along MGM Way and reconfigured from a previous “saw tooth” design. See MGM Bus Loading Diagram attached as Exhibit C. First, moving the bus drop off to MGM Way, a more prominent space, will increase the attractiveness of the multi-modal operations serving the site and encourage their use. It also shortens the walking distance for guests arriving by bus to the main guest sites and amenities. A decorative metal awning and signage element were added to the bus drop-off area on MGM Way in order to signify entry at this location and are a prominent design feature on the MGM Way façade. See Rendering of the Bliss Street Entry attached as Exhibit D.

Second, this design change provides an opportunity to provide a one-way flow of the bus access that does not require a bus to operate in reverse to depart from one of the bus berths. This will improve safety and efficiency. There is sufficient room for two buses to discharge passengers side-by-side while having room for a bypass aisle for other patron drop-off and pick-up activities. These flows are removed from the other vehicle flows along MGM Way. MGM anticipates an average of approximately 10 buses visiting the site per day. The bus drop-off movements will stop to discharge passengers and proceed to a bus layover area to be determined through further discussions with the City. Buses associated with a pick-up routine will be actively managed by MGM to provide on-time arrival for chartered groups. Therefore, buses will not be present in the bus drop-off area for a significant period of time. This provides an opportunity for a managed drop-off and pick-up area with assigned staff. No parking will be allowed in this area.

Finally, the bus drop off design change provides an opportunity to create a truck loading area that does not have interaction with the bus traffic.

Additional Taxi Drop Off Points on Main Street

The primary taxi area for patrons will be located within the garage, in the valet area on Bliss Street and MGM Way for covered patron access. Nevertheless, the City of Springfield asked for the retention of a small area to be designated for a taxi stand and drop-off area for hotel guests on Main Street. The proposed Main Street design accommodates a longer Pioneer Valley Transit Authority (PVTA) bus stop on the west side of Main Street, in front of the MGM site, and two defined taxi stalls just north of Howard Street. A traffic diagram showing the proposed additional taxi drop off points is attached as Exhibit E. This will better define an area along Main Street for taxi drop off and diminish the likelihood of taxis circulating onto Howard Street.

Index of Exterior Materials to be used in the Project

The materials being used throughout the Project will contextually relate to the character of downtown Springfield and will be of a quality to convey this intent. MGM Springfield has prepared an index of possible materials used in the project, which has been reviewed by the City in order to ensure its appropriateness. A Materials Index for the Project is attached as Exhibit F.

Cinema Façade above the YWCA

Through a collaborative process, MGM and the City have redesigned the portion above the YWCA façade to add more articulation and detail, as well as refine the design along the entire length of the entertainment block. This façade will be composed of textured plaster (*See Exhibit F*). A copy of a rendering depicting the YWCA and Event Plaza is attached hereto as Exhibit G. The entertainment block facades have been adjusted in scale to relate more closely to the YWCA façade and appeal directly to the pedestrian nature of the project through material differentiation and horizontal articulations. Specifically above the YWCA façade, material score lines and blade banners have been added to break up the façade and add an architectural element above the recreated façade that does not compete with, but accents, the YWCA façade. *See Exhibit G*.

The banners above the YWCA façade will be signage elements that advertise the many amenities MGM Springfield has to offer. At night, the banners have the possibility to be illuminated, adding life and intrigue to the entertainment plaza.

In addition, light fixtures are proposed on the projected elements of the façade, above the arched windows and doors, in order to up light the YWCA façade. Possible recessed ground fixtures can be used to also up light the decorative quoining at the base of these elements. Additional lighting can be placed under the cornice of the YWCA façade to create a band of light and emphasize its importance. The banners also have the possibility to be independently illuminated, creating multiple layers of interest across the façade.

YWCA Façade

The exterior of the YWCA façade will be composed primarily of simulated brick (*See Exhibit F*), in a similar style and coloration of the existing YWCA façade. Additional materials used in this façade are simulated stone and glass. Each element will be reminiscent of the existing façade in order to successfully recreate the existing structure. MGM has salvaged architectural elements of all types (doors, windows, etc.) from the YWCA so that they can be successfully replicated.

Thin brick veneer delivers the authenticity of a full size brick, is available in a wide variety of colors, textures, appearances, and has been effectively employed in multiple climate types. The ability of thin brick to meet the same high standards of uniformity and quality as a full size brick will contribute to the quality of design represented by MGM Springfield. Thin brick is also available in corner brick and edge brick modules to ensure that an authentic brick design can be achieved.

The design of the first floor YWCA doors are reminiscent of the original doors on the YWCA. (*See Exhibit G*). Similar details will be used in order to emulate the existing doors currently on the YWCA. Certain doors will be used on this façade to access amenities within MGM Springfield, and others will not be operable. The second floor windows will be composed of spandrel glass, which will have illumination on the adjacent brick in order to add life and character to the facade. The third floor windows have the possibility of vision glass, depending on the preference of the cinema

operator, with the cinema lobby and corridor beyond. Additional code direction will determine the full range of options on this façade.

Chandler Hotel/Union House

MGM has made accommodations to the Springfield Historical Commission (SHC) to attempt to retain the Main Street elevation of the Chandler Hotel/Union House, a minimum of six feet of the Bliss Street elevation (10 feet in subsequent meetings), replace the second floor window openings to their original configuration, replace the windows on the second, third, and fourth floor with six-over-six windows matching the original dimensions and configuration, replace the ground floor storefronts, and offset the glass façade 4 feet back from the Main Street elevation. A copy of a rendering depicting the Chandler Hotel/Union House façade is attached as Exhibit H.

The glass curtain wall over the existing historic façade is intended to be a neutral backdrop for the historic architecture that surrounds it as requested by the SHC. The glass is slightly stepped back from the historic façade to allow the historic architecture to stand out as a signature feature of the project. MGM will select windows that contextually relate to the character of downtown Springfield. This treatment was discussed with the SHC as part of the Historical approval process and is incorporated as an obligation into the Memorandum of Agreement between MGM Springfield, the Commission and the Massachusetts Historical Commission.

DaVinci Park

The new DaVinci Park is a formal garden that complements both the Romanesque Revival architecture of the adjacent historic Armory building and the prevalent Victorian architecture of Springfield. The garden as currently proposed features a strong axis and a center focal point traditionally known as a “folly”. The plantings may include a manicured lawn area lined with tight boxwood hedges, topiaries and perennials in neatly trimmed traditional “knot garden” formations. The classical geometric design was popular in the Victorian era and is similar in style to neighboring Courthouse Square. A diagram depicting the proposed design of DaVinci Park is attached as Exhibit I. To illustrate the size of DaVinci Park (approximately 96’ x 157’), please see the attached comparison to Boston City Hall Plaza, Boston’s Post Office Square and a central parcel of the Rose Kennedy Greenway attached as Exhibit J.

DaVinci Park provides pedestrian access to the Red Rose Parking lot via curb cut and decorative gate on the east corner of the garden. At this access point there is a semi-circle gathering space and a pathway leading to the focal point of the garden. From there, the pedestrians can continue on to Howard Street or the Armory Marketplace. Renderings depicting the view of DaVinci Park and Red Rose Pizza across the Plaza from the YWCA and from the Cinema/Rink are attached as Exhibits K and L.

Activation of the Plaza

Through collaboration with the City, multiple features have been incorporated to further activate the plaza. In addition to the video screen attached to the YWCA façade, the provision of a seasonal ice skating rink and farmers market, and the incorporation of the Armory and relocated church as key

elements of the plaza, possible pop-up retail and the potential for vitrine windows have been incorporated into the design. (See Exhibit L). These features will add additional energy to the plaza and stimulate increased pedestrian activity throughout the project.

The possible pop-up retail element of MGM Springfield adds a unique retail experience to the patrons, allowing an opportunity for exposure to new products from local or emerging markets. By incorporating a retail element that can continuously change, the retail environment can evolve with time and encourage social interaction within the pedestrian environment. Utilities will be delivered to these locations in order to ensure that the space can accommodate a range of vendors

The possibility of vitrine windows is a feature of the casino façade facing the entertainment plaza. Vitrine windows are used to display a wide variety of merchandise, which can add life and character to the facades.

Emergency Access to Plaza

Emergency Access to the Event Plaza is primarily provided by Howard Street including a cul-de-sac incorporated to allow for the turning radius for certain emergency vehicles. MGM Springfield and the Springfield Fire Department are in continued discussions on the emergency access to the Project including access to the Event Plaza from Union Street. MGM Springfield's consultant on these matters is meeting with Fire and Building Department officials on Thursday, January 21 to clarify the emergency access requirements of the Project which will be incorporated into the Project design.

Retail at the Corner of Main Street and Union Street

The retail at the corner of Main Street and Union Street will be new construction. The elevations relate to the same architectural character shown on the retail and entertainment facades. However, MGM Springfield wants to allow discussion with potential tenants to progress before committing to the precise detail of that construction.

Garage

The Bliss Street garage façade is designed as a continuation of the urban fabric of downtown Springfield. See Exhibit D. By incorporating multiple building articulations, various heights, and a range of materials (See Exhibit F), the architecture of the garage contributes to the overall composition of the project. Inspired by converted warehouse structures, the garage at a conceptual level represents an adaptive reuse of an older building into a parking structure. Elevations of the garage façade are attached as Exhibits M and N.

The East Columbus garage façade is a continuation of the urban architectural language that is established on the Bliss Street Façade, with taller elements at the ends and center to emphasize various heights and feature elements throughout. By using a simulated limestone material in contrast to simulated brick materials (See Exhibits F and M), the architecture of the East Columbus garage façade will directly tie into the overall theme of the project, with the use of a variety of materials and textures. The signage elements allocated along the East Columbus façade are part of ongoing discussions with the City of Springfield.

MGM Springfield appreciates the opportunity to provide additional information on the Company's exciting design in response to ongoing discussions with the Commission's staff and design consultants. MGM Springfield hopes this information is helpful as the Commission discusses MGM Springfield's design at its January 21, 2015 Public Meeting. MGM Springfield welcomes and looks forward to any feedback the Commission has on its current design at that time.

Sincerely,

BROWN RUDNICK LLC



JED M. NOSAL

cc: Edward Bedrosian, Executive Director
Catherine Blue, General Counsel, MGC

EXHIBIT A

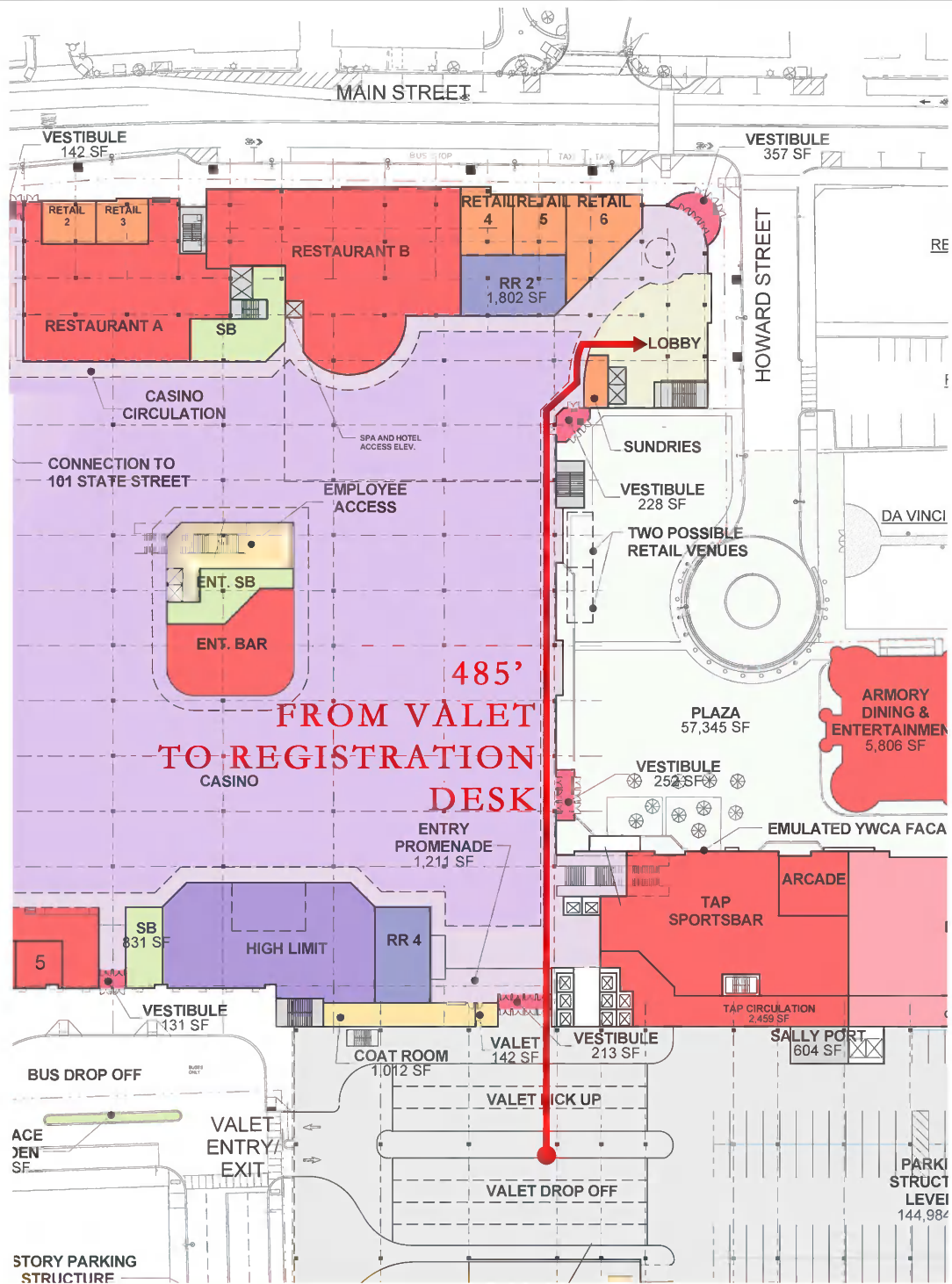


EXHIBIT B

DROP OFF WALKING DISTANCES



MGM Springfield

Distance from Drop Off to Registration to Elevators: 500 feet



Mirage

Distance from Drop Off to Registration to Elevators: 885 feet



Delano Las Vegas

Distance from Drop Off to Registration to Elevators: 450 feet



Luxor

Distance from Drop Off to Registration to Elevators: 420-840 feet



EXHIBIT C



STAGGERED LOADING EXHIBIT

BAY 1 TO BE UTILIZED BY CARS FOR LOADING AND UNLOADING WHEN NOT IN USE BY BUSES. LOADING AREA TO BE STRICTLY MONITORED BY MGM ATTENDANTS TO ENFORCE BUS USE VS CAR USE IN THE BAYS.

SCALE: 1"=30'

-  = Discharged/Boarding Passenger Flows
-  = MGM Attendant

EXIT
BUS VALET DROP OFF

EXHIBIT D



EXHIBIT E

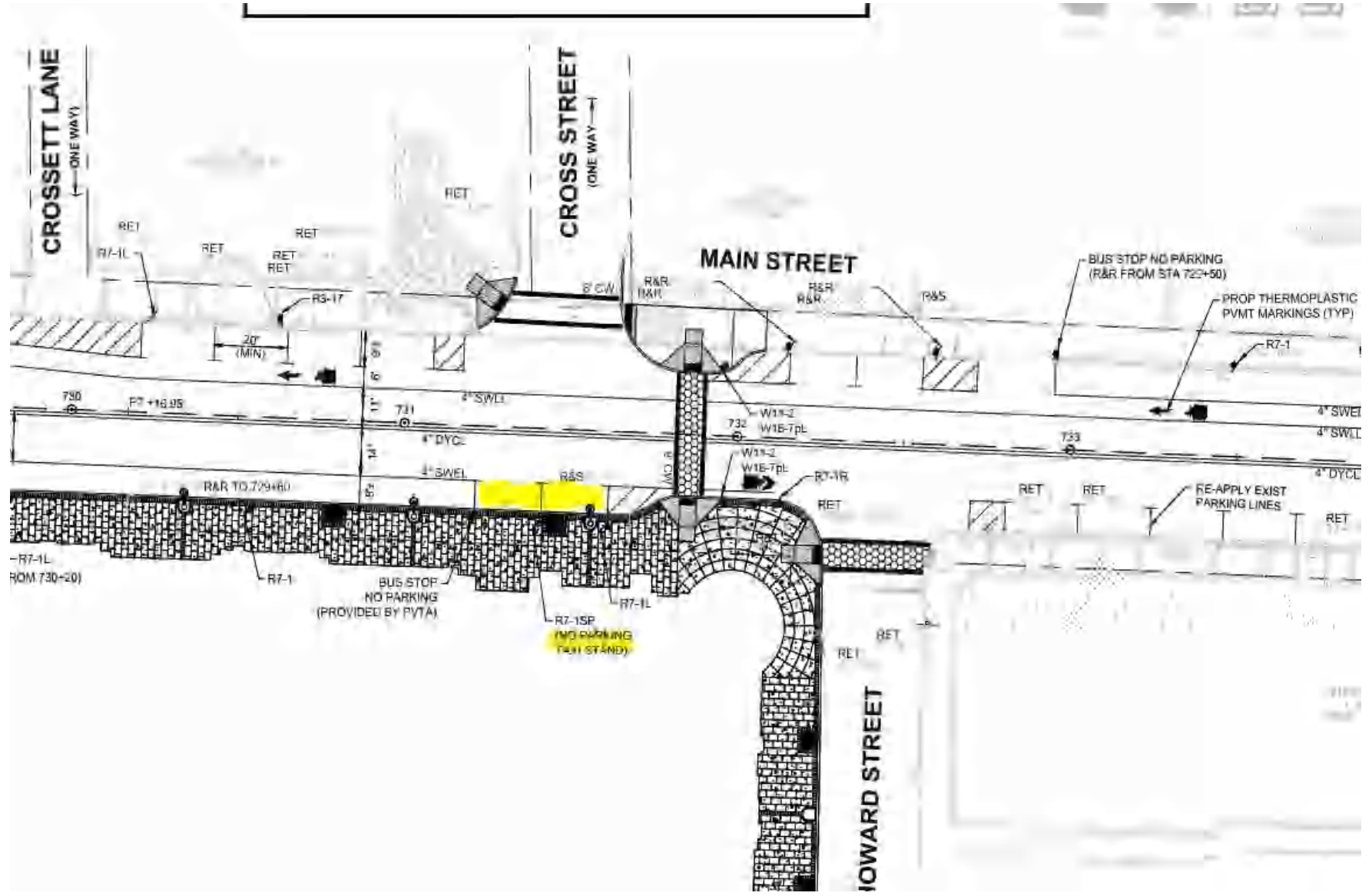


EXHIBIT F

BRICK



CLAY BRICK
MANUFACTURER:
TRIANGLE BRICK



PORCELAIN BRICK
MANUFACTURER:
CAROLINA CERAMICS



THIN BRICK
MANUFACTURER:
GLEN-GERY BRICK



PANELIZED BRICK
SYSTEM
MANUFACTURER:
SLENDERWALL



THIN BRICK
RAINSCREEN
MANUFACTURER:
KINGSPAN

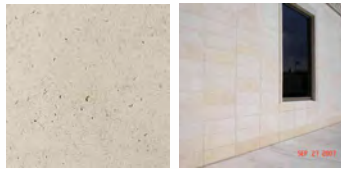
STONE



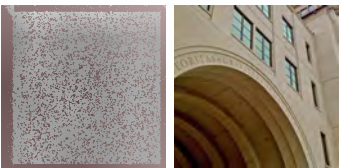
FRENCH LIMESTONE
MANUFACTURER:
CORONADO STONE



CARVED STONE



SMOOTH LIMESTONE
MANUFACTURER:
US STONE

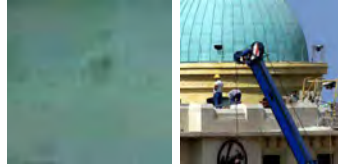


GFRG
MANUFACTURER:
ADVANCED
ARCHITECTURAL
STONE



GFRG
MANUFACTURER:
ADVANCED
ARCHITECTURAL
STONE

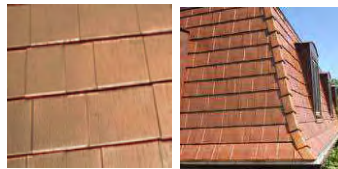
METAL



METAL PATINA
MANUFACTURER:
MODERN MASTERS



METAL PATINA
MANUFACTURER:
COPPER CRAFT

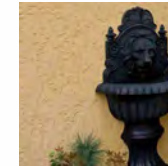


COPPER ROOF
MANUFACTURER:
AMERICAN METAL

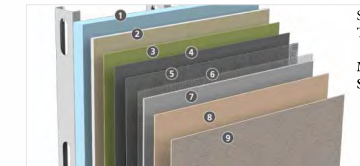
PLASTER



TEXTURED PLASTER
MANUFACTURER:
STO CORP



TEXTURED PLASTER
MANUFACTURER:
STO CORP



STO POWERWALL
TEXTURED PLASTER
MANUFACTURER:
STO CORP

LIGHTING

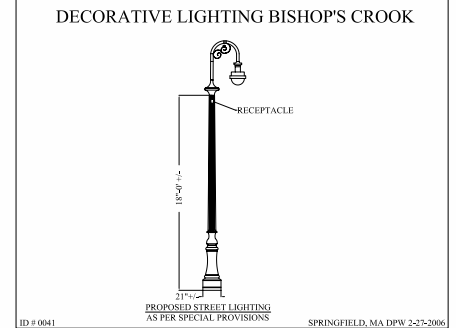
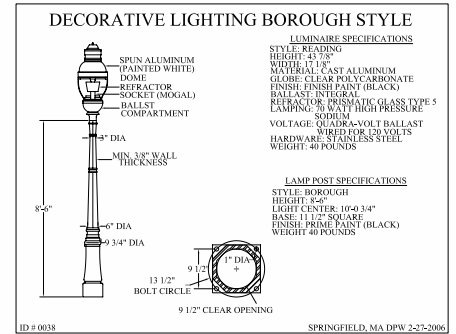


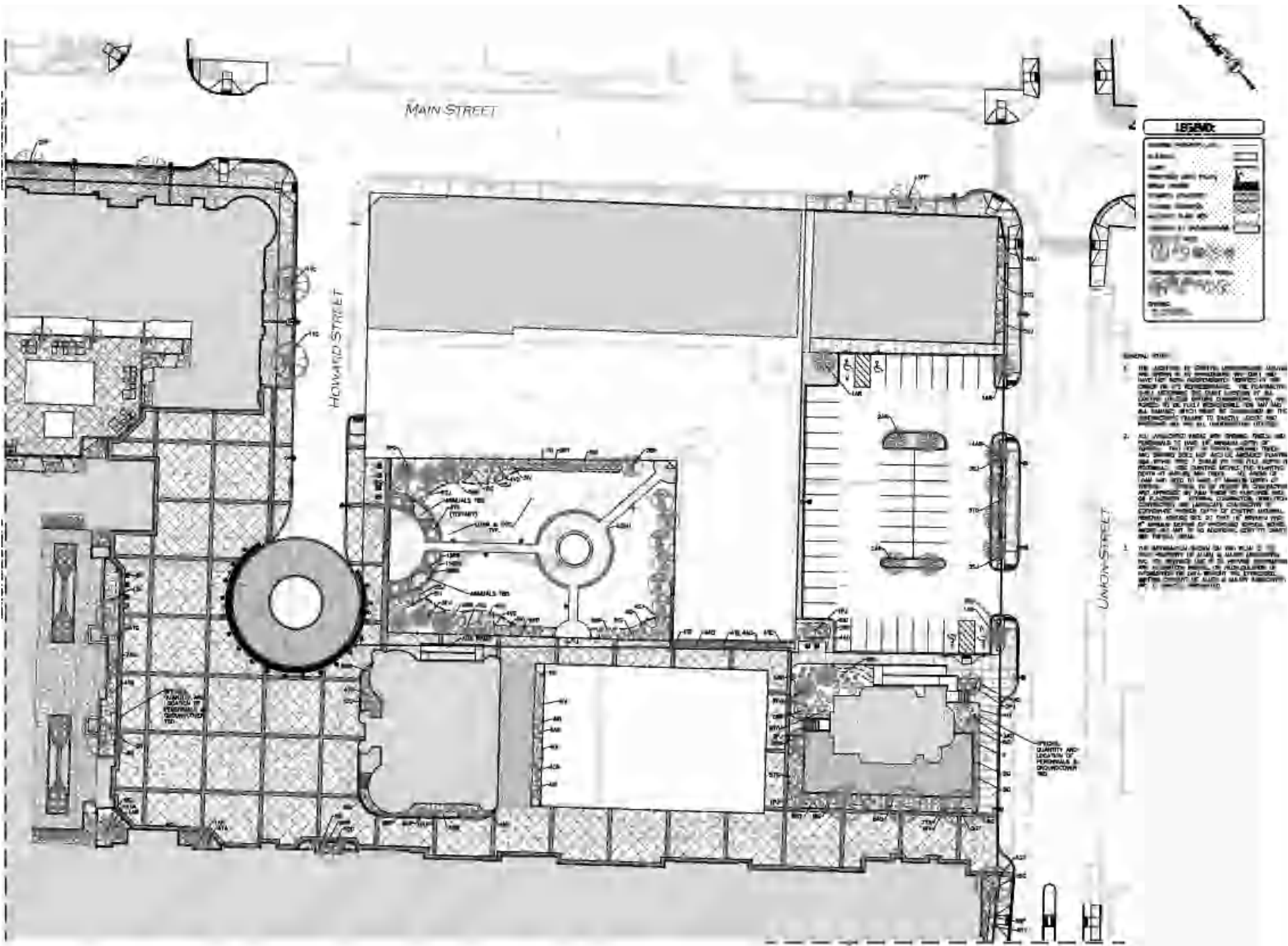
EXHIBIT G



EXHIBIT H



EXHIBIT I



MAIN STREET

HOWARD STREET

UNION STREET

LEGEND

Asph	Asphalt
Gr	Grass
Gravel	Gravel
Imp	Impervious
Concrete	Concrete
Brick	Brick
Stone	Stone
Plaster	Plaster
Paint	Paint
Wood	Wood
Glass	Glass
Steel	Steel
Aluminum	Aluminum
Copper	Copper
Zinc	Zinc
Galv	Galvanized
SS	Stainless Steel
FRP	Fiberglass Reinforced Plastic
SP	Structural Steel
FR	Fiberglass Reinforced
Gravel	Gravel
Grass	Grass
Asph	Asphalt
Gr	Grass
Gravel	Gravel
Imp	Impervious
Concrete	Concrete
Brick	Brick
Stone	Stone
Plaster	Plaster
Paint	Paint
Wood	Wood
Glass	Glass
Steel	Steel
Aluminum	Aluminum
Copper	Copper
Zinc	Zinc
Galv	Galvanized
SS	Stainless Steel
FRP	Fiberglass Reinforced Plastic
FR	Fiberglass Reinforced

- GENERAL NOTES:**
1. THE LOCATION OF CURBS, INTERSECTIONS, AND DRIVEWAYS IS TO BE DETERMINED BY THE CITY ENGINEER. THE LOCATION OF ANY SIGNAGE SHALL BE DETERMINED BY THE CITY ENGINEER. THE REVISIONS SHOWN ON THIS PLAN SHALL BE MADE TO BE FULLY RESPONSIBLE FOR ANY AND ALL VIOLATIONS WHICH MAY BE COMMITTED BY THE CONTRACTOR. FAILURE TO STRICTLY ADHERE TO THE SPECIFICATIONS SHALL BE AT THE CONTRACTOR'S RISK.
 2. ALL UNPAVED AREAS AND EXISTING PAVED AREAS SHALL BE MAINTAINED TO THE SATISFACTION OF THE CITY ENGINEER. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS, SIDEWALKS, AND CURBS. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS, SIDEWALKS, AND CURBS. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS, SIDEWALKS, AND CURBS.
 3. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS, SIDEWALKS, AND CURBS. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS, SIDEWALKS, AND CURBS.

MATCH LINE SHEET C

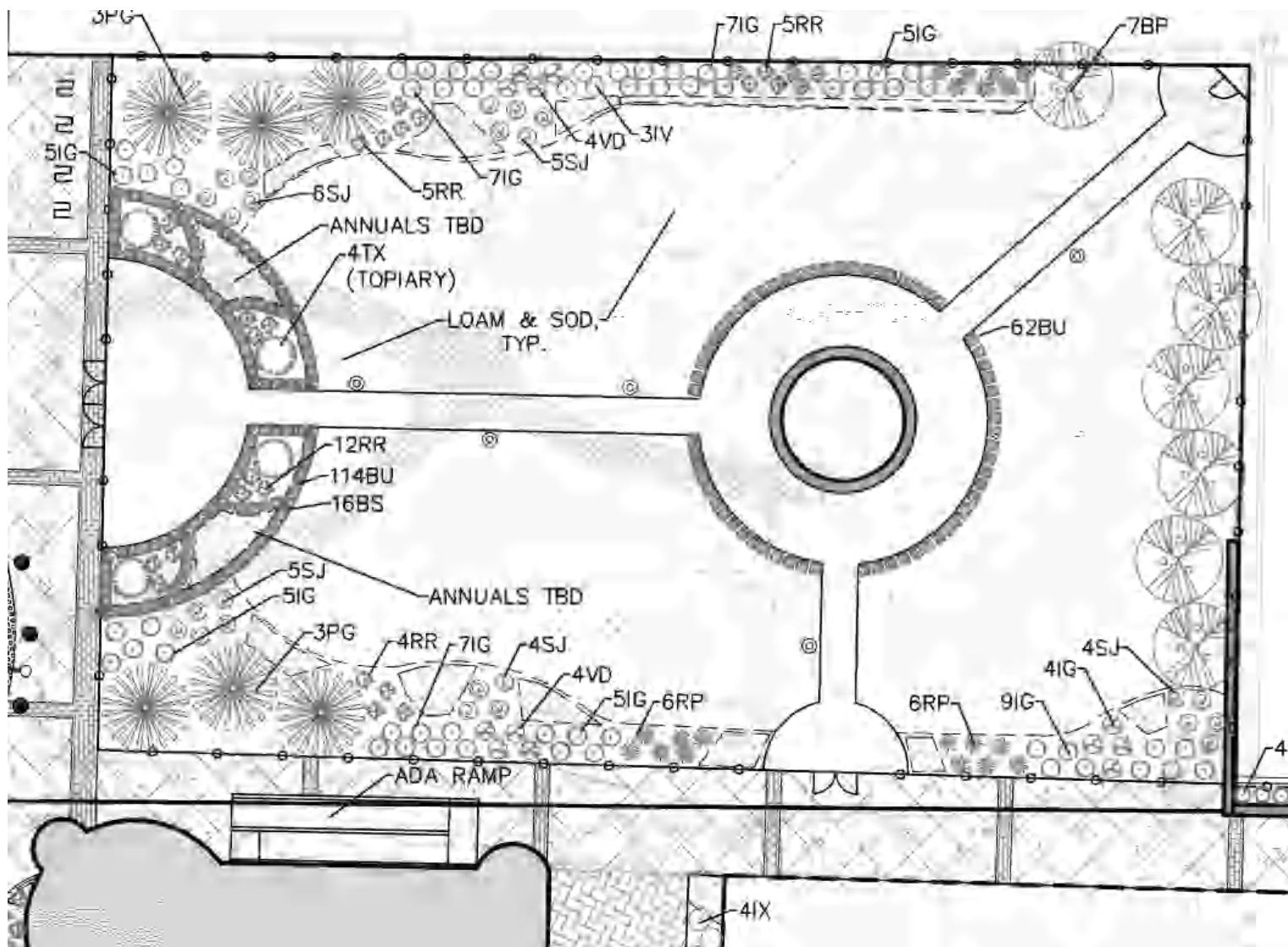
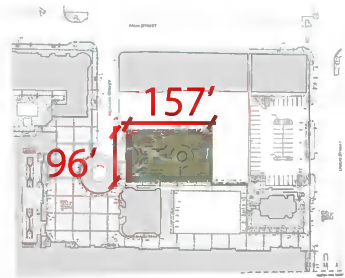


EXHIBIT J



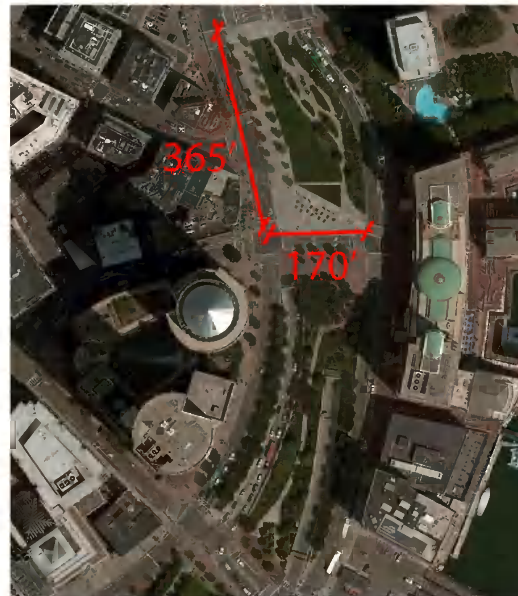
DA VINCI PARK



BOSTON POST OFFICE SQUARE



BOSTON CITY HALL PLAZA



BOSTON GREENWAY PARCEL

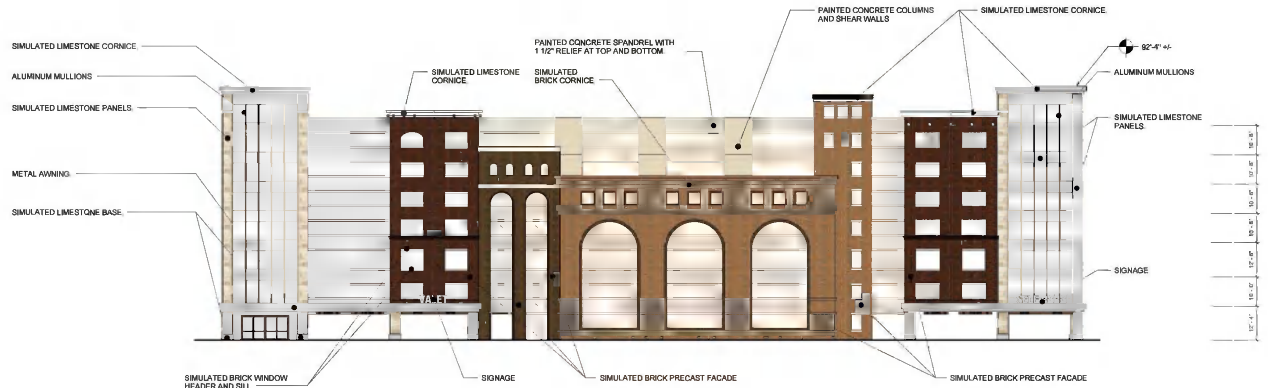
EXHIBIT K



EXHIBIT L

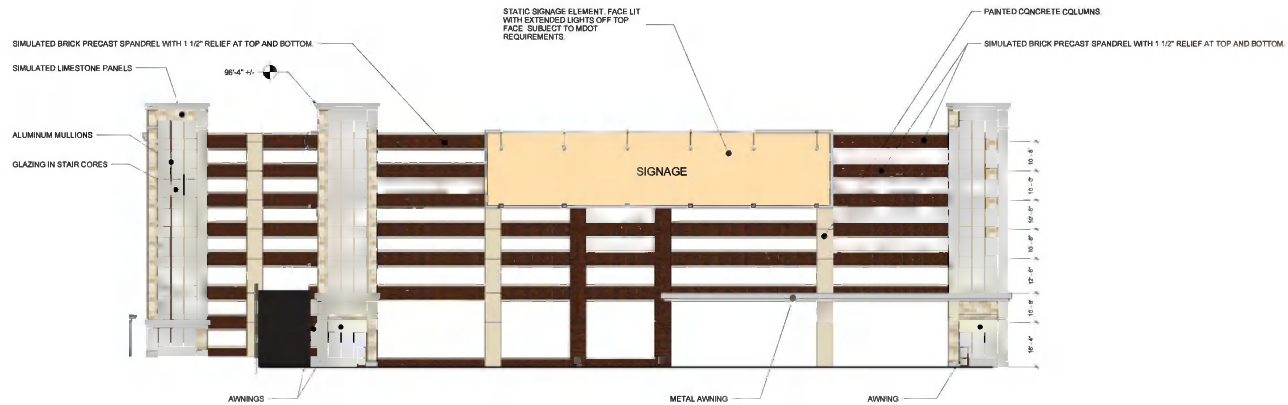


EXHIBIT M



PARKING STRUCTURE BLISS STREET
ELEVATION
1/16" = 1'-0"

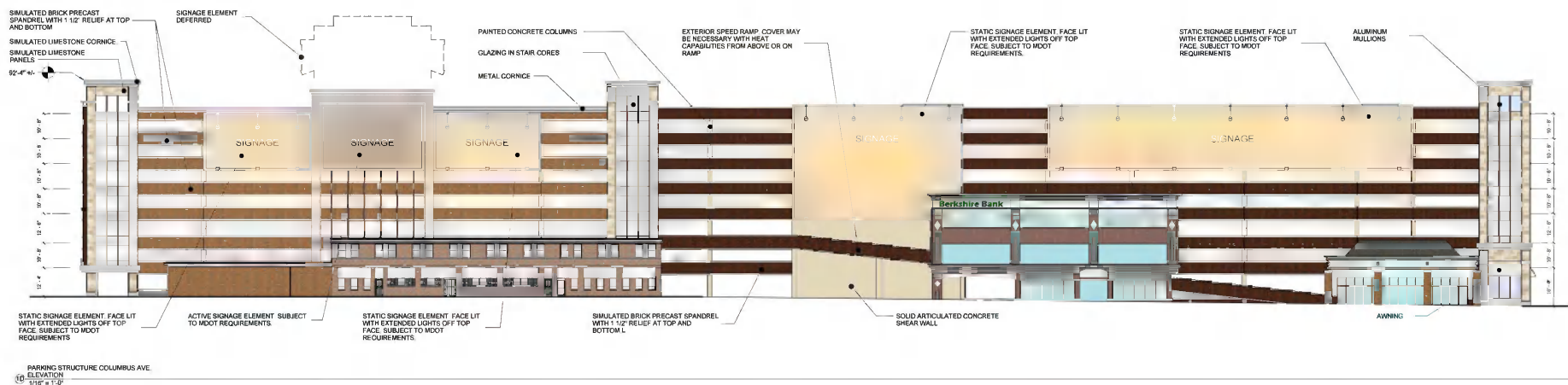
PARKING STRUCTURE BLISS STREET ELEVATION



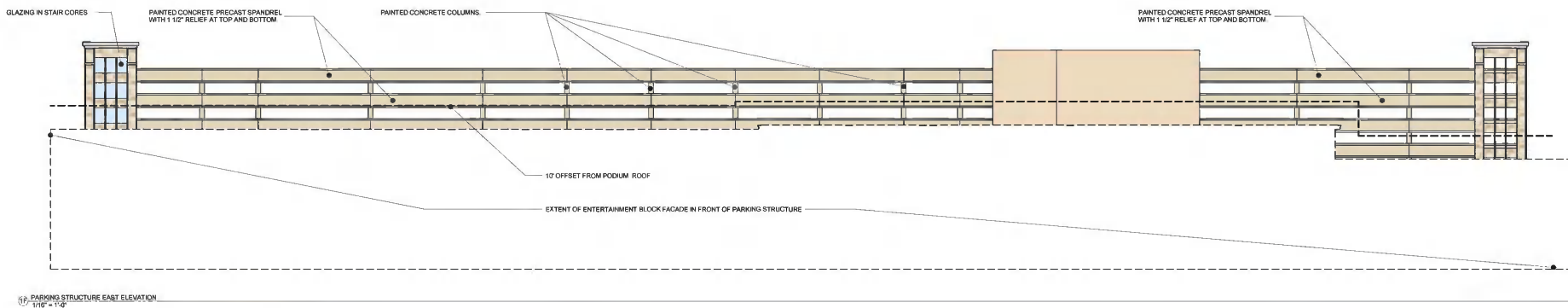
PARKING STRUCTURE UNION STREET
ELEVATION
1/16" = 1'-0"

PARKING STRUCTURE UNION STREET ELEVATION

EXHIBIT N



**PARKING STRUCTURE
EAST COLUMBUS AVENUE ELEVATION**



**PARKING STRUCTURE
EAST ELEVATION**

City of Springfield Site Plan Presentation

January 19, 2016



An MGM Resorts
Luxury Destination

Mike Mathis

President - MGM Springfield



MGM SPRINGFIELD

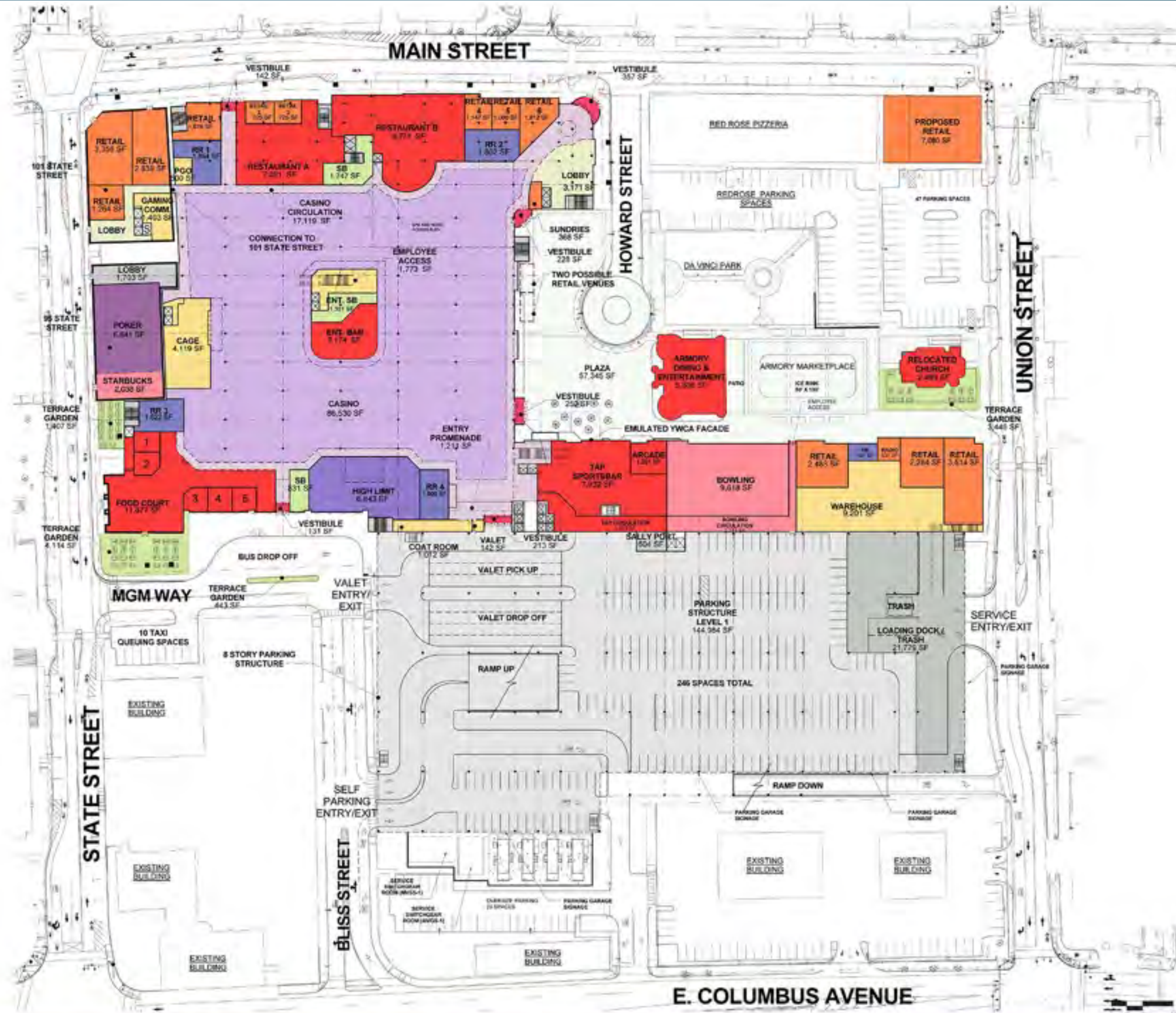
- \$950MM development
- \$1 Billion of Payments to the City of Springfield
- 2,000 construction workers
- 3,000 operational jobs
- \$50 million of local and regional spend

Albie Colotto

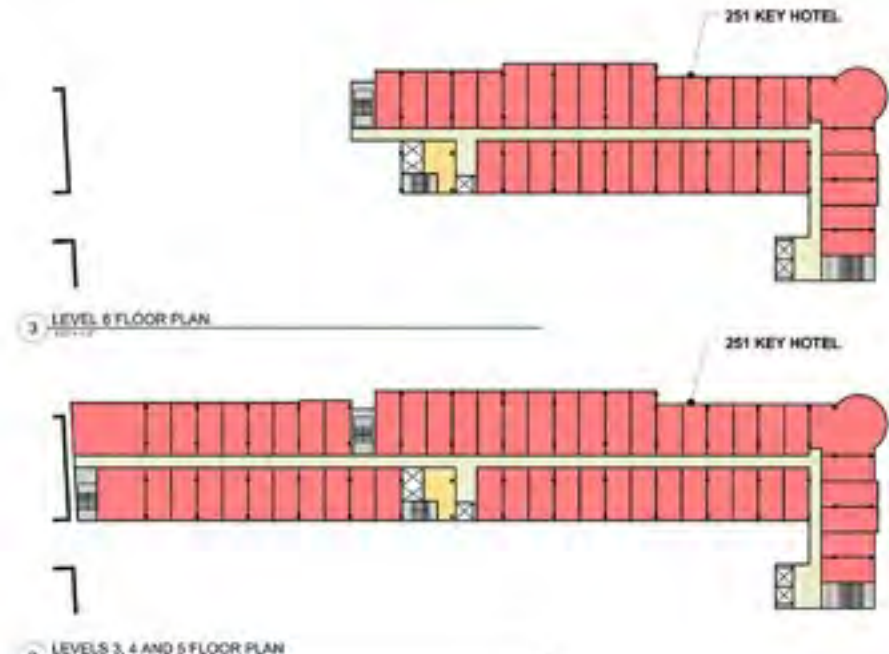
Art/Design Director - Friedmutter Group



LEVEL 1 FLOOR PLAN

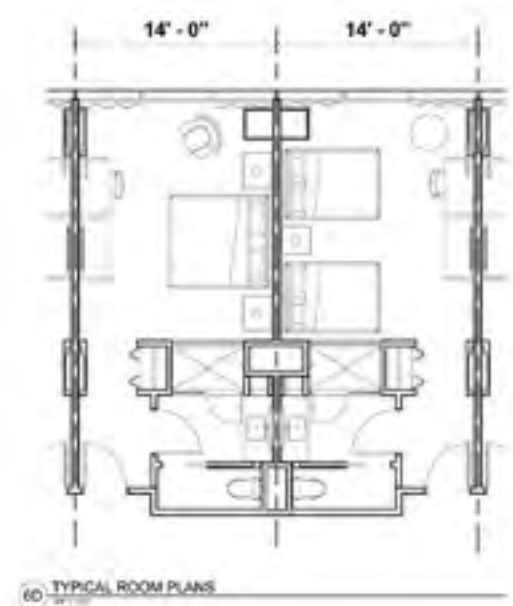


E. COLUMBUS AVENUE



LEVEL 2 FLOOR PLAN

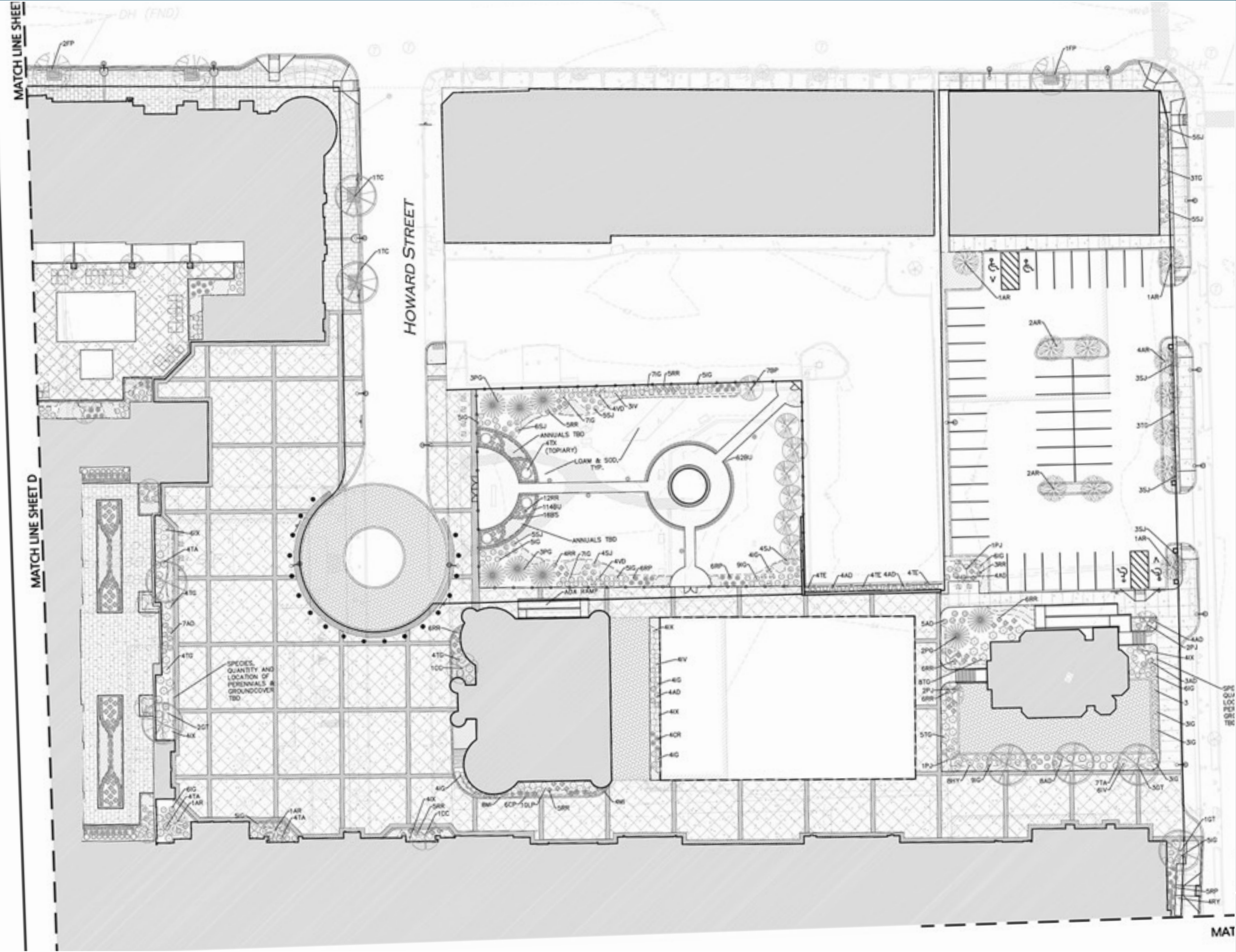
HOTEL TOWER FLOOR PLAN



MGM SPRINGFIELD GUEST ROOM MATRIX

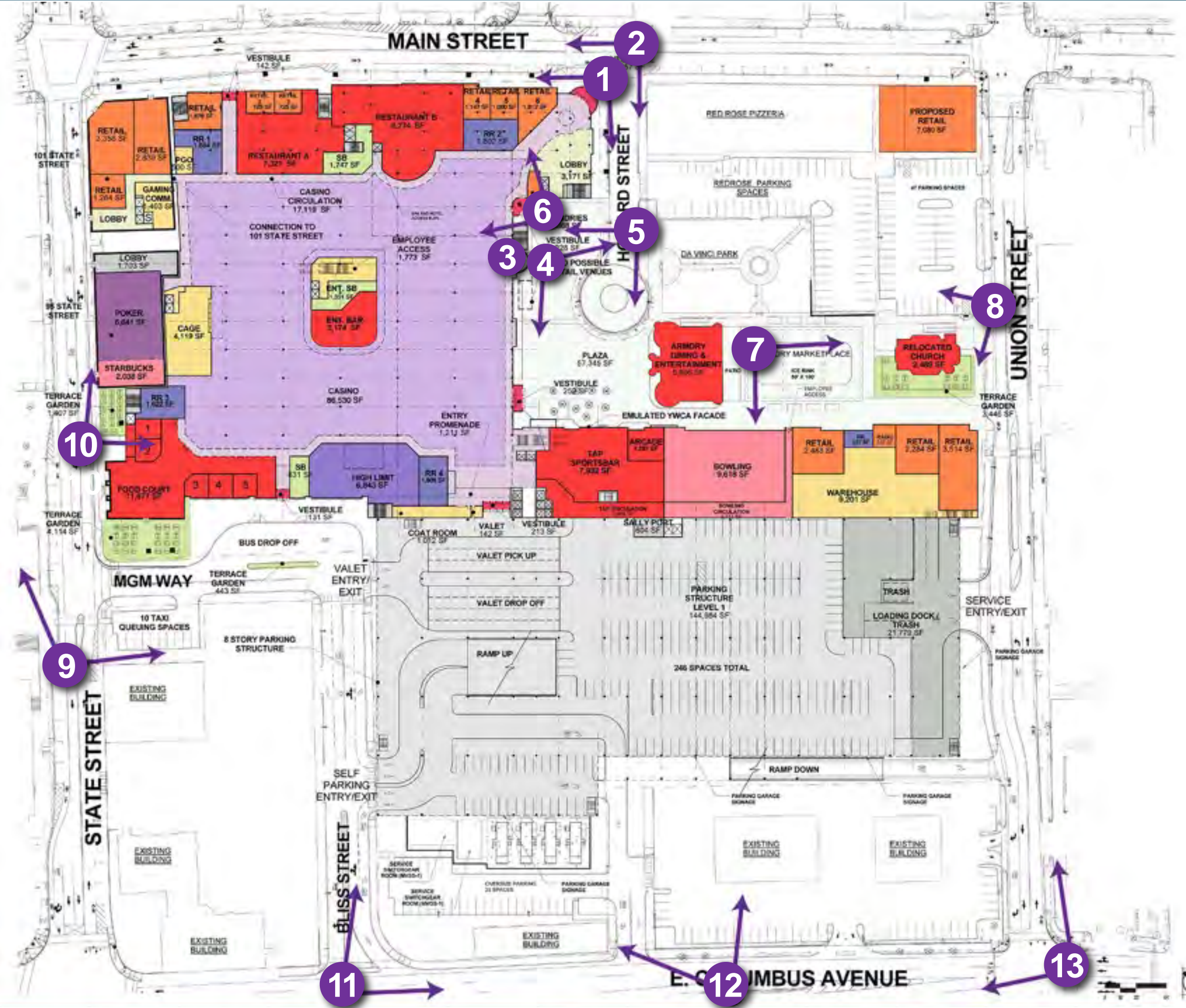
	1 BAY	1 BAY PLUS	2 BAY	2.5 BAY	TOTAL
LEVEL 2	27	11	7	2	2
LEVEL 3	42	11	1	2	2
LEVEL 4	42	11	1	2	2
LEVEL 5	42	11	1	2	2
LEVEL 6	29	6	0	1	1
TOTAL	182	50	10	9	251





LANDSCAPE PLAN

PERSPECTIVES
KEY PLAN











ENLARGED MAIN STREET ELEVATION (PART 1)
OF 2



ENLARGED MAIN STREET ELEVATION (PART 2)













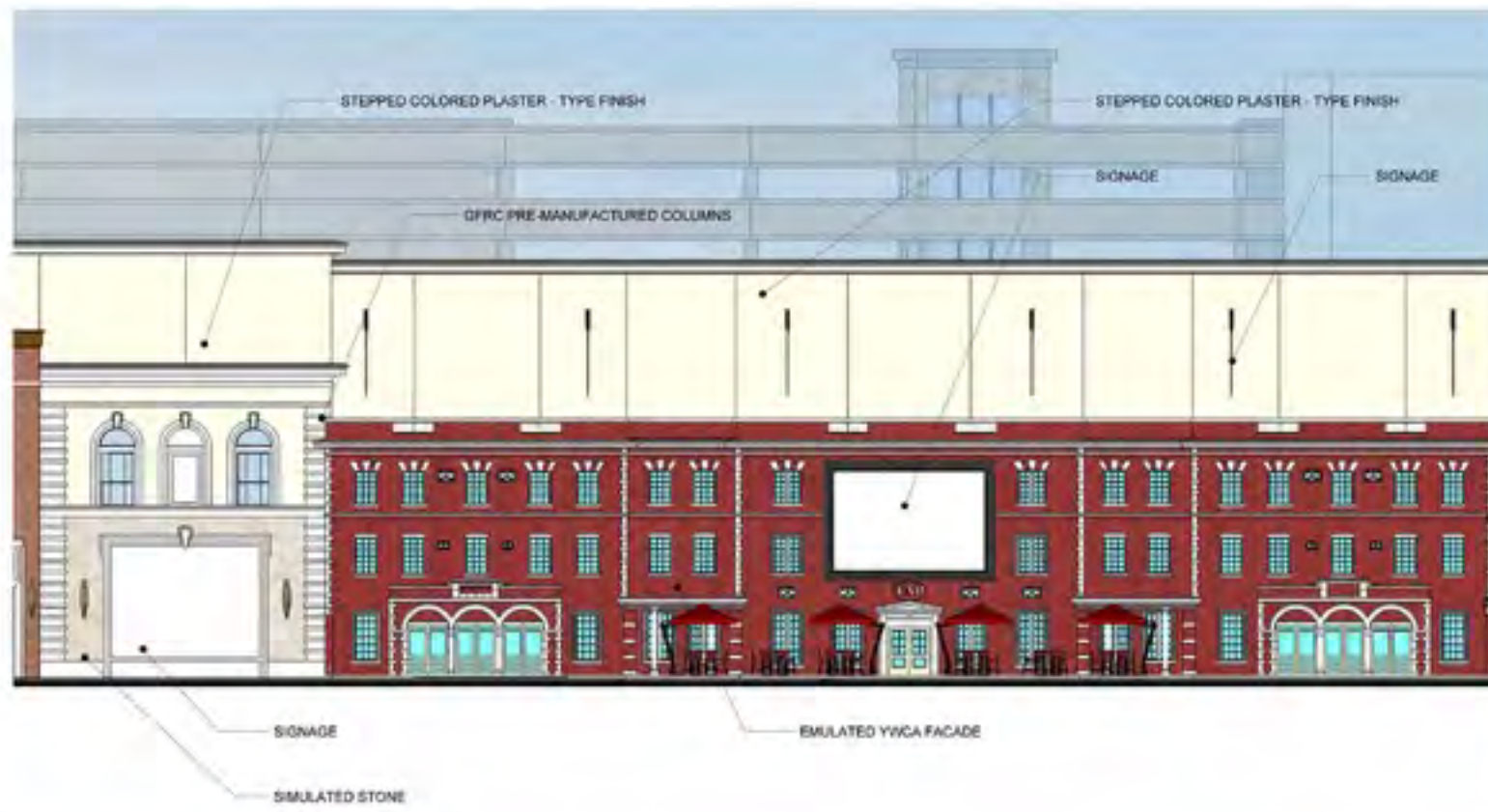
1 ENLARGED HOWARD STREET ELEVATION (PART 1 OF 2)



2 ENLARGED HOWARD STREET ELEVATION (PART 2 OF 2)







1 ENLARGED ENTERTAINMENT BLOCK ELEVATION (PART 1 OF 2)











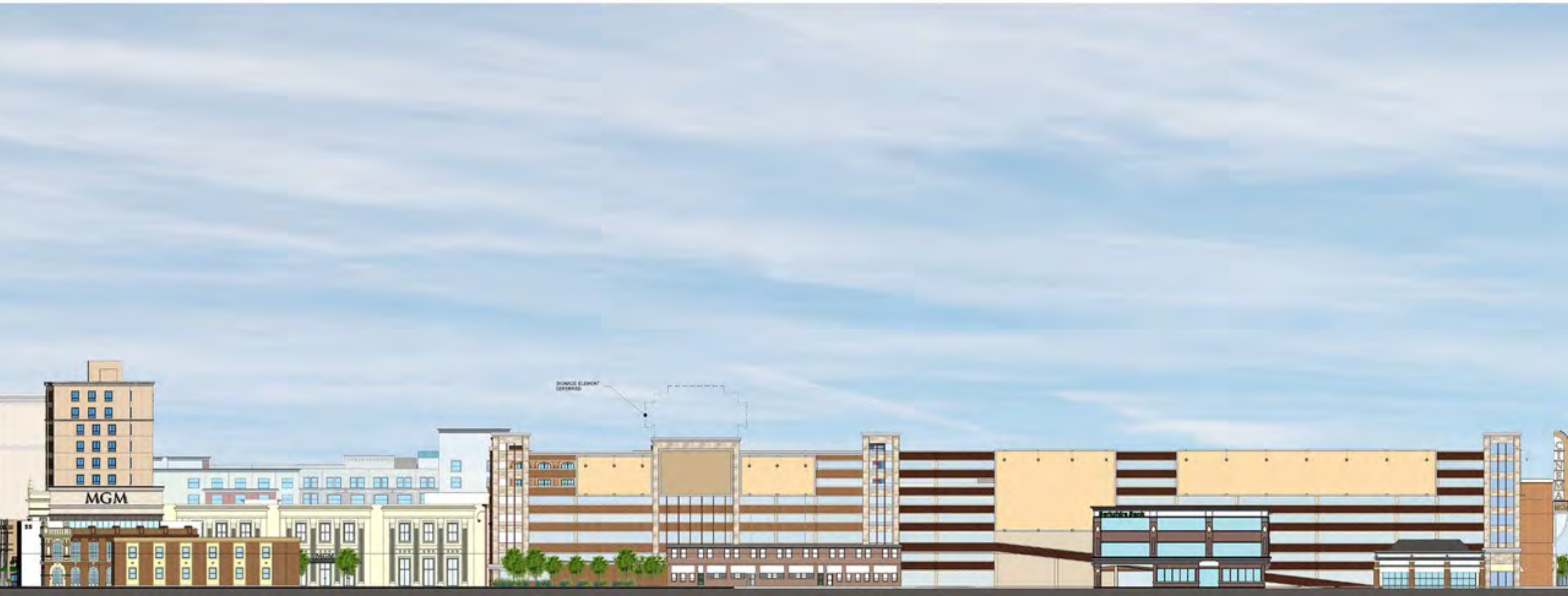
ENLARGED STATE STREET ELEVATION (PART 1 OF 2)



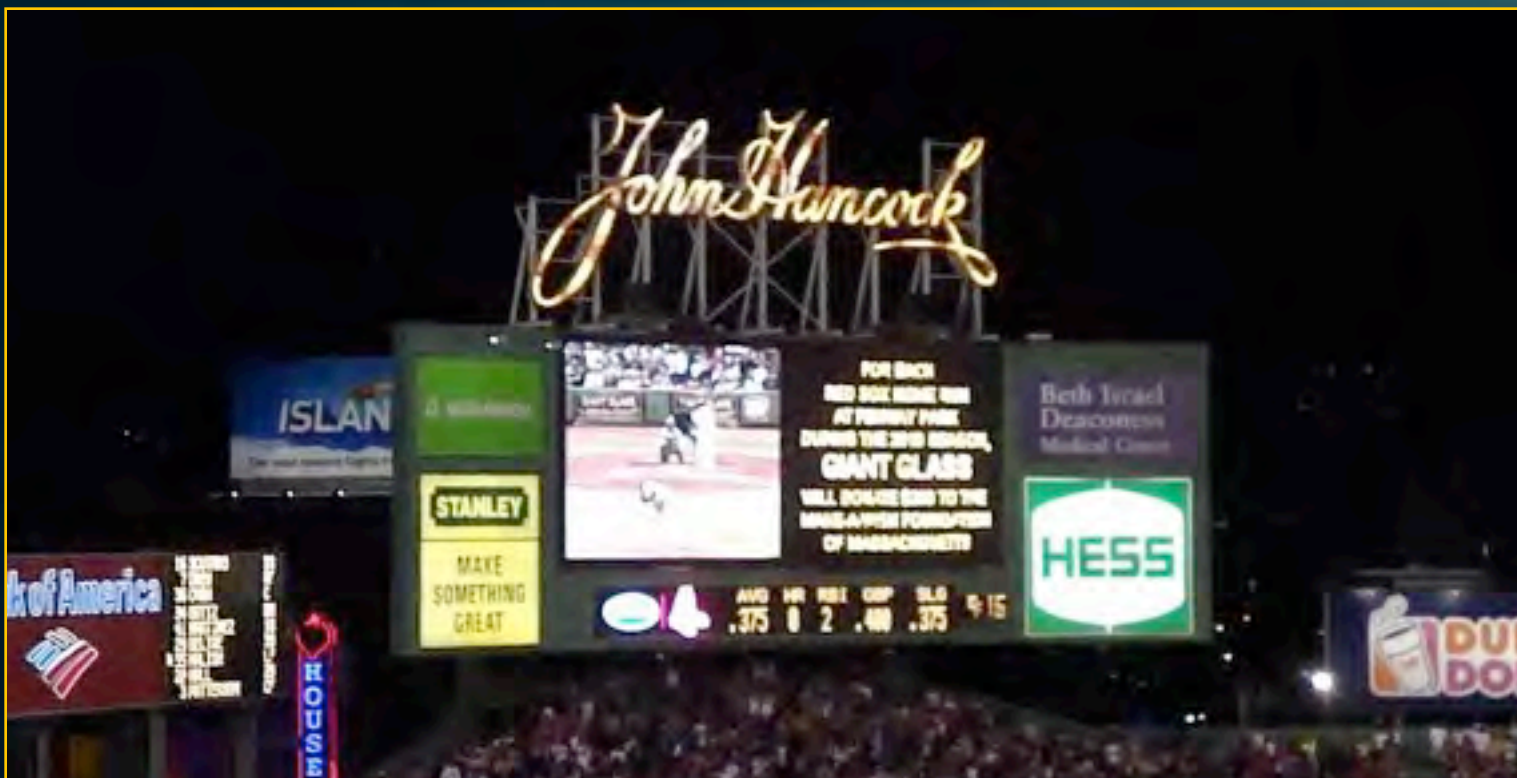


ENLARGED MGM WAY ELEVATION (PART 1 OF 1)

1)



ICONIC SIGNAGE

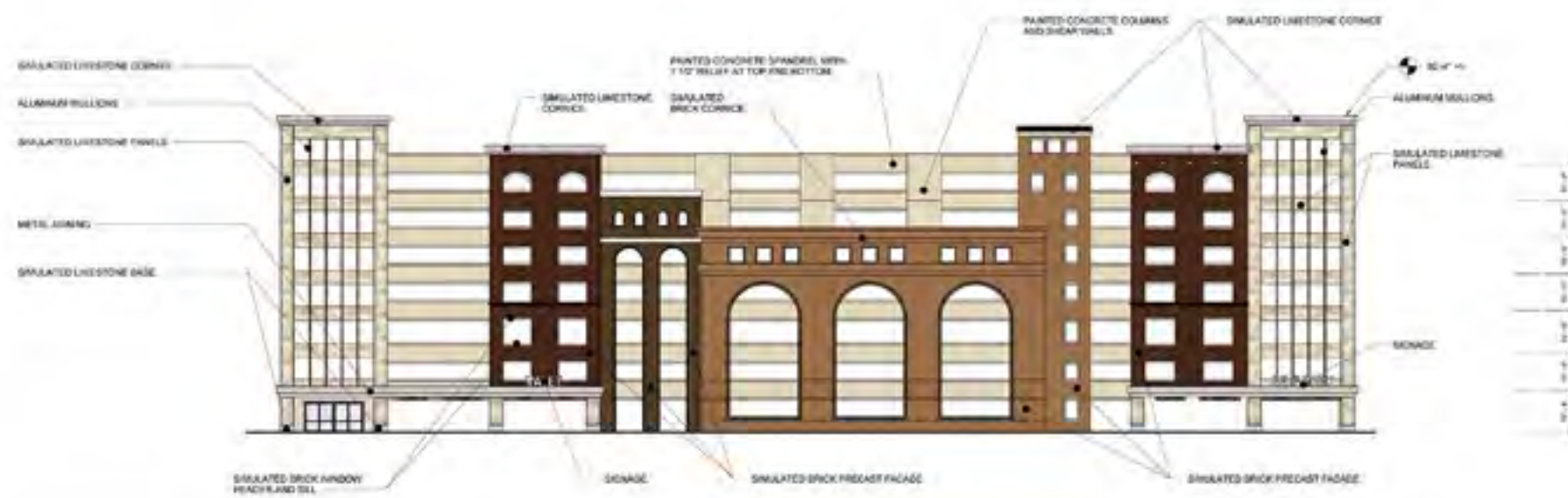






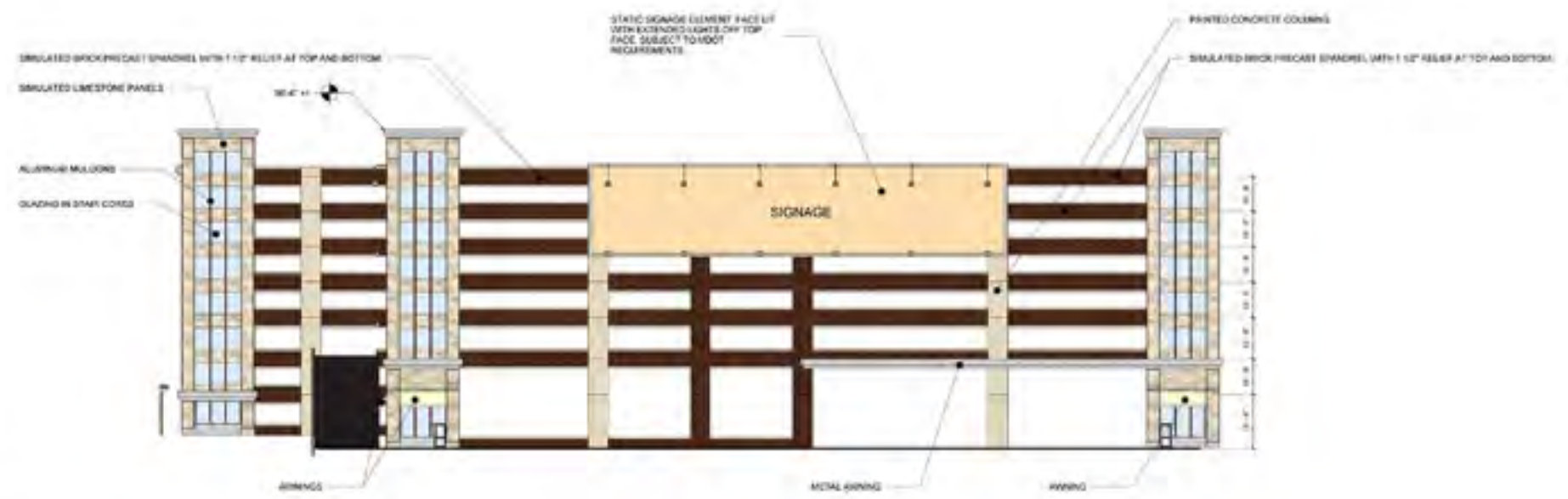






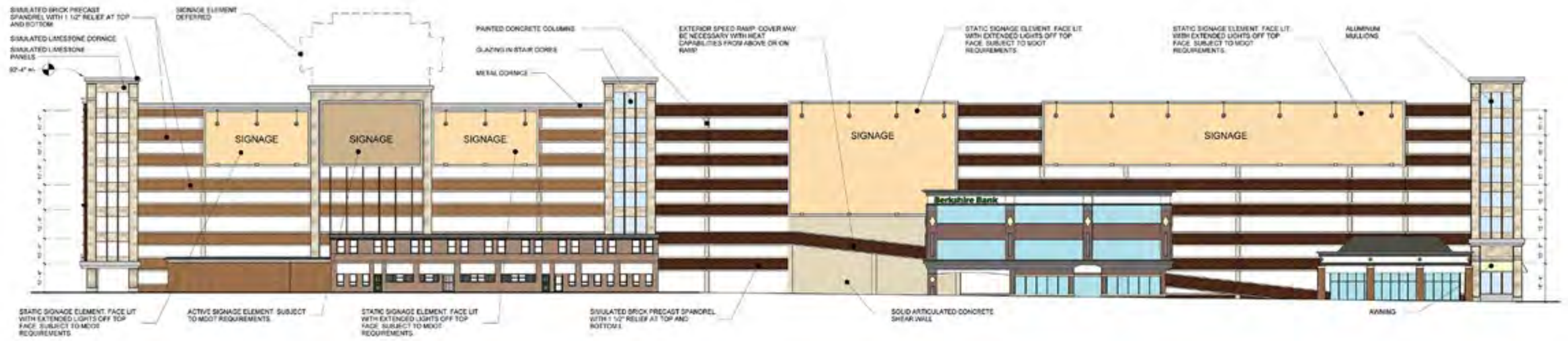
PARKING STRUCTURE BLISS STREET
ELEVATION
1/8" = 1'-0"

PARKING STRUCTURE BLISS STREET ELEVATION



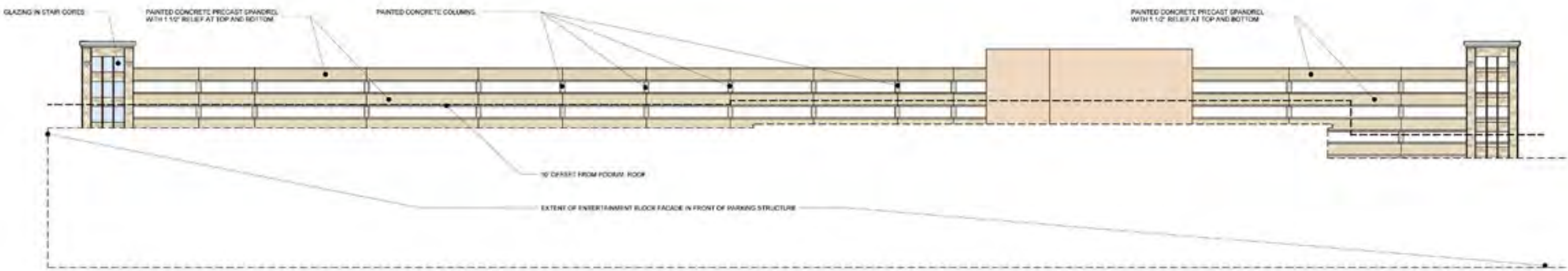
PARKING STRUCTURE UNION STREET
ELEVATION
1/8" = 1'-0"

PARKING STRUCTURE UNION STREET ELEVATION



PARKING STRUCTURE COLUMBUS AVE.
ELEVATION
3/8" = 1'-0"

PARKING STRUCTURE EAST COLUMBUS AVENUE ELEVATION



BRICK



CLAY BRICK
MANUFACTURER:
TRIANGLE BRICK



PORCELAIN BRICK
MANUFACTURER:
CAROLINA CERAMICS



THIN BRICK
MANUFACTURER:
GLEN-GERY BRICK



PANELIZED BRICK
SYSTEM
MANUFACTURER:
SLENDERWALL



THIN BRICK
RAINSCREEN
MANUFACTURER:
KINGSPAN

STONE



FRENCH LIMESTONE
MANUFACTURER:
CORONADO STONE



CARVED STONE



SMOOTH LIMESTONE
MANUFACTURER:
US STONE



GFRC
MANUFACTURER:
ADVANCED
ARCHITECTURAL
STONE



GFRC
MANUFACTURER:
ADVANCED
ARCHITECTURAL
STONE

METAL



METAL PATINA
MANUFACTURER:
MODERN MASTERS



METAL PATINA
MANUFACTURER:
COPPER CRAFT



COPPER ROOF
MANUFACTURER:
AMERICAN METAL

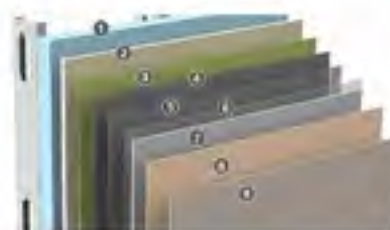
PLASTER



TEXTURED PLASTER
MANUFACTURER:
STO CORP



TEXTURED PLASTER
MANUFACTURER:
STO CORP

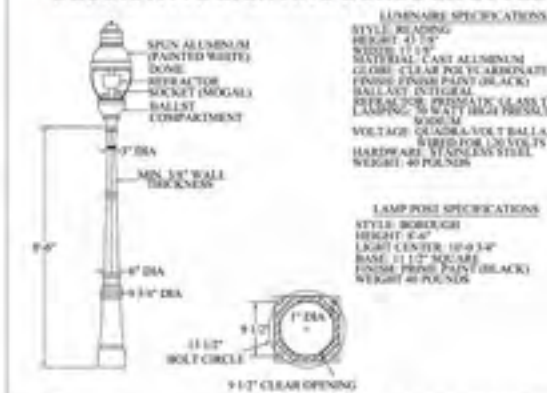


STO POWERWALL
TEXTURED PLASTER
MANUFACTURER:
STO CORP

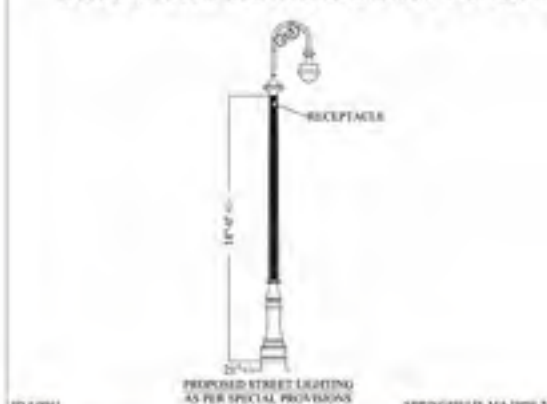
LIGHTING



DECORATIVE LIGHTING BOROUGH STYLE



DECORATIVE LIGHTING BISHOP'S CROOK





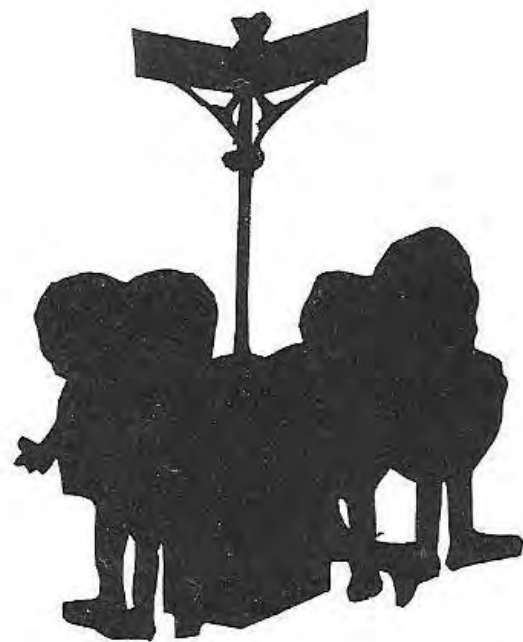
Brian Packer

Vice President - Construction/Development



NEIGHBORHOOD ENGAGEMENT

Regular meetings with and participation in community initiatives



South End Citizens Council, Inc.



South End Business Association endorses proposed MGM Springfield design changes

SPRINGFIELD - The South End Business Association lauded [MGM Springfield's](#) proposed design changes Wednesday, saying its plan to reconfigure and relocate a planned hotel structure will enhance the casino's engagement with the city's Main Street.

The group, which represents more than 40 business owners working to rebuild Springfield's South End, endorsed the proposed changes to the casino project, which have drawn [criticism](#) and praise alike since being announced this fall.

SEBA said while there are many aspects of the project that will help further its mission of promoting the South End, "none is more critical than MGM's commitment to engage Main Street through its 'inside out' design."

The company's decision to [eliminate](#) a planned 25-story hotel tower and replace it with a six-story structure, the group said, "can only help broaden this engagement."

"The previous design would have required hotel guests to walk through the casino or along State Street to access our shops and restaurants," SEBA said in a statement. "The current configuration will have guests from 251 hotel rooms spilling directly out onto Main Street. This will create more foot traffic, greater visibility for our local businesses and the type of activity that will breathe new life into our downtown. The economic benefits of such a change simply cannot be overstated."

DIRECT ABUTTER COMMUNICATION

Design Review Meetings

- March 7, 2014
- November 19, 2014
- July 22, 2015
- November 5, 2015
- December 2, 2015

Biweekly Updates

- Sent by email to each abutter
- Available on MGM Springfield Website

MGM SPRINGFIELD CONSTRUCTION ACTIVITIES - 11/24/15-12/9/15		
WORK HOURS: 7:00 AM - 7:00 PM		
FOR CONSTRUCTION-RELATED INQUIRES PLEASE CONTACT: JMARTIN@DVNPT.NET		
REFERENCE #	LOCATION	STATUS
1	15 Bliss Street (VFW)	No work anticipated
2	19 Bliss Street (Springfield Rescue Mission)	No work anticipated
3	16-30 Bliss Street (State-Bliss Parking Garage)	No work anticipated
4	33-37 Bliss Street (French Spiritualist Church)	Continuing haul road construction for the eventual relocation on the French Spiritualist Church. Work will be confined to the MGM site between Howard and Bliss Streets and will not impact any public ways. Excavation for the new Church foundation on Union Street is also taking place.
5	53-57 Bliss Street (48 Howard Street) (Auto Park)	No work anticipated
6	61 Bliss Street (52-62 Howard Street)	No work anticipated
7	1317-1343 East Columbus Avenue	No work anticipated
8	1357 East Columbus Avenue	No work anticipated
9	22-30 Howard Street (YWCA Building)	No work anticipated
10	29 Howard Street (Armory)	Winterization in progress
11	37 Howard Street	No work anticipated
12	59 Howard Street (Zanetti School)	No work anticipated
13	82 Howard Street (Rectory)	No work anticipated
14	Howard Street (DaVinci Park)	No work anticipated
15	1008-1028 Main Street (Dave's Furniture)	No work anticipated



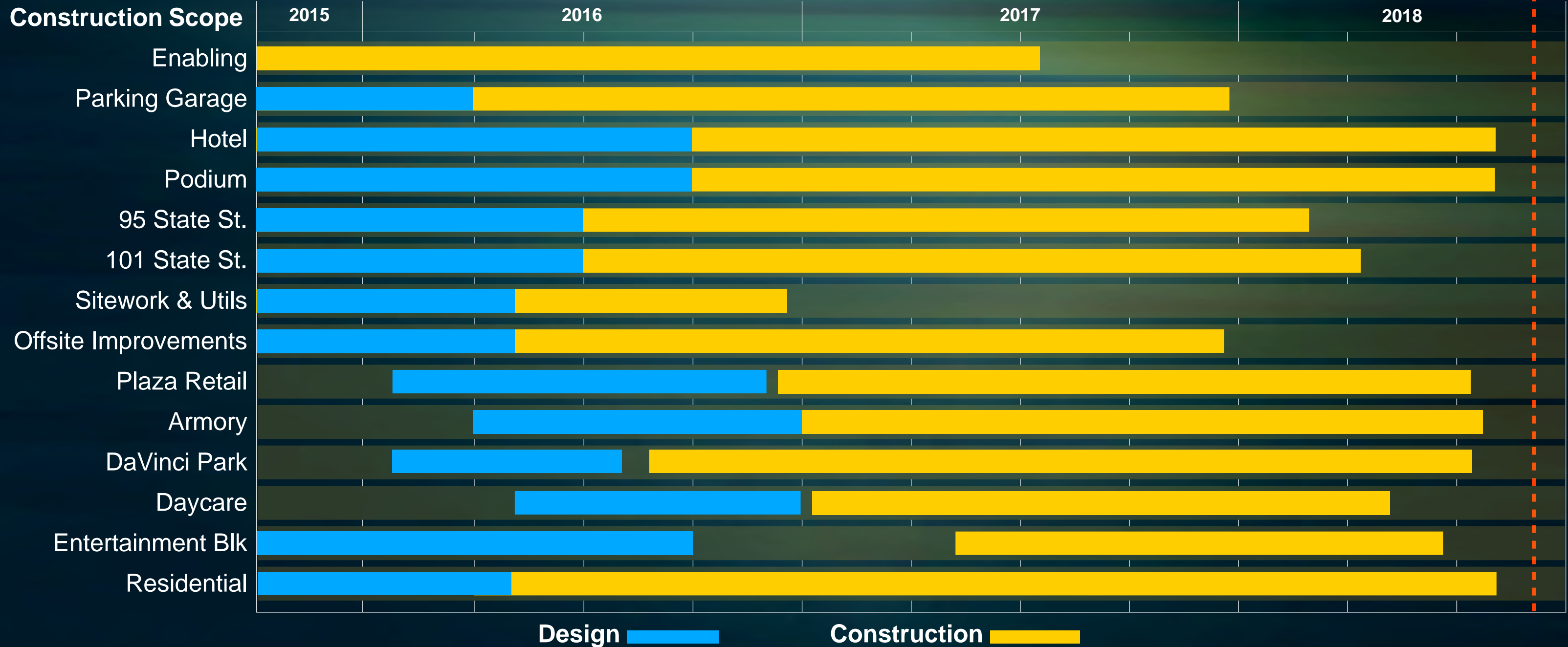
ABUTTER COMMENTS AND RESPONSES

1. Lack of an easily-identifiable turn-around on the Howard Street “stub”
 - ✓ Howard Street cul-de-sac updated to include distinguishable paving colors and removable bollards
2. Noise and vibration impact on abutters due to Central Plant located near E. Columbus
 - ✓ Relocated Central Plant. Back-up generators remain near E. Columbus
3. MGM garage located along the property line with no landscape buffer zone
 - ✓ Garage pulled back and lowered to provide buffer
4. Bus drop-off location to result in undue traffic burden on Union Street
 - ✓ Bus drop-off area moved to new Bliss Street location
5. DaVinci Park design and fencing must distinguish public park from MGM site
 - ✓ Park redesigned to be more inviting and distinguishable from MGM project
6. Curb cuts on Bliss and State Streets would encourage cut through traffic only to alter abutter curb cut location pending abutter feedback
 - ✓ Willing to alter abutter’s existing curb cut. Pending abutter feedback
7. Placement of dynamic signage distracts from abutting properties
 - ✓ Reoriented video signage in response to abutter comments
8. Potential for patrons to cut through Red Rose parking lot onto Union St.
 - ✓ Signage to be provided on Howard and Union Street entrances indicating “Red Rose parking only”
9. Perimeter of MGM Springfield site not pedestrian friendly
 - ✓ Provided sidewalks on Union and E. Columbus
10. Pedestrian access to DaVinci Park not delineated
 - ✓ Sidewalk added adjacent to plaza in front of park

PROJECT MILESTONES

Anticipated Opening Date - September 2018

Sept 2018 ●





SITE PLAN REVIEW
FINDINGS AND DECISION OF THE CITY COUNCIL

Project: For a Casino Overlay Site Plan Review to Facilitate the Location of a Licensed Casino and Casino Complex with the Boundaries Established by the City of Springfield for Casino Gaming Activities as Outlined Under the Casino Overlay Regulations (Article 8, Section 8.5) at the Property Bounded by State Street, Main Street, Union Street and East Columbus Avenue.

Owner: Blue Tarp reDevelopment, LLC

By: Seth Stratton, Vice President & General Counsel

I. MATERIALS:

The following materials in addition to the plans as recorded were submitted into the public record:

MGM Springfield: Site Plan Approval Request

Material Submittals

1. October 19, 2015: Site Plan Review Submittal #1
2. October 28, 2015: Storm Water Management
3. November 18, 2015: Site Plan Supplemental Drawings Submittal #2
4. November 18, 2015: Record of the public meeting including MGM PowerPoint presentation and Questions & Answers
5. December 21, 2015: MGM 30-Day Comments/Questions Response and Appendices
6. December 22, 2015: MGM Reissued Site Improvement Plans for MGM-Springfield; Allen and Major, Civil/Landscape
7. January 11, 2016: CCS Site Plan Review Summary Report: Plan/Design/Development Aspect.
8. January 19 & 20, 2016: Record of supplemental materials and drawings presented by MGM at City Council hearings.
9. "Agreement for Removal and Replacement of Trees", signed October 26, 2015.

10. Letter from Seth Stratton dated January 11, 2016 responding to comments of Council President Fenton.
11. November 25, 2015 NPC letter (the “NPC Letter”) from the State Executive Office of Energy and Environmental Affairs attached as Ex A to Seth Stratton’s January 11, 2016 response letter to Council President Fenton, which includes the Mitigation Section 61 Findings, including but not limited to, a Memorandum of Agreement (MOU) with the Massachusetts Historical Commission.
12. “Project Property Line Plan; prepared and stamped by Allen & Major Associates, Inc.
13. Allen & Major Plans dated 12-22-15/Titled: “Site Improvement Plans For MGM Springfield”
14. City comments submitted during the EIR process as to project design and mitigation measures related to traffic and transportation impacts.
15. Robinson/Donovan Letter from abutters: dated January 5, 2016
16. Robinson/Donovan Letter from abutters: dated January 12, 2016
17. Abutter comments submitted to the Springfield Planning Board/ December 16, 2015
18. Mitigation Request of Abutting Parcel #14: dated January 8, 2016
19. Other Documents submitted by participants at public hearing
20. Recording and minutes of meeting.

II. FINDINGS:

1. Using the criteria for evaluation set forth in Section 12.3.51 the City Council finds that the application complies with such review criteria in Section 12.3.51. Specifically:
 - A. Complies with all applicable provisions and requirements of this Ordinance, including all use, dimensional, site, utility, and overlay district standards: *The City’s review of the site plan submittal materials confirms general compliance with the Ordinance. The plans illustrate a development that responds to the opportunities within the site and through the “casino overlay district”*
 - B. Avoids significant detrimental environmental impacts, including storm water runoff, erosion or sedimentation: *The civil engineering and utility plans sufficiently address all site work aspects and the integration of open space, landscape terraces and roof gardens within the site illustrates a positive environmental effect of the project.*
 - C. Ensures adequate light and air quality for adjacent properties and minimize detrimental visual impacts on adjacent uses and public STREETS, parks, BUILDINGS, and other public places: *The site plan embodies improvements including additional setback from adjacent structures, specifically the parking garage; additionally the inclusion of significant usable open space throughout the project including the main Plaza, the*

Armory Marketplace, improved Da Vinci Park, abundant outdoor terraces and roof top gardens, ensure the project has minimized any adverse impacts on light and air quality.

- D. Does not impair pedestrian safety or overload existing roads, considering their current width, surfacing, and condition: *Springfield's downtown city streets can accommodate additional load without compromising public safety or quality of life, and the addition of new businesses, pedestrian and vehicular activity is a positive to the overall urban condition.*
- E. Provides adequate access for fire, police, and emergency vehicles: *Proper widths, materials and access have all been reviewed with the relevant City agencies including enhancements to public areas, paved open spaces/promenades to ensure proper safety and emergency accessibility.*
- F. Minimizes noise, dust, odors, solid waste, glare, or any other nuisances in accordance with the City Ordinance. *The site plan materials reflect that all noise, dust, odors, solid waste, glare, or any other nuisances are planned for to be addressed during construction upon operation, in accordance with the City Ordinances and such reasonable conditions on the issuance of any building or other permit.*
- G. Minimizes impacts on historic resources as determined by Section 12.7: *The site plan materials reflect that all historic resources have been addressed consistent with the MOU with local and state historic preservation agencies.*

2. Pursuant to Section 12.3.60, the City Council makes the following Specific Findings:

- A. Pursuant to Section 12.3.62 the City Council finds that the application meets all zoning requirements, and imposes reasonable conditions as set forth in this decision to ensure compliance with these requirements and other provisions of this Ordinance, consistent with the limitations set forth in Section 12.3.70. These conditions shall be incorporated into any BUILDING PERMIT Road and Curb Cut Permit, Public Way Discontinuance , approved Application for Re-Zoning as well as the Host Community Agreement and any amendments thereto Plan or any other approval issued by the City including but not limited to the City's involvement as to Traffic and Transportation mitigation matters, many of which must be coordinated with the City and others and which may involve MassDOT or the PVRTA; Air Quality mitigation measures that may involve MassDEP; Greenhouse Gas Emissions; Water and Wastewater mitigation matters that may involve the City and the Springfield Water and Sewer Commission; Historic Resources which involve the Massachusetts Historic Commission, Springfield Historic Commission, or Springfield Preservation Trust; Storm water mitigation measures that may involve the

SWSC and MassDEP; Hazardous Materials which may involve City of Springfield regulations; and Construction Period issues which involve the City and MassDOT insofar as they affect traffic management including road closures, detours, and parking; noise, use or occupation of the public ways, or otherwise authorizing the City's participation as to compliance with the terms and conditions of the NPC Letter or the Section 61 findings.

- B. Pursuant to Section 12.3.63 prior to granting approval of the Site Plan Review application, the City Council makes a finding that the proposed DEVELOPMENT is in conformance with this Ordinance, and if applicable, that with conditions imposed, the review criteria in Section 12.3.50 will be satisfied.
- C. Pursuant to Section 12.3.64 such findings in this Decision shall pertain to the entire proposed DEVELOPMENT, including any Site Plan modifications requested by the City Council as a condition of its approval, and any off-site improvements proposed by the applicant or required by the City Council as condition of its approval.

3. Pursuant to Section 12.3.70 City Council Site Plan Review the following Conditions, Limitations and Safeguards are imposed:

Approval of the Site Plan submittal is contingent on the following conditions and performance parameters:

1. This Casino Overlay Site Plan Review approval is granted solely for the development of a licensed casino and casino complex with the boundaries established by the City of Springfield for casino gaming activities as outlined under the Casino Overlay District Regulations (Article 8, Section 8.5) at the properties listed above.
2. The use shall be developed according to the attached plans and elevations, except as listed in the conditions and provided for by the amendment process outlined below.
3. All other requirements and permits shall be sought and received, including, but not limited to, utility connections and Board of Health approvals. The Applicant shall bear the burden of ensuring all state and local permitting has been sought and received, including but not limited to any licenses and/or permits issued by the Springfield Water & Sewer Commission, Massachusetts Gaming Commission (MGC), and any conditions contained in any such license including but not limited to the Section 61 Findings and the Memorandum of Agreement (MOA) with the Massachusetts Historical Commission (MHC).
4. All of the lastly revised plans, including those submitted during the public hearings and as referenced above, shall be updated as Conditioned in this Decision and three (3) complete sets shall be provided to the Office of Planning and Economic

Development (OPED) and the Department of Public Works (DPW). The plans shall be properly stamped and as certified by the applicant (dated and indexed). These plans shall indicate compliance with all applicable zoning by-laws.

5. The Applicant shall coordinate with OPED and the Casino Liaison Office to set up a pre-construction meeting with staff prior to the start of any construction to review these conditions and any and all final construction sequencing, details, and/or plans for this Project. The limit of work line for the particular area or phase being developed shall be demarcated at this time through the placement of temporary fence material or erosion control barriers. Periodic status reports and progress meetings (agreed upon at said pre-construction meeting) shall be coordinated with parties mentioned above, which shall outline the general status of the construction and major milestones completed.
6. The Applicant shall continue to advance the design and construction documents in substantial conformance with the governing drawings and documents collectively contained in Section I (MATERIALS) of this decision.
7. The Applicant shall continue an ongoing and regular dialogue with the City departments and their consultants to pursue further advancement to design and engineering details so that the final construction documents meet or exceed the intent herein resulting in construction of a high quality urban development.
8. The proposed hotel shall be developed and operated as a four (4) star quality, urban venue including but not limited to the level of interior fit out and finishes, guest/public amenities, programming, marketing and branding suitable to be highly competitive with other four star urban hospitality venues in the state and region and in accordance with the HCA, as amended.
9. The Applicant shall demonstrate, through submission of plans, specifications, or other satisfactory documentation, submitted to OPED, its compliance with its residential development commitment set forth in the Host Community Agreement (“HCA”), as amended.
10. The Applicant shall meet all terms and commitments contained and referenced in the HCA, as amended (including full and satisfactory performance related to joint agreements with civic organizations and other public agencies).
11. The Applicant shall coordinate the installation of all street trees with the City Forester in conformance with the “Agreement for Removal and Replacement of Trees”, signed October 26, 2015.

12. The Fire Suppression System, hydrant locations and alarm design shall be subject to approval by the Fire Commissioner or his/her designee and the Code Enforcement Commission or his/her designee.
13. No refuse containers, trailers, construction materials or construction equipment of any kind shall be placed, parked or stored upon a public way without written approval from DPW.
14. Final landscaping plans, including improvements to Da Vinci Park, shall be submitted to OPED and the Parks Department for review and approval, prior to installation.
15. The Applicant shall have the responsibility of maintaining or replacing landscaping, fencing and lighting as indicated in the plans required herein and if such landscape maintenance is not handled directly by the Applicant's employees, the Applicant shall be required to maintain a contract with professional landscaping and maintenance services company. Irrigation systems shall also be installed within all areas proposed to be grassed and/or turf.
16. The public sidewalks immediately adjacent to the Project site along State Street, Main Street, Union Street and East Columbus Avenue shall be maintained, including snow removal.
17. The Applicant shall ensure daily that exterior areas of the site remain clear of debris, trash and any equipment used in connection with commercial activity on the site, and any property or refuse from the commercial operation of the tenants shall not accumulate off-site.
18. The Applicant shall ensure that the required parking spaces are accessible at all times. Snow storage shall not restrict sight lines or damage landscaping.
19. The Applicant shall submit final architectural renderings for all buildings, indicating the proposed construction details, which shall be subject to design review and approval by OPED. These renderings shall indicate a consistent treatment of the elevations on all sides in terms of design, detail, relief, colors and materials. EFIS systems should be avoided. Further, the elevation plans shall include details on the proposed valet entrance within the garage.

20. The final drainage, grading and utility designs shall be revised according to this Decision, subject to further review and approval, as necessary, by the City Engineer or his/her designee.
21. Final construction plans shall be submitted to the Commissioner of Code Enforcement or his/her designee and Fire Commissioner or his/her designee, for review and approval, prior to the issuance of a Building Permit.
22. All documentation on prior environmental remediation shall be provided to the Commissioner of Code Enforcement; any further contamination or analysis identified shall be remediated in accordance with applicable local, state and federal standards.
23. The Applicant shall schedule a meeting with the Building Inspector, Casino Liaison Office and OPED at least thirty (30) days before the request for a Building Permit to review compliance with this Decision.
24. The Applicant shall provide written proof to the OPED, City Engineer and the Building Inspector that the performance standards, as Conditioned herein, were included in the construction documents.
25. The Applicant shall provide a detailed Construction Sequencing Plan, subject to the approval of the City Engineer or his/her designee, the Casino Liaison Office and the Commissioner of Code Enforcement or his/her designee.
26. All DPW comments/conditions, as outlined in the December 21, 2015: MGM 30-Day Comments/Questions Response and Appendices and as noted above in the “materials submittals”, shall be reasonably addressed by the applicant, prior to the issuance of a Building Permit.
27. A full detailed sign plan (as per Article 8, Section 8.5.70) indicating locations, sizes, materials, type of illumination, etc., of all signage shall be submitted to the City Council for review and approval, prior to the issuance of a sign permit(s).
28. The Applicant shall use best efforts, including appropriate signage, subject to the approval of the City Council, to ensure that all delivery trucks to the businesses on the premises shall access and exit the property to and from Union Street.

29. The Applicant shall submit the location for the off-site bus parking to the Department of Public Works (DPW).
30. The proposed Howard Street cul-de-sac shall meet all the underlying requirements of the Board of Public Works, including all fire lanes.
31. An ANR (Approval Not Required) Plan, incorporating all the individual parcels, shall be submitted to the Springfield Planning Board for review and approval and filed at the Hampden County Registry of Deeds.
32. If the proposed MGM Way is to become a public way, a subdivision plan will need to be filed with and approved by the Springfield Planning Board.
33. All the required applications and/or plans for the discontinuance of Bliss Street and Howard Street shall be submitted to the Board of Public Works for review and approval.
34. All proposed new street lights, to be located on the public way, shall be reviewed and approved by OPED and DPW.
35. Access to the adjacent Red Rose parking lot, located on Howard Street, shall be maintained at all times.
36. In the event that the City widens the right of way on Union Street between Main Street and East Columbus Avenue through the exercise of its eminent domain powers, the Applicant will be required to construct an additional turning lane on Union Street to improve traffic mitigation at the intersection of Union Street and East Columbus Avenue.
37. The Applicant shall continue to work with DPW to review taxi drop-off/pick-up issues to ensure that traffic related issues do not occur at the new hotel entrance located at the corner of Main Street and Howard Street.
38. All proposed entrances/exits providing access to the food and/or retail establishments, from a public way, shall generally remain open during full food and/or retail business hours Any plans to change the proposed layout of the entrances or exits shall be reviewed and approved by OPED.
39. The Applicant shall work with the Springfield Police Department on plans for security related issues during construction including the implementation of the

resources provided for under the HCA to enhance public safety in the surrounding area, as well as any post construction issues in so far as the use or jurisdiction of Springfield Police Officers in accordance with an MOU with the State Police pursuant to the provisions of G.L. c. 23K.

40. Construction activities shall be conducted in a workmanlike manner at all times. Blowing dust or debris shall be controlled by the Applicant through stabilization, wetting down, and proper storage and disposal methods, subject to the approval of the Code Enforcement Commissioner or designee. The Applicant shall ensure that abutting local streets and private ways are kept clear of dirt and debris, which may accumulate as a result of construction activities for the Project and documentation, shall be provided demonstrating ongoing pest management control, subject to the approval of and administration by the Code Enforcement Commissioner.
41. Public transportation access shall be maintained throughout the construction phase to the extent that necessary public utility work or life safety measures in connection with construction do not prohibit.
42. The Applicant shall work with OPED and PVTA to coordinate the final proposed trolley transit linkages to other activities and venues with the City of Springfield.
43. The Applicant shall work with remaining tenants, including Focus Springfield, to facilitate relocation.
44. Following occupancy, two hour free parking from 8:00 a.m. to 6:00 p.m. Monday through Friday shall be made generally available in surface or garage parking spaces in sufficient number to replace the number of formerly available on-street public parking spaces on site lost as a result of the construction of the Project; provided however, Applicant shall be free to restrict the number of free parking spaces from time to time in connection with special events or other special accommodations in the ordinary course of business
45. During construction and following occupancy the Applicant shall continue to reasonably work with the abutters as to correspondence relating to operational measures to ameliorate project-related impacts to abutting properties, including but not limited to access, egress, parking, deliveries, and trash removal, to the satisfaction of OPED.

46. Approved site plans and elevations, and other aspects of the development proposal, including uses, may be amended from what is specified in the HCA and Site Plan Approval, pursuant to the same procedure and subject to the same limitations and requirements by which said plans and proposals were initially approved. However, upon written request by the petitioner minor changes from what is specified in the HCA and approved development parameters may be permitted by the Office of Planning & Economic Development subject to a finding that such changes will not cause any of the following:

- A. A change in the character of the development, including the overall massing, primary land uses, quality of materials or significant deviation from the architectural character or building footprints of approved site plans and elevations; or
- B. An increase in the ratio of gross floor area (as specified in the HCA) to LOT area by more than twenty five percent (25%); or
- C. A decrease in open space, pedestrian areas, parks and amenities unless justified by changes in other factors; or
- D. A reduction or increase in approved off-street parking unless justified by changes in other factors.

Copies of all changes found to be “minor” by the Mayor shall be forwarded to the City Council.

Signed as to the accuracy of the vote as reflected in the minutes:

Philip Dromey, Deputy Direct of Planning
Office of Planning & Economic Development

Appeal: The Appeal of any decision of the City council hereunder shall be made in accordance with the provisions of Mass. Gen. L. 40A, Section 17 within 20 days after filing with the City Clerk.

DATE:

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A CASINO OVERLAY SITE PLAN REVIEW (CITY COUNCIL)**

**PROPERTIES BOUNDED BY MAIN STREET, UNION STREET, STATE STREET AND EAST
COLUMBUS AVENUE
CASINO OVERLAY SITE PLAN REVIEW**

General Information

Petitioner:	Blue Tarp reDevelopment, LLC
Request:	For a Casino Overlay Site Plan Review to facilitate the location of licensed casino and casino complex with the boundaries established by the City of Springfield for casino gaming activities as outlined under the Casino Overlay Regulations (Article 8, Section 8.5) at the property bounded by State Street, Main Street, Union Street and East Columbus Avenue.
Proposed use of the property:	Casino and casino complex
Parcel Size:	Approximately 14 acres
Site Visit:	1-4-16
City Council Hearing Date:	1-4-16/1-19-16/1-20-16

Staff Analysis

Neighborhood characteristics:

The parcel is located within the Metro Center neighborhood. This high density section of the City has a mix of commercial, cultural and residential uses.

Overview:

Blue Tarp reDevelopment has submitted an application for a Casino Overlay Site Plan Review for the proposed casino development to be located on the property generally bounded by State Street, Main Street, Union Street and East Columbus Avenue. As per the Springfield Zoning Ordinance, the City Council is the approving body for a Site Plan Review application for a development which falls under the Casino Overlay District. The Casino Overlay District text was approved by the City Council in May 2013, with the boundaries of the District approved in December 2015.

As noted in the Zoning Ordinance, the Casino Overlay District's purpose is to facilitate the location of a licensed casino and casino complex within the boundaries established by the City of Springfield and the State of Massachusetts for casino gaming activities. The Casino Overlay District focuses on urban entertainment and recreational activities that will enhance the area as a desirable location for tourists, conventions, and urban life. The district also encourages pedestrian and transit-oriented linkages between the casino and casino complex and other activities and venues within the City. The Casino Overlay District regulations are designed

to ensure that the casino and casino complex contributes positively to the built environment, that the operation of the casino and casino complex will help to enhance, expand, and stabilize employment and the local economy while simultaneously ensuring effective public services and a high quality of life for nearby businesses, institutions and residents. As per the Zoning Regulations, the Site Plan Review process follows the procedures outlined in Article 12, Section 12.3; however, as noted above, the City Council is the approving body as opposed to the Planning Board.

As noted in the Casino Overlay District regulations, in addition to the Site Plan Review approval, this proposed development is also subject to the provisions of a Host Community Agreement (HCA) which was approved by the City Council in May 2014 and amended in June 2015. The HCA established a baseline site plan, design elevations, uses, program, signage concept, lighting concept, landscaping and streetscape plan and related information for the development.

Please note, that in addition to the Office of Planning & Economic Development's staff analysis, a full independent review has also been completed by The Chicago Consultants Studio, Inc. (CCS). A copy of their report has been attached. These urban planners have extensive experience with casino development and have also played a key role in the evaluation of the original proposals submitted by the competing casino developments during the City's RFQ/P process. They also assisted in the drafting of the Casino Overlay District regulations and the negotiating and drafting of the HCA.

Further, all plans have been fully reviewed by the Department of Public Works (DPW) as well as their traffic consultant from Fuss & O'Neill. As per the Site Plan Review procedures, copies of the plans were also distributed to City departments for comments. Copies of the comments and responses by the developer have also been attached. Comments were also received by abutters to the proposed development. Those comments were also forward to the developer with copies sent to City Council.

Site Plan Analysis:

As the Council is aware, the developer has submitted plans for the construction of a casino complex on the property generally bounded by State Street, Main Street, Union Street and east Columbus Avenue. In addition to the casino gaming area (126,262 s.f.), the development includes a number of other elements. These elements include a 251 room/4-star hotel, retail opportunities (31,250 s.f.), restaurants and food outlets (73,107 s.f.), banquet area (73,705 s.f.), bowling alleys, movie theaters and outdoor skating rink. The development also includes a 3,375 space parking garage.

After a full review of the plans submitted, the staff believes that the plans submitted meet the underlying Casino Overlay District regulations and firmly believe that the proposed development will have a beneficial impact on not only this area but on the City as a whole.

With regards to the submitted plans, the staff would like to highlight the following:

Hotel:

While the staff does recognize that the current plan does propose modifications to the plan that was originally presented, most notably the reconfiguration of the hotel from a high rise hotel along State Street to a mid-rise hotel along Main Street, the staff fully concurs with the opinion noted in the report completed by CCS. Specifically, the staff agrees that "...moving the hotel function to the Main Street frontage is actually a very positive enhancement in that it more fully engages the project with Main Street and energizes the urban fabric and pedestrian environment". They go on to state that "...we firmly believe that the overall massing and scale of the casino development, developed as a whole and integrated into the Springfield urban fabric, is a

better resolution than the original design and in no way reduces the visual excitement of the project nor the level of quality or attractiveness of the hotel”.

Residential:

As part of the relocation of the hotel to Main Street, the developer has now also proposed to move the market-rate housing to an off-site location. The market-rate housing component (54-units) has always been a key piece to the overall development as the City continues to strive to bring more market-rate units downtown. The staff firmly believes that these new residential units will not only complement the housing developments currently occurring in the downtown area, such as the Silver Brick Lofts, but more importantly, will help foster the further development of additional market-rate housing units in the downtown.

Further, the staff also believes that by expanding the overall development “footprint” this will help to energize the “Implementation Blueprint” outlined in the HCA, which envisions the expansion and collateral impacts that a development of this size can obtain.

It should be noted that, to date, only 195 State Street has been identified as a possible location for new market rate units. However, the sale of this building has not yet been finalized and the total number of units to be located in this building has yet to be determined. A full detailed plan on all the proposed residential units should be required as part of the approval of the site plan.

Retail/Food:

With regards to the retail and restaurant components of this project, as noted above, the plans submitted indicate that there will be a total of 31,250 square feet of retail space and 73,107 square feet of restaurant/food outlet space. This includes a number of spaces along Main Street and State Street as well as spaces within the proposed Armory Market Place. One of the key components of the Armory Market Place is the redevelopment of the former Howard Street Armory. As the Council is aware, this was a structure that was significantly damaged during the 2011 tornado.

As part of the overall site plan review process, the staff and CCS have had numerous discussions about the potential layout of these spaces and will continue to engage the developer in these discussions as the retail and food components solidify and tenants are identified. The staff would like to stress that it is very pleased that 101 State Street, which is at the corner of Main Street and State Street, will now be utilized for street level retail operations. This was not part of the original proposal.

Further, it is very important to stress that unlike a typical casino development, which requires a patron to enter the casino in order to access the retail and food establishments, all the proposed retail and food operations will be able to be accessed directly from Main Street, State Street and Howard Street, without the need to actually enter the casino floor. The staff believes strongly that this is a unique and important design aspect that will, again, help energize the streetscape and enhance pedestrian activity.

Parking Garage:

As noted above, the developer intends to construct a 3,375 space parking garage to be located along Union Street in the area formally occupied by the Zanetti School. The proposed garage will have eight (8) levels with entrances off Union Street and Bliss Street.

Due to the large scale of this proposed garage, the staff and CCS have been having ongoing discussions regarding the overall treatment of the facades of this building. The original elevations submitted indicated that

additional architectural details were going to be added to the Bliss Street side of the garage but that the East Columbus Avenue/Union Street facades were less detailed and lacking in architectural interest. After numerous meetings with the developer, a number of positive changes are being proposed which will address the concerns listed above. It is the understanding of the staff that these changes are still being worked on and that final plans will be submitted as part of the Site Plan Review hearings. It would be the staff's recommendation that any plans submitted at the hearings be incorporated into the final approval.

Bus Drop Off Area:

Another proposed change to the original design is the relocation of the bus drop off/pick up area. In the original plans with the hotel on State Street, a more formal entrance with a porte-cochere was to be located along the newly developed MGM Way. Buses were originally going to be parked within the proposed garage. With the relocation of the hotel to Main Street and the reconfiguration of the internal functions of the parking garage, the buses will now be directed to drop off and pick up along MGM Way. In the original plans submitted, the staff had strong concerns that this area lost much of its pedestrian qualities and did not match the urban design found in the rest of this proposal.

Again, after several internal discussions with the developer a number of positive changes were made and ones in which the staff believes brings back the pedestrian nature of this area while still accommodating the need for bus drop off and pick up. The new plans now show a new entrance articulated with an elegant fixed awning as well as additional pavement treatment that make this space much more welcoming than originally designed.

Landscaping:

As part of the site plan submission, the developer submitted a detailed landscaping plan. This plan was reviewed by the staff as well as CCS. Due to the fact that the plan shows new plantings within Da Vinci Park, the plans were also submitted to the Park Department/City Forester for review. Comments on the plans were submitted by the City Forester which will need to be addressed as the plans progress.

Overall, the staff is very pleased with what has been proposed. However, we understand that additional reviews will be required as the plans evolve. It should also be noted that a Memorandum of Understanding (MOU) was signed between the developer and the Parks Department which relates to the number of street trees that had to be removed. As part of the MOU, the developer is required to work directly with the City Forester to ensure the adequate replacement of the street trees that were removed.

One of the most significant amenities of the landscaping plan is the roof top gardens located on the second level of the development. The staff firmly believes that this is a truly unique amenity that is not found elsewhere in the City. These roof gardens will be fully assessable to hotel guests, conference attendees and casino patrons. These areas will also provide a direct visual link to the entertainment plaza below.

Building Elevations/Materials:

Again, as part of the site plan submission, the staff requested that the developer identify the proposed exterior materials to be used in this development. Understanding that specific details of what each building will be constructed of have not yet been completed, the developer has submit a materials matrix which identifies a menu of materials to be used in this development. While further details need to be provided, the staff does believe this materials matrix helps to ensure that this development will be completed with quality materials which will match the urban character of Springfield while also being able to withstand the rigors of this northern climate.

In addition to the materials, the staff has also been having ongoing discussion about the overall massing and articulation of the proposed buildings and facades. As the Council is aware, the developer had to undergo a very rigorous historic review process with not only the Springfield Historical Commission (SHC) but also the Massachusetts Historical Commission (MHC) as well. As a result of this review, a number of historic buildings and facades will remain. In addition, the developer has also agreed to replicate the former YMCA façade along the new entertainment plaza. The staff firmly believes that this façade, as well as the other buildings/facades being saved helps to preserve the historic character and fabric of this area and contributes positively to the overall development.

Day Care:

As the Council is aware, as part of this overall development, a day care operation is required. In the original plans submitted, the day care was going to be located onsite, on the corner of Howard Street and East Columbus Avenue. The plans now show that the day-care operation will now be located off-site.

In discussions with the developer, it has been indicated that the day care will be located on a portion of the vacant property located at the corner of Main Street and Union Street. This was the former location of the Zorzi Building which was demolished as a result of the 2011 tornado. While this site has been identified as a possible location, no plans have been submitted. Due to the fact that this is such a prominent location, the staff wants to ensure that the design of this day care operation is in context with the surrounding properties. As such, the staff would strongly recommend that as a condition of this approval, the developer be required to submit a full set of site plans to the Office of Planning & Economic Development, prior to the issuance of a Building Permit.

Signage:

As anticipated in the Casino Overlay District regulations, due to the unique signage associated with a casino, the Casino Overlay District regulations allows for a wide range of signage and building lighting not contemplated in the underlying zoning.

As part of the developer's site plan submission, a letter was submitted specifically requesting that the review of signage be waived at this time as "...MGM [Springfield] has not yet determined the size, scope and type of signage appropriate for the development". Although some renderings and elevations, submitted as part of the site plan review submission, show proposed signage, it needs to be stressed that these are only conceptual in nature and done for illustrative purposes only. A full detailed sign plan indicating locations, sizes, materials, etc., will need to be submitted to the City Council for a full review and approval prior to the issuance of any sign permits.

Recommendation

As stated above, the staff is very pleased with what has been presented. After a full detailed review of the plans submitted, by not only the staff but also the planning consultants from CCS, it is the staff's recommendation that the plans meet the underlying Casino Overlay District regulations and the Site Plan, as presented, should be approved, with conditions.



November 18, 2015

By First Class Mail and Email

Phil Dromeo
Office of Planning and Economic Development
City of Springfield 70 Tapley Street
Springfield, MA 01104

Re: Casino Overlay District Site Plan Review Application

Dear Phil:

Blue Tarp reDevelopment, LLC d/b/a MGM Springfield ("MGM") is in receipt of your October 26, 2015 letter regarding MGM's Casino Overlay District Site Plan Review Application (the "Application"). Your letter indicated that the Application did not address the "signage and specialty lighting concept" as detailed in Section 8.5 of the Springfield Zoning Ordinance (the "Ordinance"). We previously discussed with your office that our signage and lighting plans would follow at a later date closer to opening as we continue to refine those aspects of the development. Based on further discussions subsequent to submission of our Application, we now understand that you require a formal request to the Application be permitted to proceed with the Site Plan Review process notwithstanding the fact that the "signage and specialty lighting concept" was not included with the Application and will be submitted at a future date. Please accept this letter requesting the same.

Due to the unique nature of the Project¹ and considering that Operations Commencement is not expected to occur until Fall 2018, MGM has not yet determined size, scope, and type of signage appropriate for the Project. Pursuant to Section 12.2.32 of the Ordinance, "[t]he Office of Planning and Economic Development may waive specific submission requirements for a Site Plan Review application upon demonstration by the applicant that a requirement is not necessary or it inapplicable to the applicant's project." The Ordinance provides in addition that, "[d]isapproval of a request in the Site Plan review for a particular specialty signage or lighting component shall not be cause to disapprove the Site Plan Review or the Use and the applicant would still have the right (if the other Site Plan Review criteria were met and approved as per Section 8.5.32) to proceed with the development without the requested specialty signage or with amended specialty signage approved by the City." Ordinance, at Section 8.5.34. MGM is requesting that the Office of Planning and Economic Development ("OPED") proceed with the Application without the complete signage plan so that it may proceed with the development of the Project without delay. An

¹ Capitalized terms not explicitly defined herein shall have the same means as in the Host Community Agreement.

MGM Springfield
One Monarch Place, Suite 910
Springfield, MA 01144
413-273-5000



appropriate signage plan, as required by the Ordinance, will follow once it is fully developed. MGM will continue to keep OPED apprised of its progress in that regard.

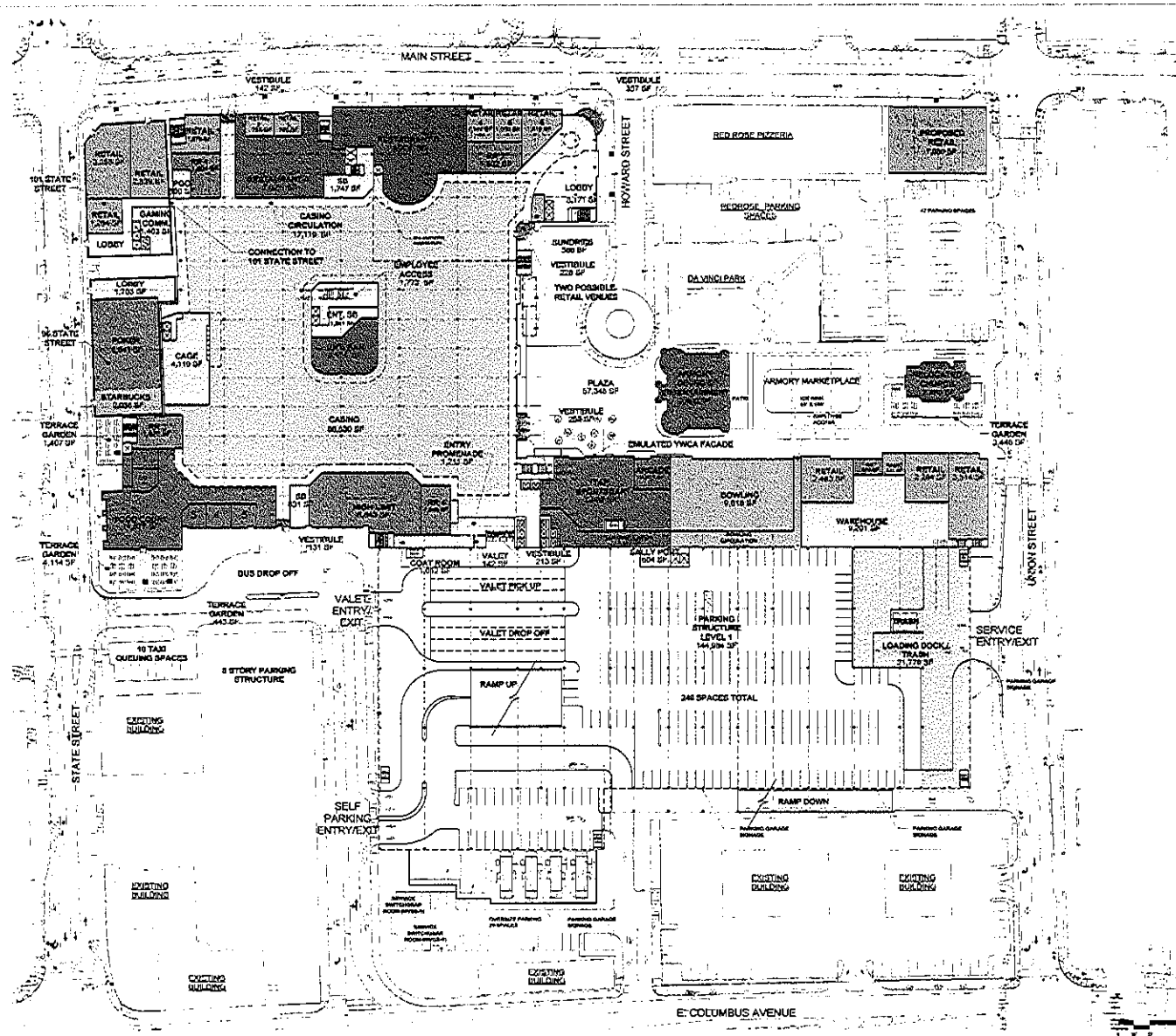
Should you have any questions regarding the Application, please feel free to contact me.

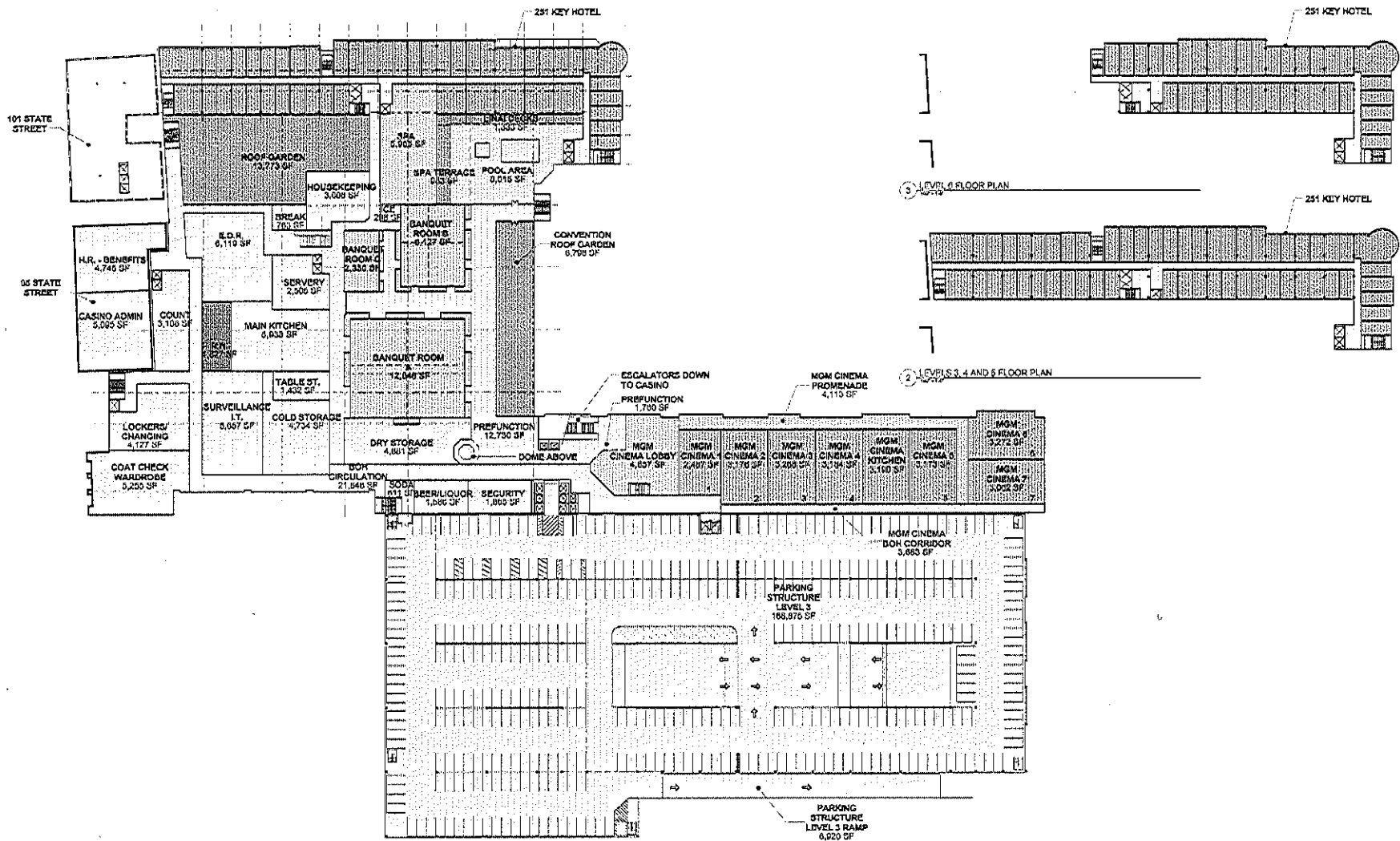
Sincerely,

A handwritten signature in cursive script, appearing to read "Seth Stratton".

Seth Stratton
Vice President & General Counsel

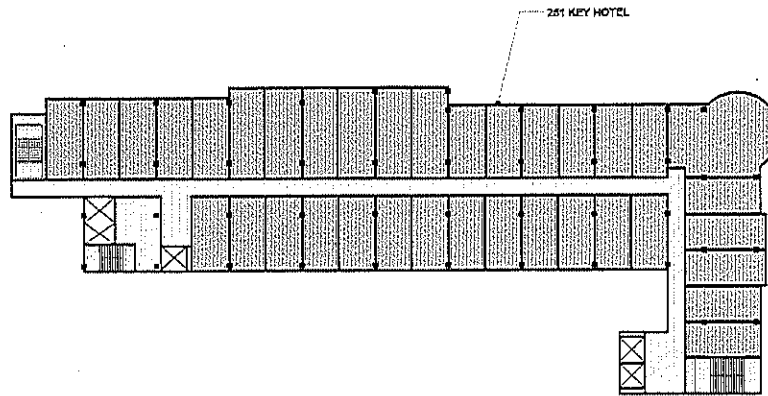
cc: Brian Packer
Frank P. Fitzgerald, Esq.



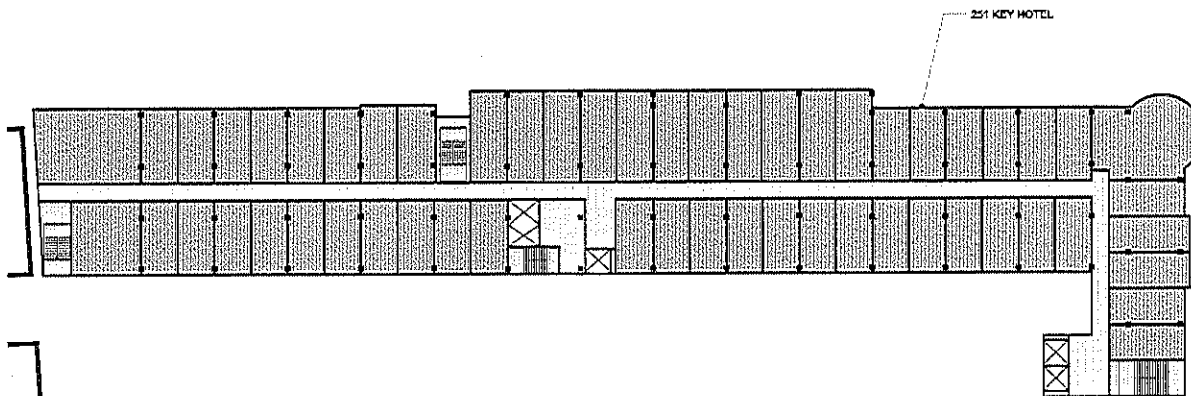


③ LEVEL 4 FLOOR PLAN

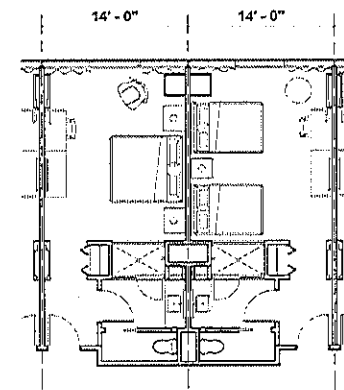
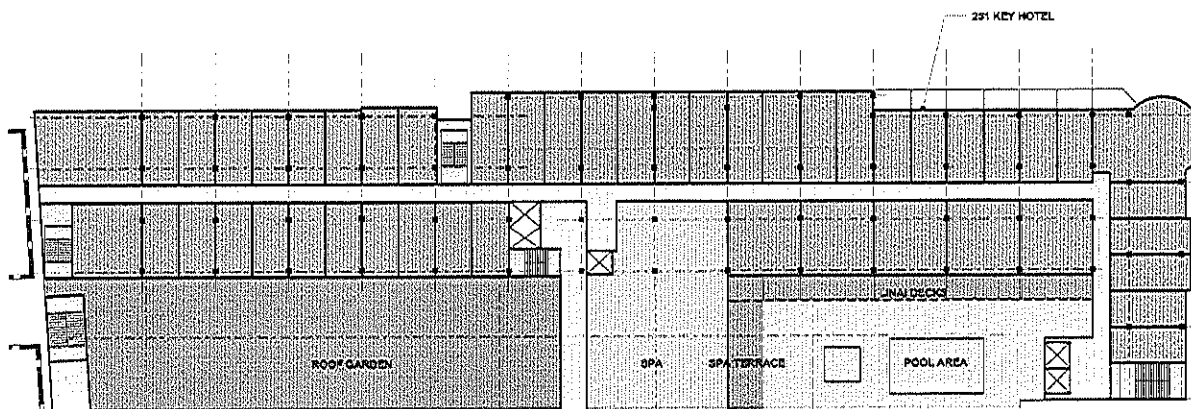
② LEVELS 3, 4 AND 5 FLOOR PLAN



(20) ENLARGED LEVEL 9 HOTEL FLOOR PLAN



(20) ENLARGED LEVELS 3, 4 AND 5 HOTEL FLOOR PLAN

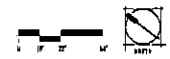
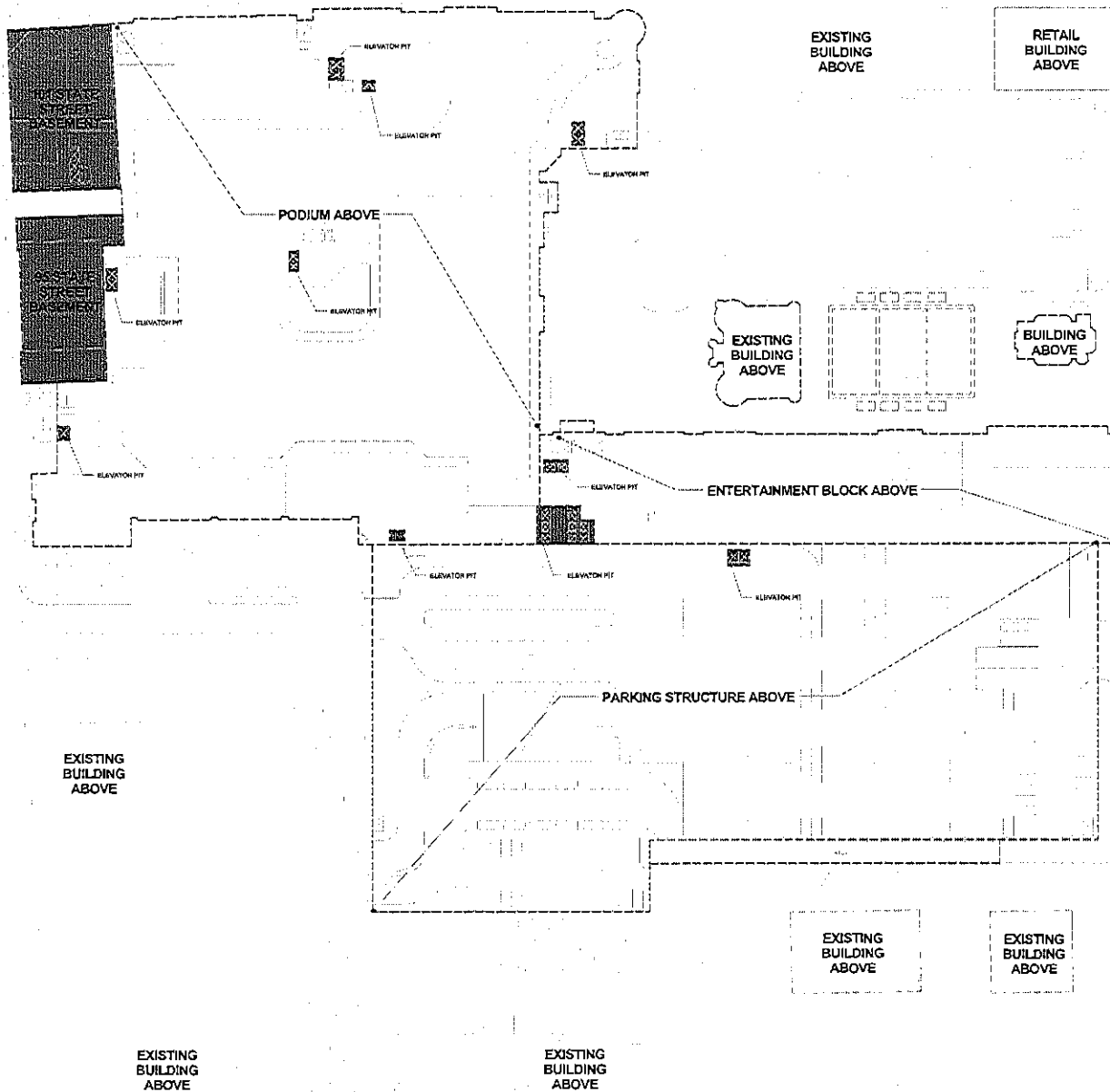


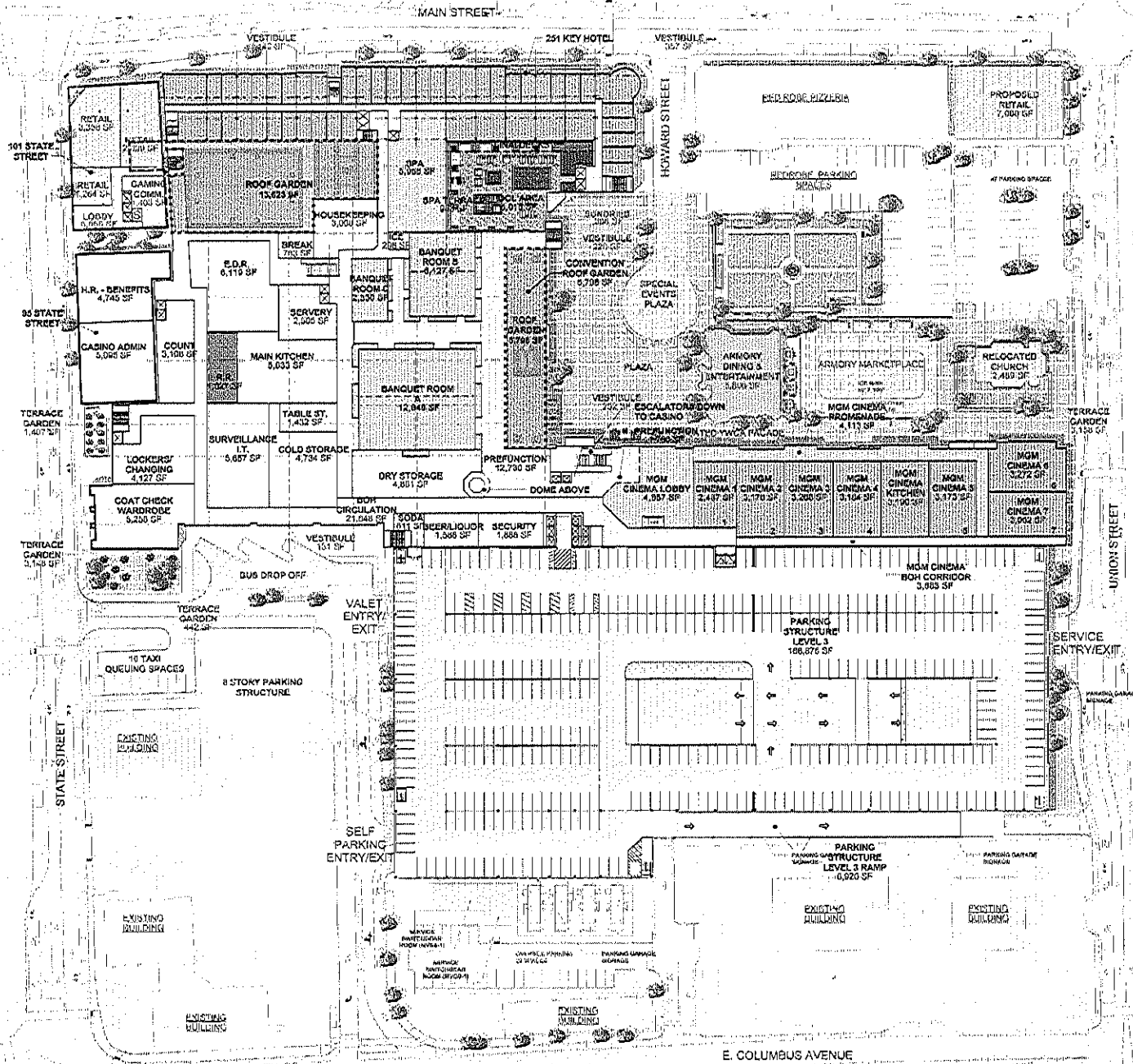
(30) TYPICAL ROOM PLANS

MGM SPRINGFIELD GUEST ROOM MATRIX

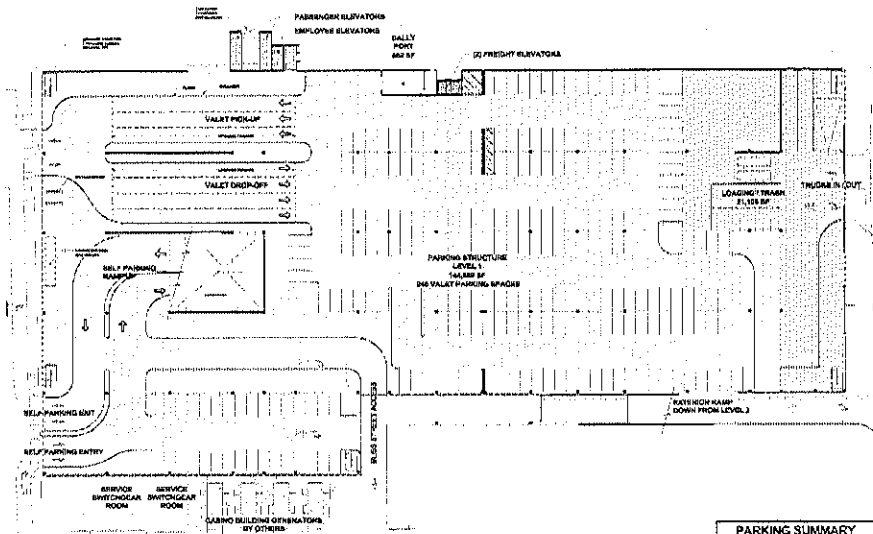
	1 BAY	1 BAY PLUS	2 BAY	2.5 BAY	TOTAL
LEVEL 2	27	11	7	2	2
LEVEL 3	42	11	1	2	2
LEVEL 4	42	11	1	2	2
LEVEL 5	42	11	1	2	2
LEVEL 6	28	6	0	1	1
TOTAL	182	50	10	9	251





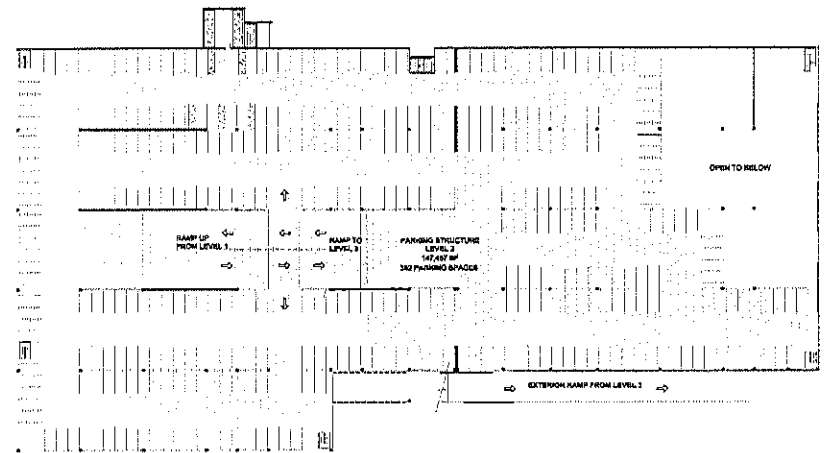


1 OVERALL LEVEL 2 FLOOR PLAN



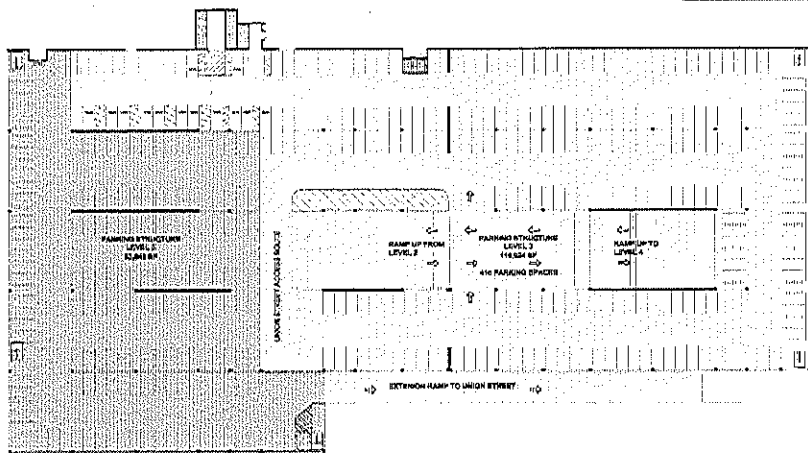
GARAGE LEVEL ONE

PARKING SUMMARY	
LEVEL 1	248 SPACES
LEVEL 2	302 SPACES
LEVEL 3	418 SPACES
LEVEL 4	461 SPACES
LEVEL 5	454 SPACES
LEVEL 6	453 SPACES
LEVEL 7	455 SPACES
LEVEL 8	458 SPACES
TOTAL	3,375 SPACED

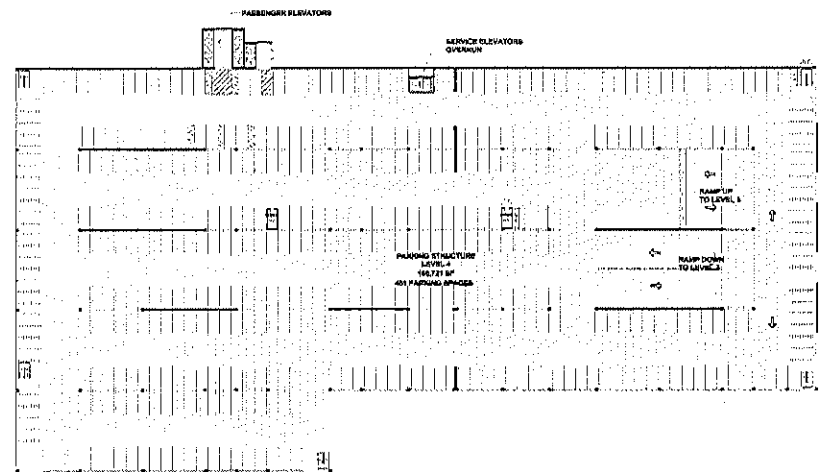


GARAGE LEVEL TWO

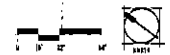
STRUCTURAL NOTE
 1. STRUCTURE LEVELS 2 AND 3 TO BE FINISHED TO FLOOR AND CEILING ONLY. OTHER LEVELS FINISH TO TOP OF DECKING BY OTHERS AND CONTRACTORS.

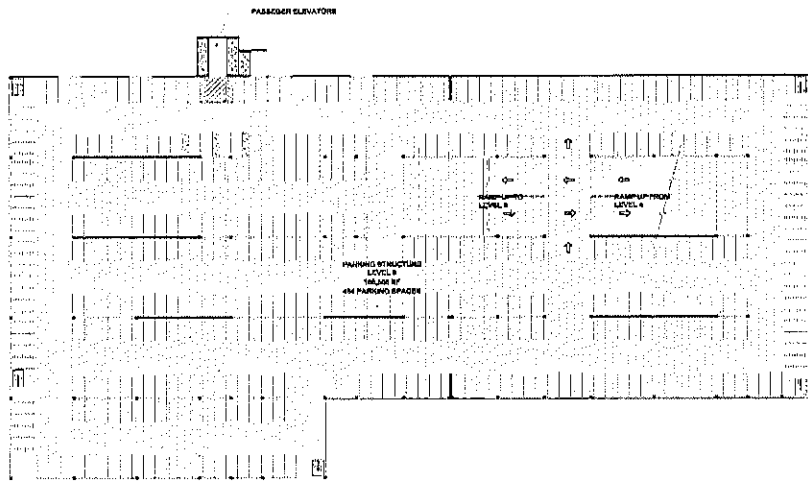


GARAGE LEVEL THREE



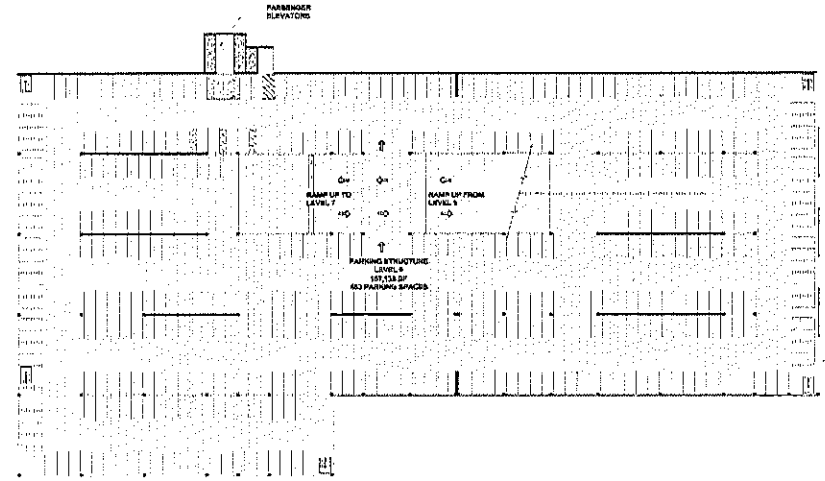
GARAGE LEVEL FOUR





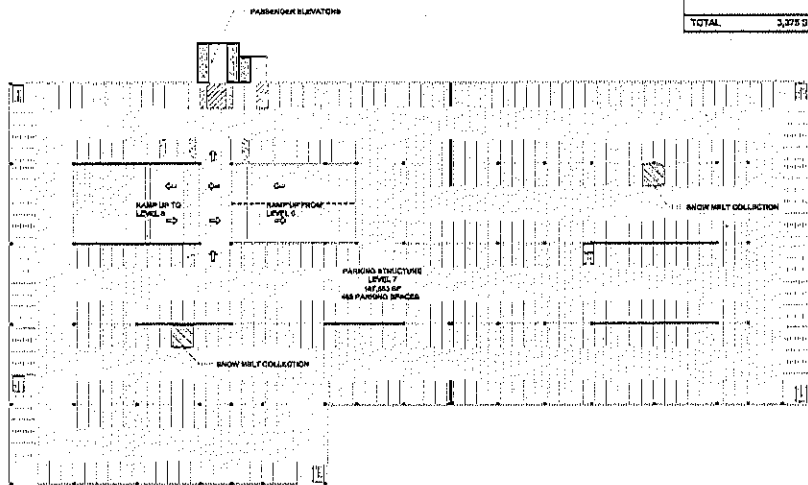
GARAGE LEVEL FIVE

PARKING SUMMARY	
LEVEL 1	246 SPACES
LEVEL 2	302 SPACES
LEVEL 3	410 SPACES
LEVEL 4	451 SPACES
LEVEL 5	404 SPACES
LEVEL 6	403 SPACES
LEVEL 7	405 SPACES
LEVEL 8	458 SPACES
TOTAL	3,275 SPACES

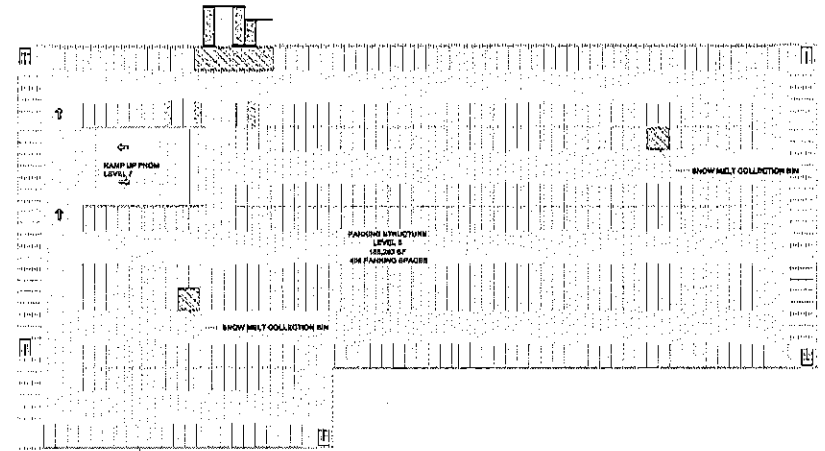


GARAGE LEVEL SIX

STRUCTURAL NOTE
 1. ALL STRUCTURAL ELEMENTS SHALL BE CONFORMED TO THE
 REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE
 (IBC) AS AMENDED BY THE STATE OF MISSOURI.

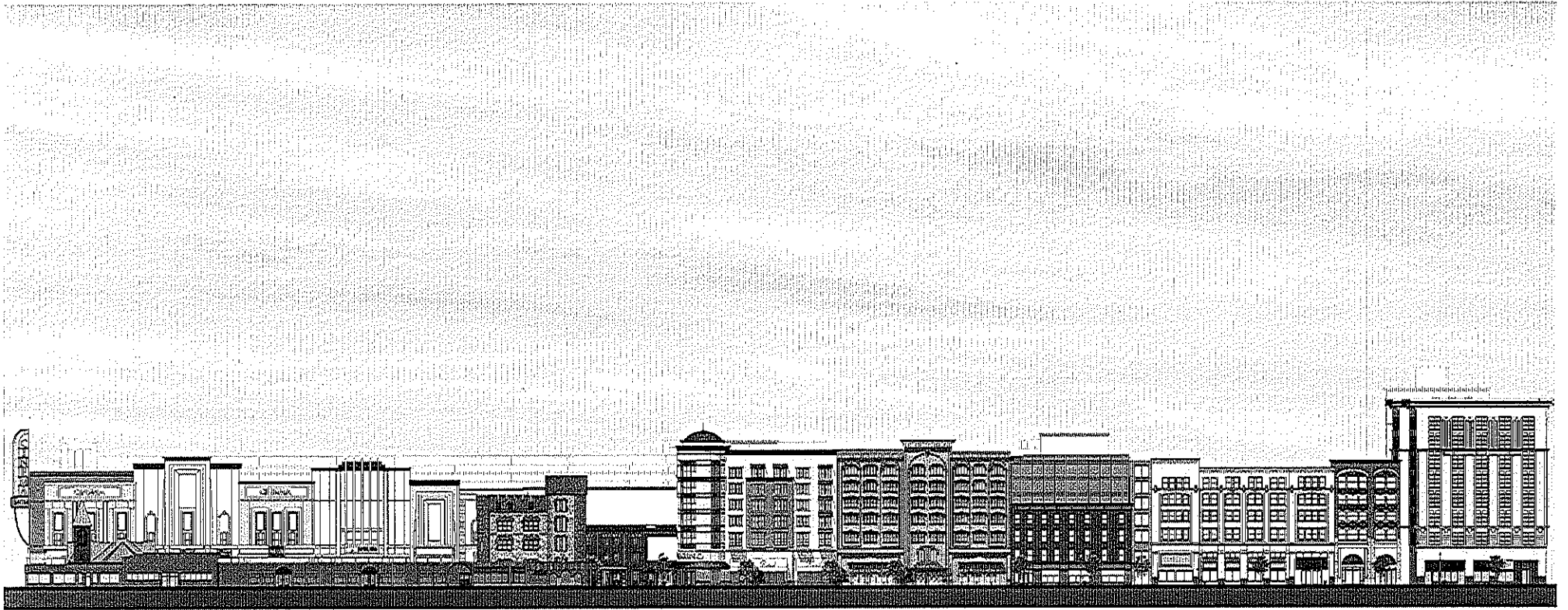


GARAGE LEVEL SEVEN



GARAGE LEVEL EIGHT





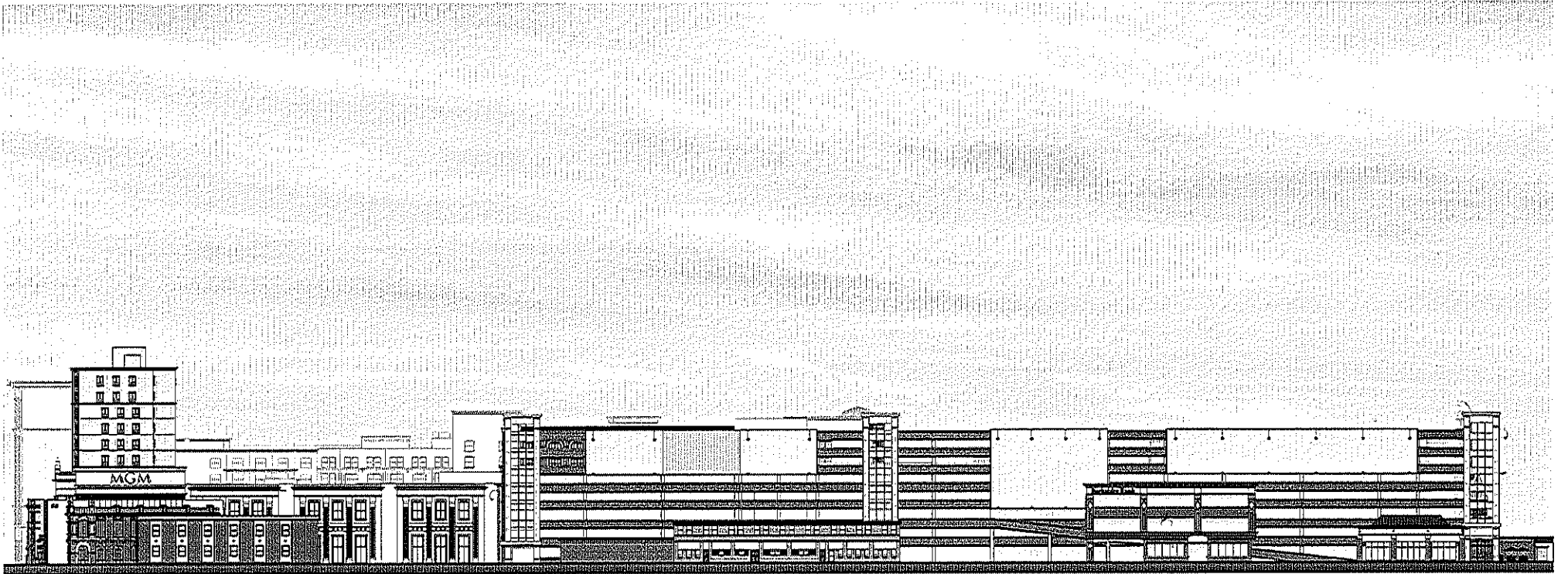
MGM  SPRINGFIELD

MAIN STREET ELEVATION 



MGM  SPRINGFIELD

STATE STREET ELEVATION 



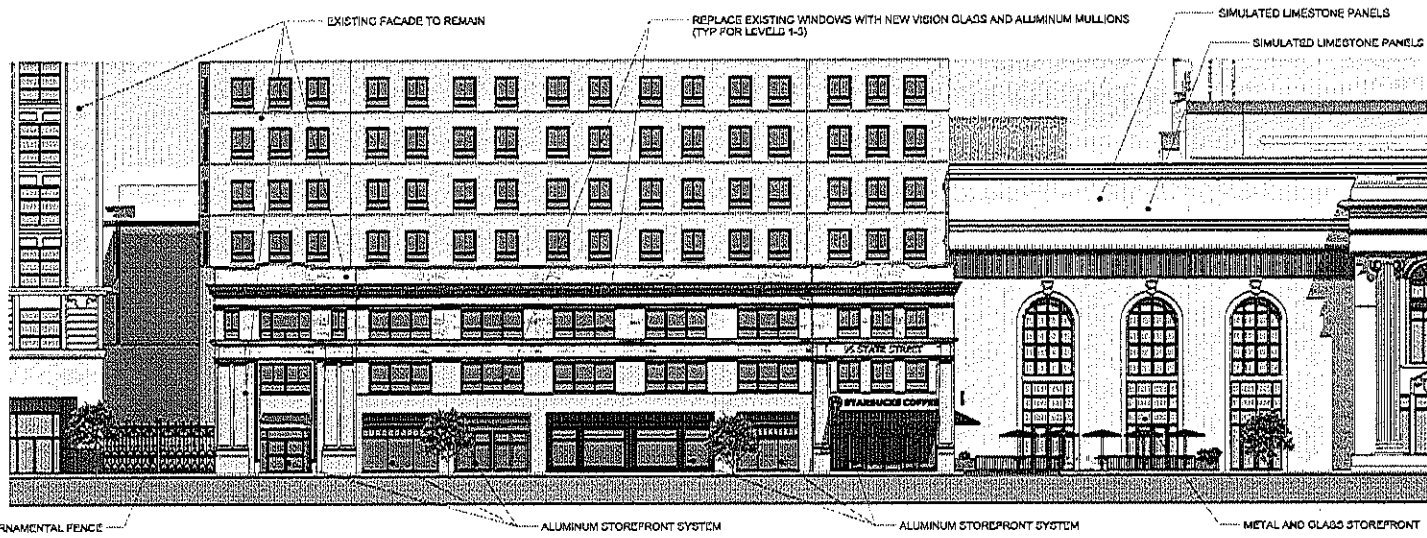
MGM  **SPRINGFIELD**

COLUMBUS AVENUE ELEVATION 

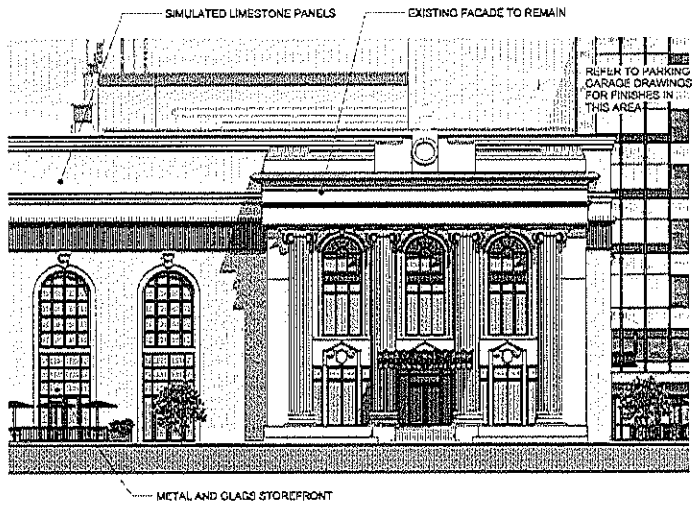


MGM  SPRINGFIELD

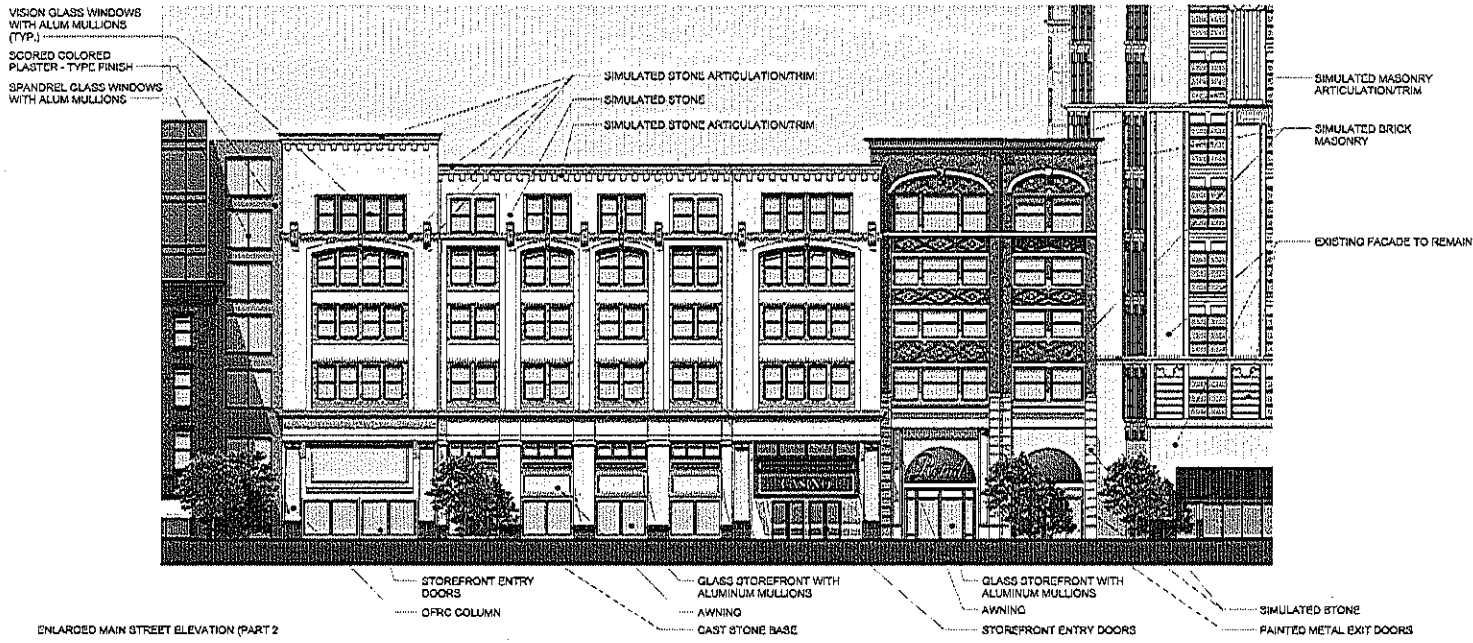
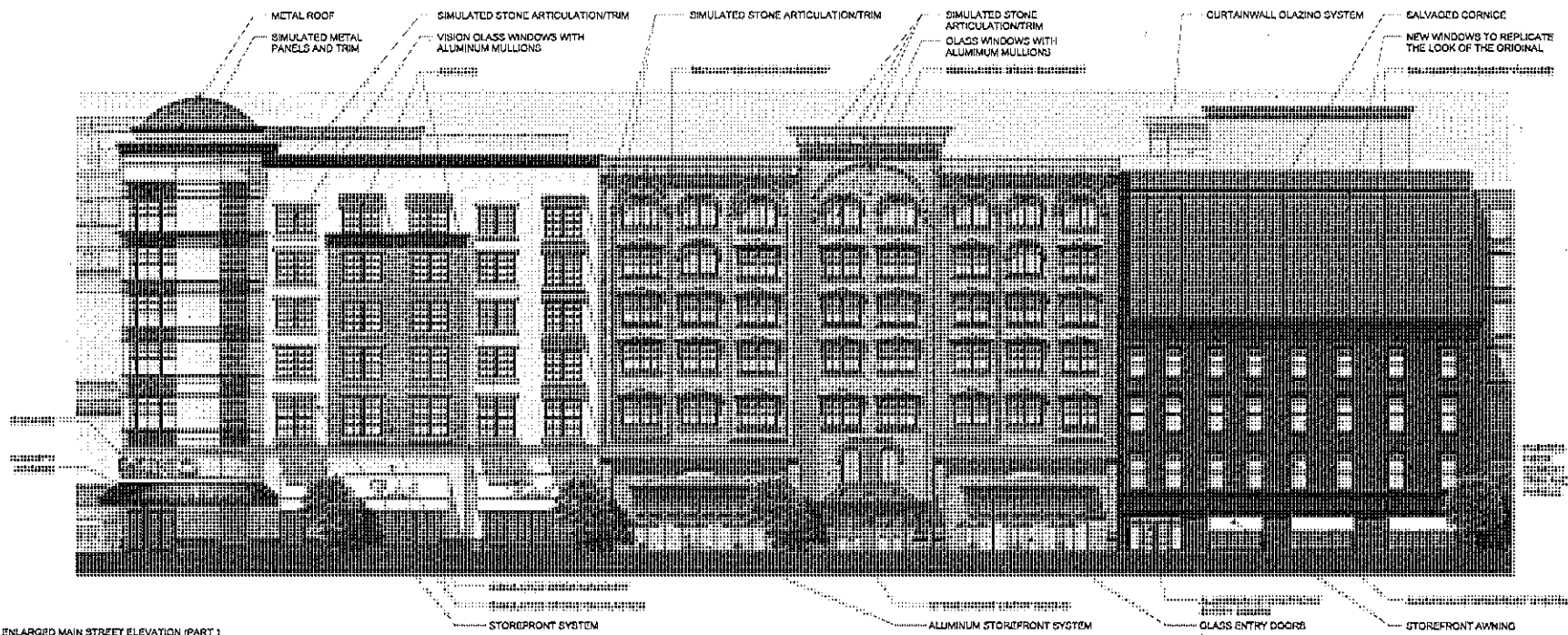
UNION STREET ELEVATION 



ENLARGED STATE STREET ELEVATION (PART)
1 OF 2



ENLARGED STATE STREET ELEVATION (PART)
2 OF 2

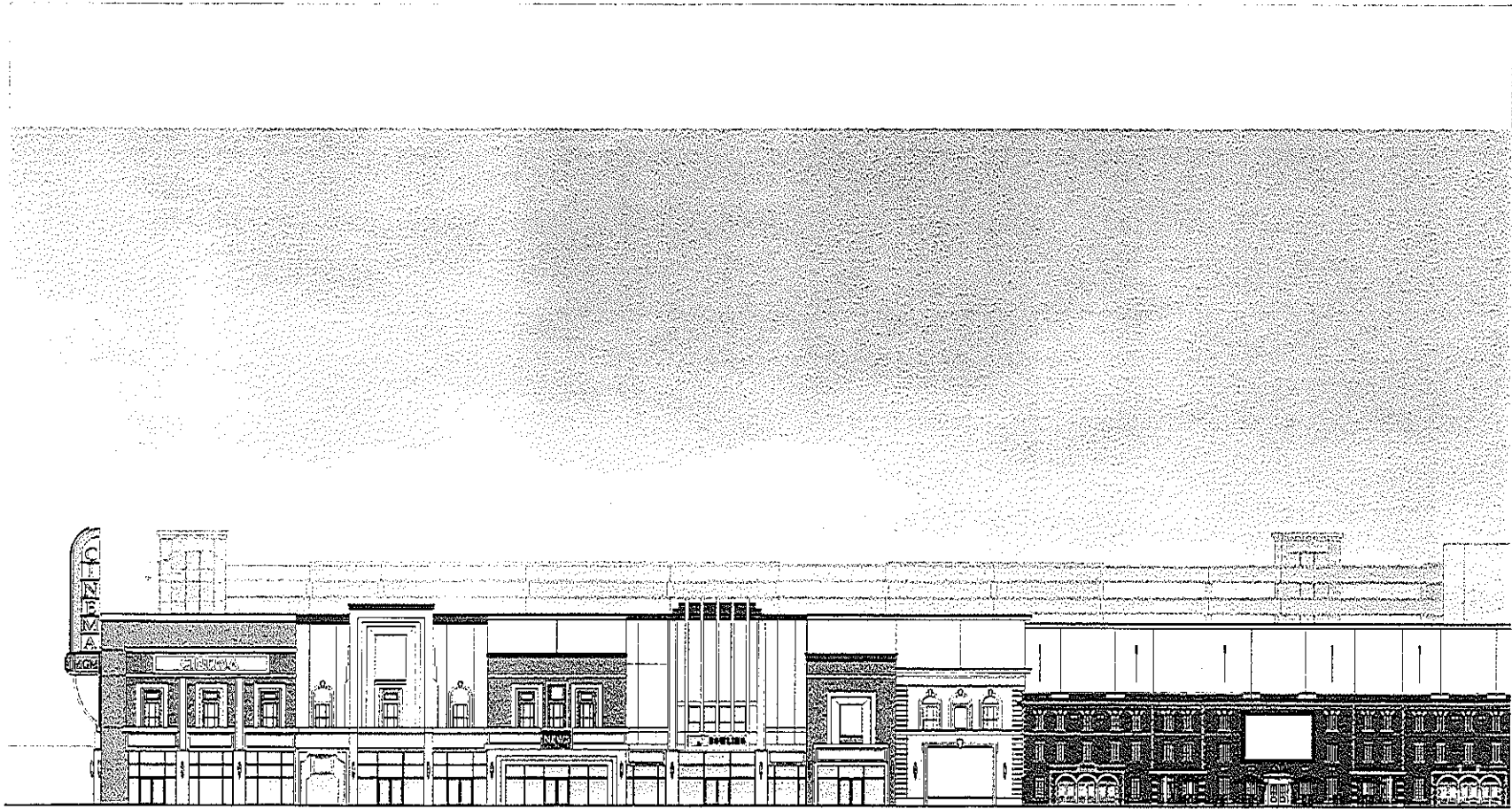




ENLARGED HOWARD STREET ELEVATION
(PART 1 OF 2)

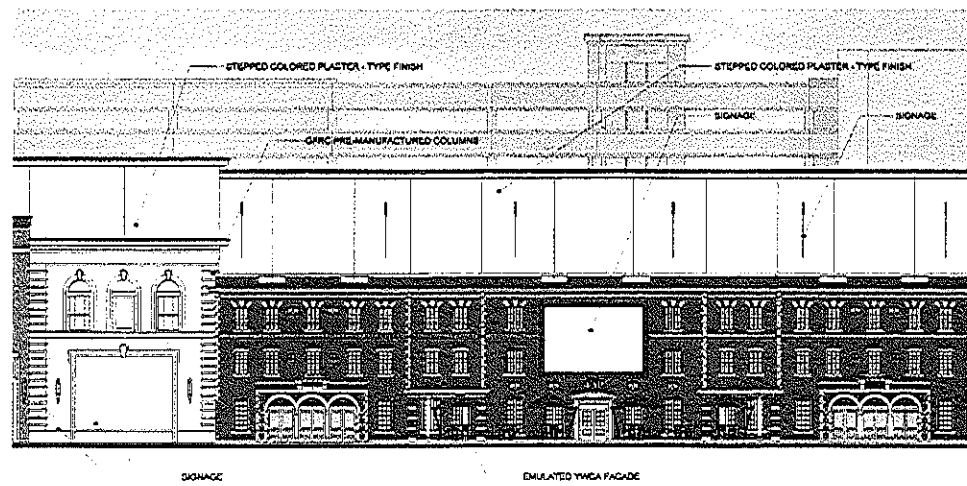


ENLARGED HOWARD STREET ELEVATION
(PART 2 OF 2)



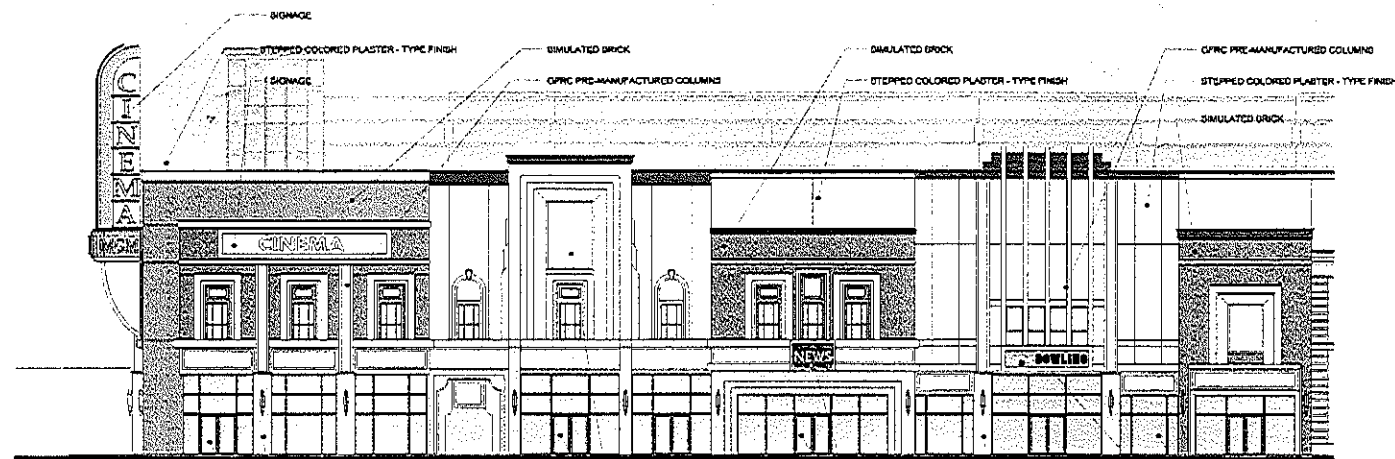
MGM  **SPRINGFIELD**

OVERALL ENTERTAINMENT BLOCK ELEVATION



SIGNAGE
EMULATED TWIGA FACADE
SIMULATED STONE

ENLARGED ENTERTAINMENT BLOCK
ELEVATION (PART 1 OF 2)

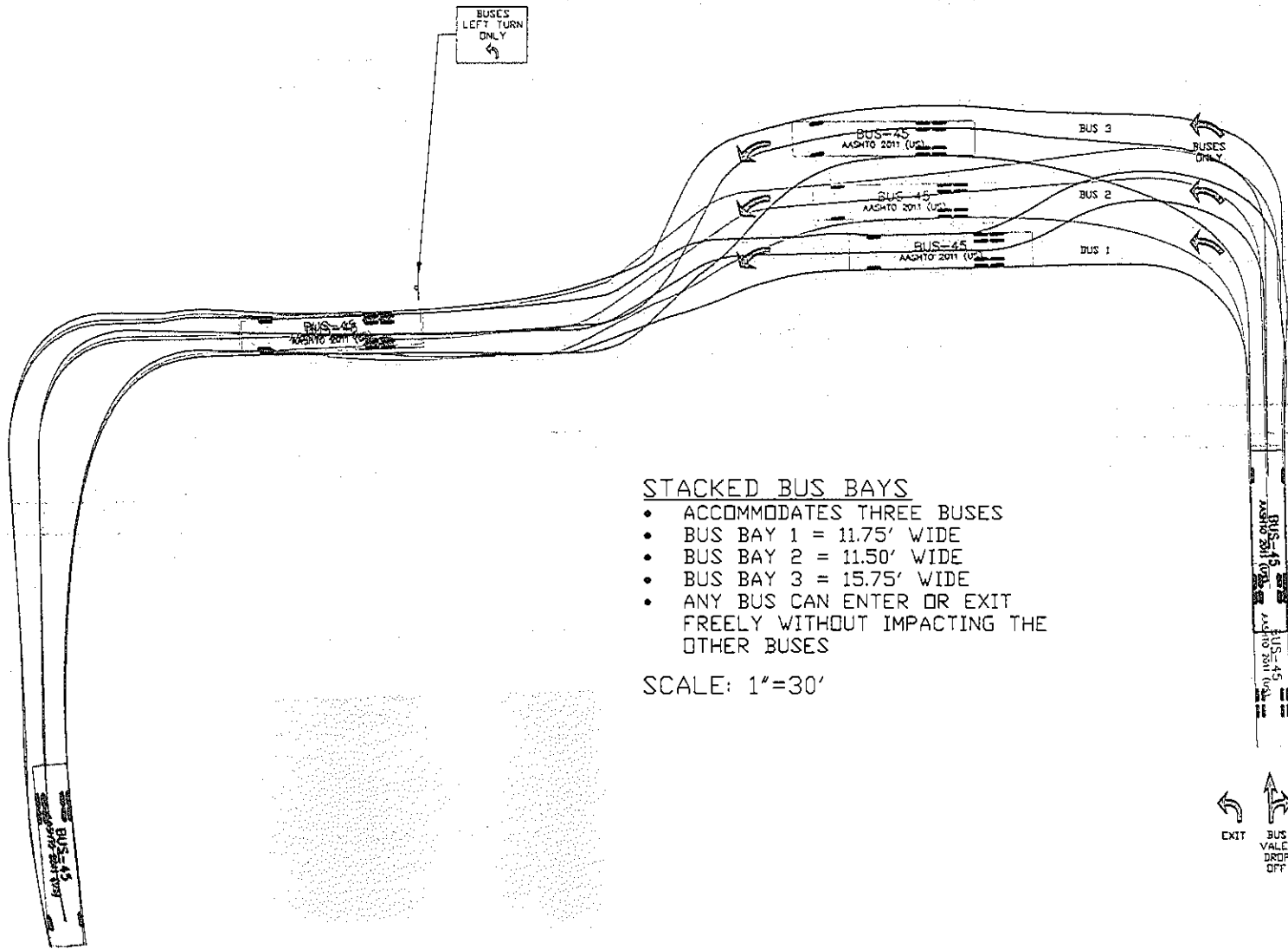


SIGNAGE
STEPPED COLORED PLASTER - TYPE FINISH
SIMULATED BRICK
GFRP PRE-MANUFACTURED COLUMN
STEPPED COLORED PLASTER - TYPE FINISH
SIMULATED BRICK
SIMULATED STONE
SIGNAGE
SIGNAGE
SIMULATED STONE
ALUMINUM STOREFRONT
ALUMINUM STOREFRONT ENTRY DOORS
ALUMINUM STOREFRONT ENTRY DOORS
ALUMINUM STOREFRONT ENTRY DOORS
SIGNAGE

ENLARGED ENTERTAINMENT BLOCK
ELEVATION (PART 2 OF 2)



ENLARGED MGM WAY ELEVATION (PART 1 OF 2)



STACKED BUS BAYS

- ACCOMMODATES THREE BUSES
- BUS BAY 1 = 11.75' WIDE
- BUS BAY 2 = 11.50' WIDE
- BUS BAY 3 = 15.75' WIDE
- ANY BUS CAN ENTER OR EXIT FREELY WITHOUT IMPACTING THE OTHER BUSES

SCALE: 1"=30'



MGM  SPRINGFIELD

VIEW OF MAIN AND HOWARD STREET



MGM  SPRINGFIELD

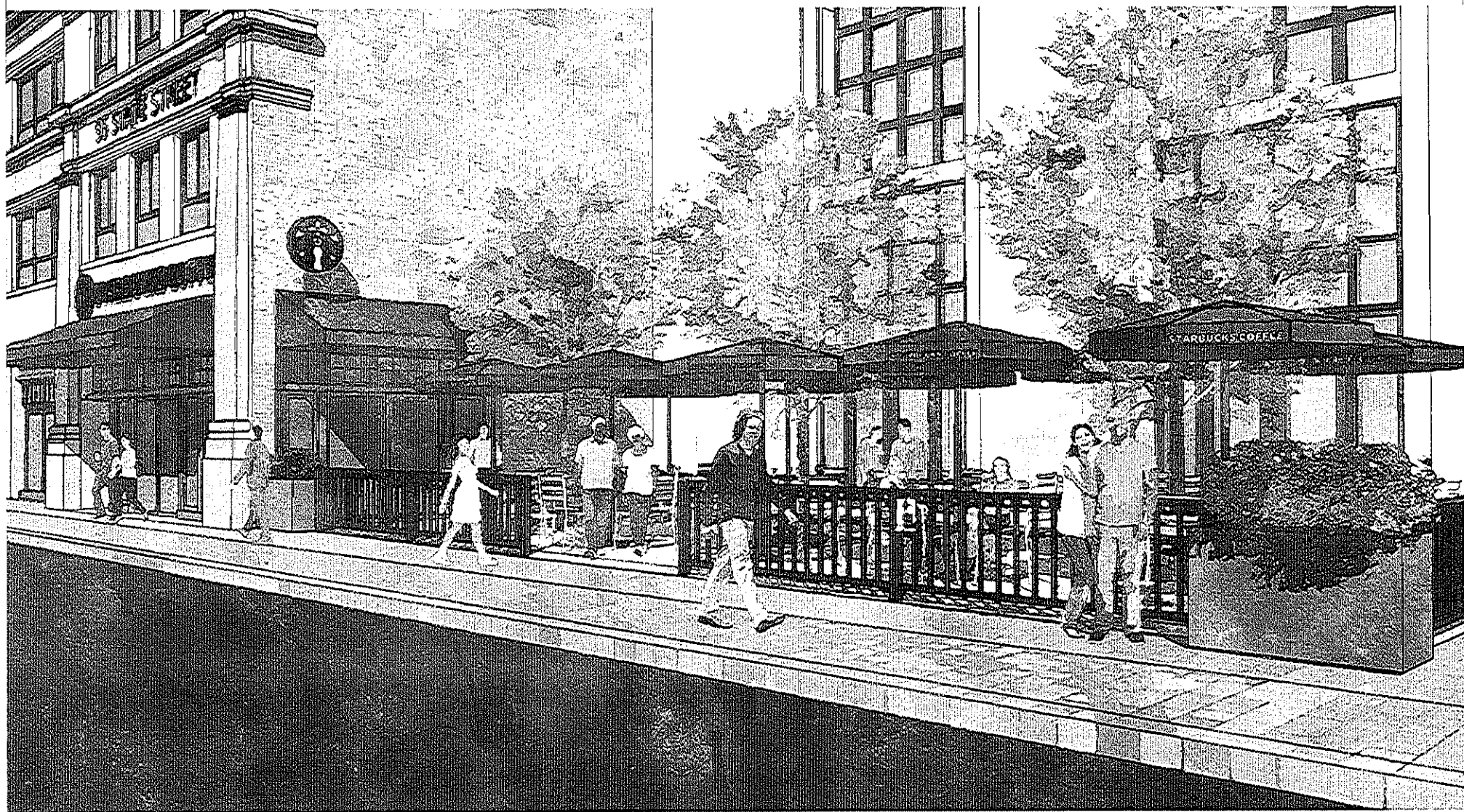
VIEW OF STATE STREET AND MGM WAY

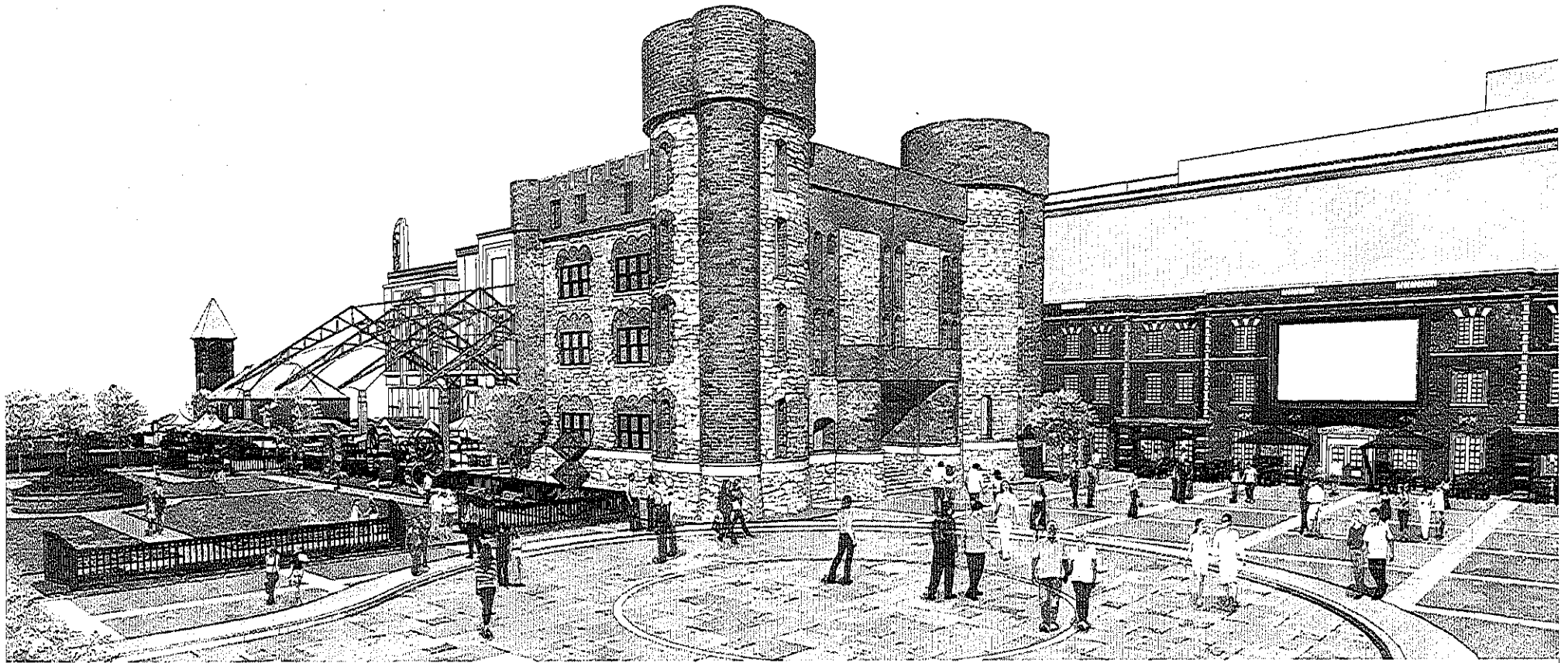


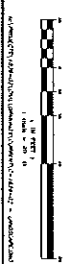
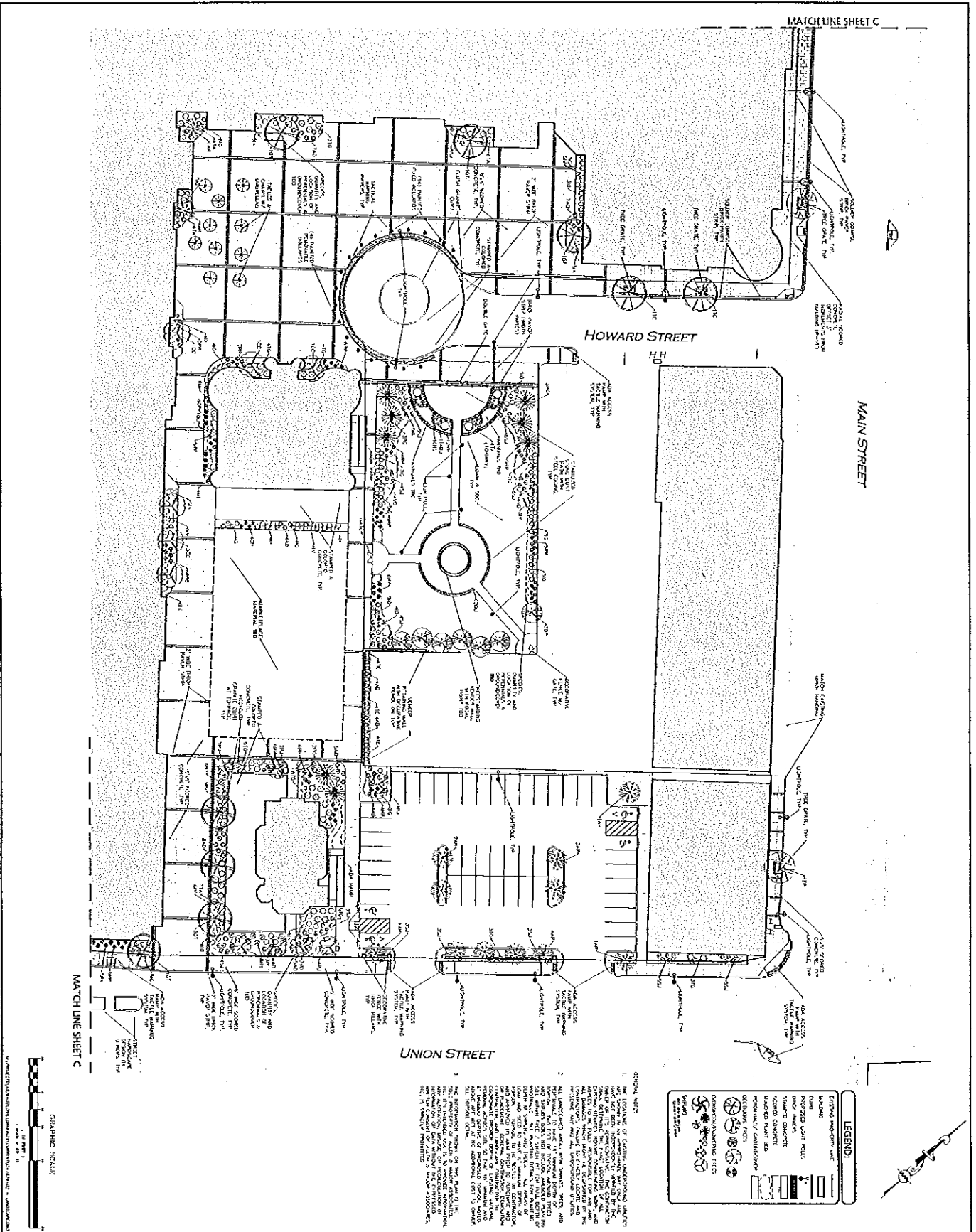


MGM  SPRINGFIELD

ENTERTAINMENT PLAZA







GRAPHIC SCALE
1" = 30' 0"

MATCH LINE SHEET C

MATCH LINE SHEET C

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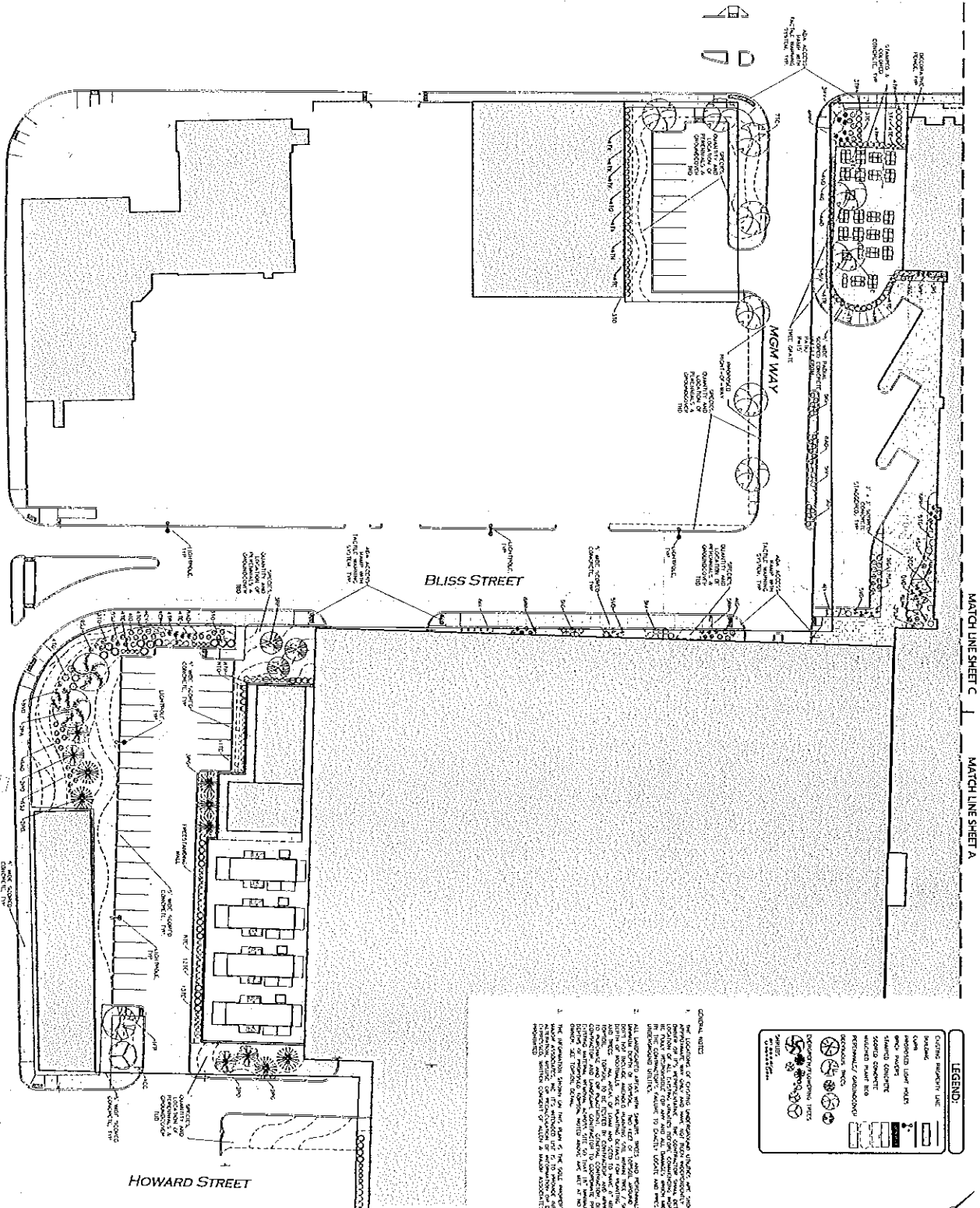
- GENERAL NOTES
1. THE PROPOSED CULTURAL LANDSCAPING PLAN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE SUPPLEMENTAL SPECIFICATIONS TO THE STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS OF THE EXISTING SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
 2. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) MANUAL OF BEST PRACTICES AND THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) STANDARD SPECIFICATIONS FOR LANDSCAPING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

LEGEND:

	EXISTING MATERIAL
	PROPOSED LANDSCAPING
	PROPOSED LAWN
	PROPOSED CONCRETE
	PROPOSED WALKWAY
	PROPOSED PLANTING
	PROPOSED TREE
	PROPOSED SHRUB
	PROPOSED FLOWER BED
	PROPOSED WATER FEATURE
	PROPOSED SEATING
	PROPOSED LIGHTING
	PROPOSED SIGNAGE
	PROPOSED UTILITY

<p>PROJECT: MGM SPRINGFIELD SPRINGFIELD, MA</p>	<p>ARCHITECT: ALLEN & MAJOR ASSOCIATES, INC. 100 STATE STREET, SUITE 200 SPRINGFIELD, MA 01103 TEL: 413-733-1111 WWW.ALLENMAJOR.COM</p>	<p>DATE: 10/15/2014</p>	<p>SCALE: AS SHOWN</p>
<p>CLIENT: MGM RESORTS 100 STATE STREET, SUITE 200 SPRINGFIELD, MA 01103 TEL: 413-733-1111 WWW.MGMRESORTS.COM</p>	<p>CONTRACT NO.: 14-001</p>	<p>PROJECT NO.: 14-001</p>	<p>DATE: 10/15/2014</p>
<p>DESIGNER: LANDSCAPE PLAN</p>	<p>DRAWING TITLE: LANDSCAPE PLAN</p>	<p>DATE: 10/15/2014</p>	<p>SCALE: AS SHOWN</p>
<p>PROJECT NO.: 14-001</p>	<p>CONTRACT NO.: 14-001</p>	<p>DATE: 10/15/2014</p>	<p>SCALE: AS SHOWN</p>
<p>PROJECT NO.: 14-001</p>	<p>CONTRACT NO.: 14-001</p>	<p>DATE: 10/15/2014</p>	<p>SCALE: AS SHOWN</p>

STATE STREET



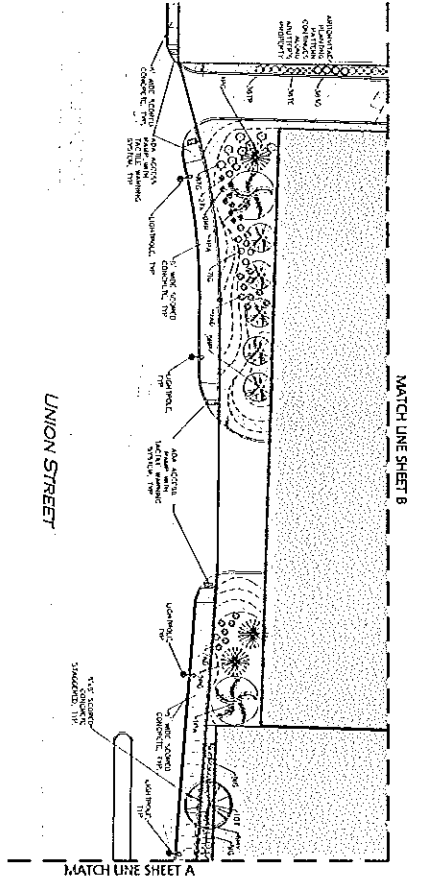
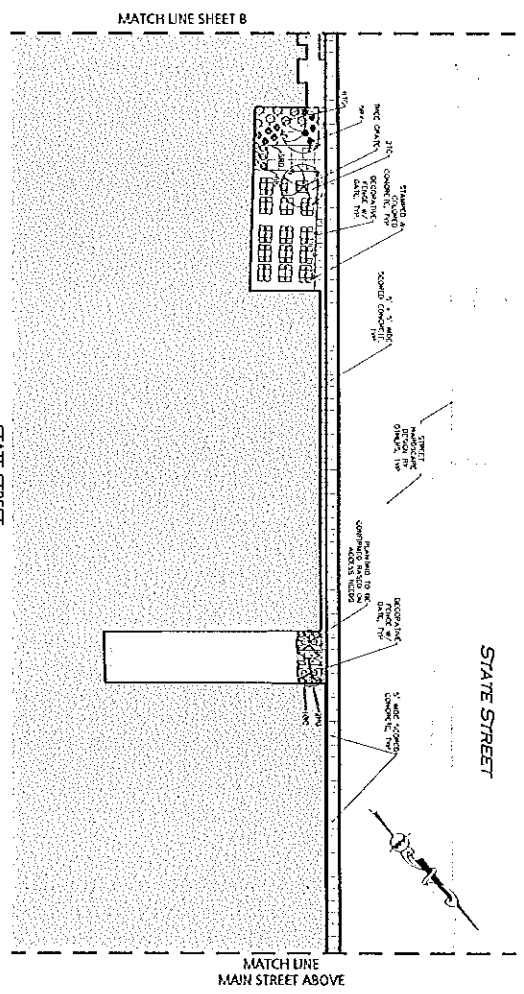
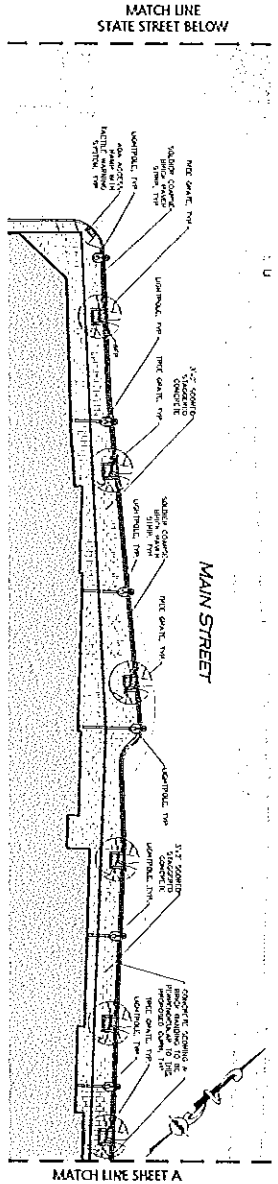
MATCH LINE SHEET C | MATCH LINE SHEET A

LEGEND:	
	EXISTING BOUNDARY LINE
	CURB
	ASPHALTED CURB EDGE
	STONE CONCRETE
	WASHED SAND BED
	PERMEABLE SUBGRADE
	DRAINAGE INLETS
	INDEPENDENT DRAINAGE AREA
	STREET
	DRIVEWAY
	SIDEWALK

1. THE LOCATION OF CURBING AND PAVED SURFACES ARE SHOWN IN AN UNFINISHED STATE. THE CURBING AND PAVED SURFACES WILL BE FINISHED IN ACCORDANCE WITH THE CITY OF SPRINGFIELD'S STANDARD SPECIFICATIONS FOR CONSTRUCTION AND SHALL BE SUBJECT TO THE CITY OF SPRINGFIELD'S STANDARD SPECIFICATIONS FOR CONSTRUCTION AND SHALL BE SUBJECT TO THE CITY OF SPRINGFIELD'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
2. ALL LANDSCAPING SHALL BE PLANTED AND MAINTAINED TO MEET THE CITY OF SPRINGFIELD'S STANDARD SPECIFICATIONS FOR CONSTRUCTION AND SHALL BE SUBJECT TO THE CITY OF SPRINGFIELD'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.

GRAPHIC SCALE
1" = 30'

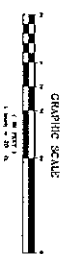
 ALLEN & MAJOR ASSOCIATES, INC. 100 WEST MAIN STREET SPRINGFIELD, MA 01103 TEL: 417-863-1111 FAX: 417-863-1112 WWW.AMAJOR.COM	 LANDSCAPE ARCHITECT JOHN J. ... LICENSE NO. ... STATE OF MASSACHUSETTS	MGM RESORTS 100 ... SPRINGFIELD, MA 01103	MGM SPRINGFIELD SPRINGFIELD, MA	PROJECT NO. ... DATE ...
				DRAWN BY ... CHECKED BY ... DATE ...
LANDSCAPE PLAN				LA-B



LEGEND	
	6\"/>
	8\"/>
	12\"/>
	18\"/>
	24\"/>
	30\"/>
	36\"/>
	42\"/>
	48\"/>
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	348\"/>
	354\"/>
	360\"/>

GENERAL NOTES:

1. THE LAYOUT OF EXISTING LANDSCAPING MATERIALS AND PLANTINGS IS SHOWN ON THE ATTACHED LAYOUT. THE EXISTING MATERIALS AND PLANTINGS ARE TO BE MAINTAINED AND REPLACED AS NECESSARY. THE EXISTING MATERIALS AND PLANTINGS ARE TO BE MAINTAINED AND REPLACED AS NECESSARY. THE EXISTING MATERIALS AND PLANTINGS ARE TO BE MAINTAINED AND REPLACED AS NECESSARY.



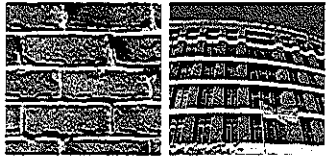
 ALLEN & MAJOR ASSOCIATES, INC. 1000 N. GARDEN ST. SUITE 100 CHICAGO, IL 60610 TEL: (312) 462-1000 FAX: (312) 462-1001 WWW.AMAJOR.COM		 MGM RESORTS 555 WEST MAIN ST. SUITE 100 SPRINGFIELD, MA 01103 TEL: (417) 865-1000 FAX: (417) 865-1001 WWW.MGMRESORTS.COM		PROJECT: MGM SPRINGFIELD - 55 WEST MAIN		DATE: 12/15/2011		SCALE: 1" = 30'		DESIGNED BY: [Name]		CHECKED BY: [Name]		DATE: 12/15/2011	
LANDSCAPE PLAN		CONTRACT NO.: [Number]		PROJECT NO.: [Number]		DATE: 12/15/2011		SCALE: 1" = 30'		DESIGNED BY: [Name]		CHECKED BY: [Name]		DATE: 12/15/2011	
LAC		CONTRACT NO.: [Number]		PROJECT NO.: [Number]		DATE: 12/15/2011		SCALE: 1" = 30'		DESIGNED BY: [Name]		CHECKED BY: [Name]		DATE: 12/15/2011	

BRICK

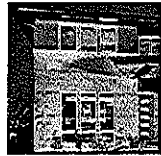
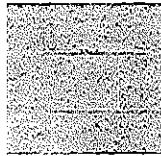
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METAL

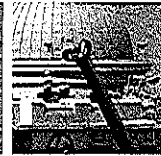
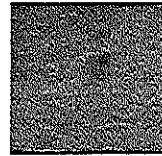
PLASTER



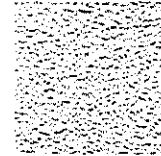
CLAY BRICK
MANUFACTURER:
TRIANGLE BRICK



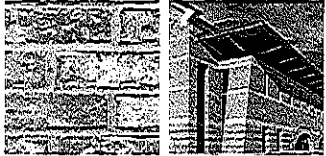
FRENCH LIMESTONE
MANUFACTURER:
CORONADO STONE



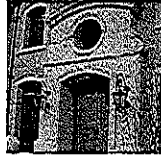
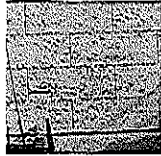
METAL PATINA
MANUFACTURER:
MODERN MASTERS



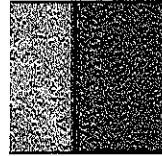
TEXTURED PLASTER
MANUFACTURER:
STO CORP



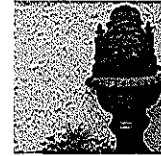
PORCELAIN BRICK
MANUFACTURER:
CAROLINA CERAMICS



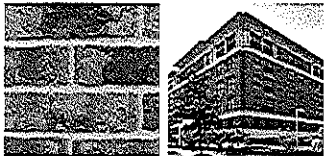
CARVED STONE



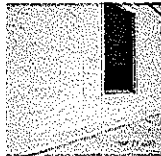
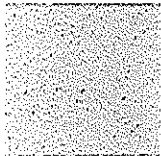
METAL PATINA
MANUFACTURER:
COPPER CRAFT



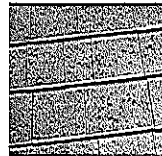
TEXTURED PLASTER
MANUFACTURER:
STO CORP



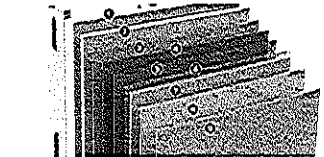
THIN BRICK
MANUFACTURER:
GLEN-GERY BRICK



SMOOTH LIMESTONE
MANUFACTURER:
US STONE



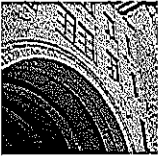
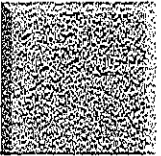
COPPER ROOF
MANUFACTURER:
AMERICAN METAL



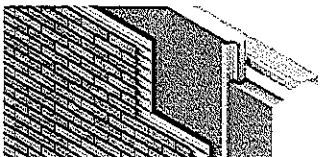
STO POWERWALL
TEXTURED PLASTER
MANUFACTURER:
STO CORP



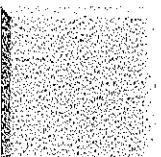
PANELIZED BRICK SYSTEM
MANUFACTURER:
SLENDERWALL



GFRG
MANUFACTURER:
ADVANCED ARCHITECTURAL STONE

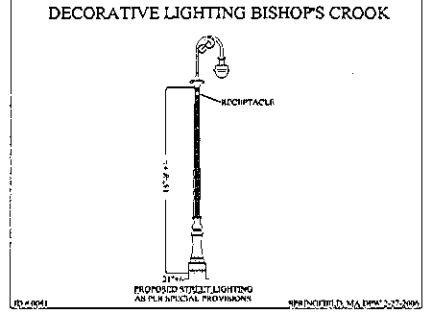
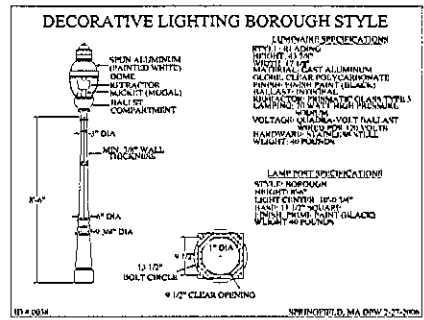


THIN BRICK RAINSCREEN
MANUFACTURER:
KINGSPAN



GFRG
MANUFACTURER:
ADVANCED ARCHITECTURAL STONE

LIGHTING



Project Site

Court St

State St

Cross St

Bliss St

Main St

Peabody La

Park St

Willow St

Howard St

W. Columbus Av

E. Columbus Av




I-91

I-91

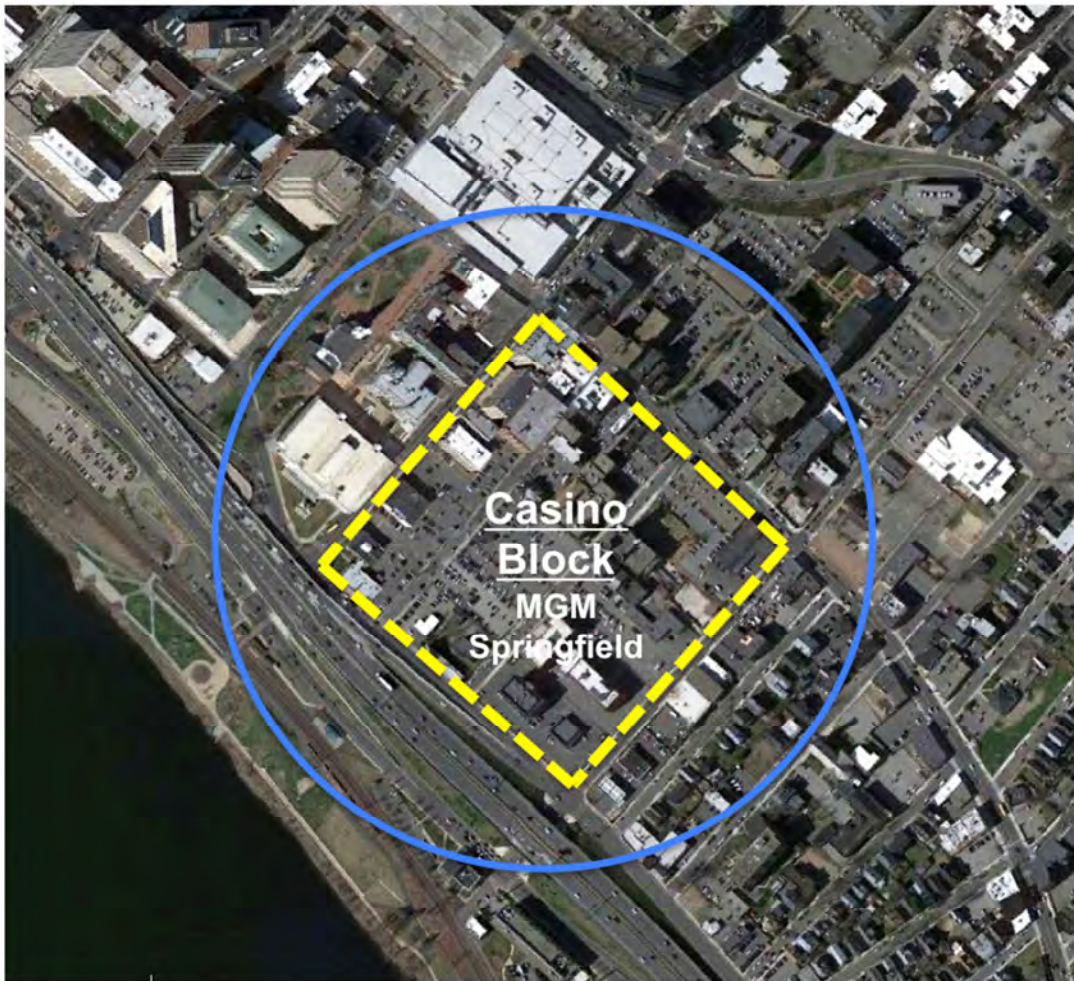
Union St

Wilcox St

William St

		City of Springfield, Massachusetts	
		Casino Overlay District City Council Site Plan Review	
	DATA SOURCE:		

MGM SPRINGFIELD SITE PLAN REVIEW



Summary Report: ***Plan/Design/Development Aspects***

January 13, 2016

Prepared by: The Chicago Consultants Studio, Inc.

MGM SPRINGFIELD – SITE PLAN REVIEW

Summary Report: Plan/Design/Development Aspects

January 13, 2016

OVERVIEW

MGM Springfield's plan for a downtown redevelopment, located adjacent to Springfield's South End neighborhood represents a major economic development initiative for the City, the State and the Region. Their focus on creating an integrated casino "urban destination" complex within the heart of the City provides a unique opportunity to reshape a significant portion of the downtown devastated by the 2011 tornado, and foster economic development for the city and region. Properly leveraged, the development will bring great benefits beyond just pure gaming revenues including across many other sectors such as tourism, convention, commercial, retail, food/entertainment and even residential. MGM's proposal in 2013 outlined a significant reinvestment in the area which was memorialized in the Host Community Agreement (HCA) and has served as the basis for ongoing review.

On behalf of the City of Springfield and in direct consultation with the Office of Planning & Economic Development, the Chicago Consultants Studio, Inc, (CCS) have engaged in an independent review, assessment and advancement of the key urban design, programmatic and strategic development aspects of the project to ensure that it meets or exceeds the minimum requirements as outlined in both City code with respect to Site Plan Review and development commitments as articulated in the HCA. These reviews for Site Plan Approval and HCA compliance have been undertaken concurrently as the two rely on the similar advancement of the project and plans, though are separate in their focus for approval. The findings will be detailed in two separate reports, including herein this report for Site Plan Approval.

While there have been significant modifications to the site plan compared to the concept plans submitted with the original HCA, overall when understood as a complete "project" the proposed changes generally reflect positive improvements and are part of the normal and customary design evolution of an urban development of this scale. As long as MGM continues to work collaboratively with the City as the project advances, CCS believes the development is on track to deliver what excited us and excited the City when it originally selected MGM's proposal. Properly executed, such modifications are in fact an important and essential part of a successful development process and should be evaluated in light of making certain the plan and design continues to "evolve" as it enters the design development and construction documents phases.

Subject to the specific comments and conditions recommended herein, it is our opinion that the site plan submittal is consistent with the design, program and character as reflected in the original MGM proposal and memorialized in this next generation of design drawings submitted by MGM for Site Plan Review and Approval.

SUMMARY OF SITE PLAN REVIEW PROCESS AND COMMENTS

Pre-Submittal Advancements and Dialogue

Prior to formal submittals for Site Plan review, MGM continued the advancement of the plan and program and engaged with the City and its consultants in a number of informal review and dialogue sessions. Preliminary discussions revolved around plan changes by MGM required in their estimation to create a more functional plan for patrons and employees, as well as to better respond to constructability / feasibility and cost issues. Key discussion revolved around the elimination of the basement and resulting relocation of warehouse, the back of house functions to the second floor and significant reduction to the roof top garden amenity, and miscellaneous other site plan modifications. This dialogue afforded the City with the opportunity to influence the final site plan characteristics rather than merely evaluate changes in a vacuum.

Site Plan Submittal #1

As part of the requirements for any construction project to commence in Springfield, the City requires a formal submittal for “site plan approval” as outlined in Article 12 of the City Zoning Ordinance. MGM submitted a package for formal Site Plan Approval to the City on October 22, 2015 consisting of a variety of site and building plans and elevations. After initial review by the City, the Site Plan package was deemed “incomplete” due to lacking the required drawings for site lighting, signage, and site landscaping as required in the City’s Site Plan Review process, as well as certain inconsistencies with the original MGM proposal deemed material. CCS concurred with the assessment. MGM was requested to supplement the submittal with drawings to satisfy the City requirements.

Though the Site Plan package was deemed incomplete, the plans submitted did provide substantial information for review and assessment. While the Site Plan review is primarily a cursory checklist and not a subjective “design” review, the following concerns were discussed with MGM in conjunction with the net effect of the modifications on the HCA commitments as well as the overall pursuit of a better project:

- Relocation of the Hotel tower as a midrise along Main Street
- Relocation of the residential component offsite
- Primary entry and access points to the Casino, Hotel, Retail
- Roof garden allocation and access
- Retail storefront allocation and location
- Garage/Traffic/Parking access
- Bus drop-off and pick-up configuration

Given the pending changes in the Site Plan and their related impact on the commitments of the HCA, the City, its Consultants and MGM agreed to continue further dialogue to advance the plan and program to a mutually agreeable solution.

November 18, 2015 Public Presentation

To facilitate an open, transparent process and clarify MGM's revisions to the overall project, the City asked MGM to make a formal public presentation of the revised project and participate in a question and answer session. The City, CCS and other consultants participated in open dialogue as well as a PowerPoint presentation that focused on clarifying the current plans in relation to the requirements of the HCA.

MGM's presentation revealed the primary changes in the plan (as noted above), the net minimal effect to the quality of the development, and the general consistency with the site plan and design characteristics of its original proposal and the site plan/design obligations in the HCA. Through comparative analysis, MGM displayed that the overall plan and program remained virtually the same with respect to key program elements (included gaming area, retail, food and beverage, hotel rooms) and that the net decreases in square footage were primarily due to reduction of the back of house and further efficiencies resulting from design advancement. Separate from the MGM presentation and in advance of the November 18th meeting, CCS independently assessed and analyzed the changes to the overall project and concurred with MGM's assessment that the site plan and design aspects were consistent with the original proposal and consistent with the HCA obligations related to plan/design aspects. Notwithstanding, CCS did identify and raise a number of areas that required further articulation, explanation or clarification in this regard.

Also, at the public meeting the City outlined the pertinent information related to the Site Plan Review process, and the procedures for moving forward with the project including:

- 30 day review period
- public hearing within 45 days (running concurrently with 30 day period)
- City Council is the approving body for the Site Plan Review, whose approval cannot be denied if found to be in conformance with the underlying zoning regulations, though reasonable conditions can be imposed on the approval; a decision must be rendered within 10 days after the public hearing is closed

Site Plan Submittal #2

Subsequent to the initial submittal for Site Plan Approval, MGM delivered to the City the missing documents including: Storm Water Management plans on October 28, 2015; Street Lighting and Landscape Plans, a Signage Plan Waiver Request, and a Materials Matrix on November 18, 2015. With this additional information, the submittal fulfilled the City requirements and the application was deemed complete on November 23, 2015 beginning the 30-day review process for approval.

Interactive Work Sessions and Revisions

With a complete application, the City and CCS set out to engage MGM in follow-up work sessions targeting the key concerns of the original October 22nd site plan package and the questions/comments raised at the November 18th meeting. These in-depth work sessions included discussions on retail programming and location, façade articulation and materials, vehicular access and parking, spatial adjacencies, landscaping, and signage design and integration into the façade.

On December 22, 2015, MGM supplemented their submittal with revised drawings and materials that reflect the advances and mutually agreeable enhancements to the plan, design and program achieved through the interactive process.

Further documentation from MGM generated out of the interactive design work sessions with the City and its team will be included in the presentations to the City Council in January and is considered part of this report.

The materials submitted by MGM on October 22nd, supplemented on October 28th and November 18th, and further refined on December 22nd, together with the materials to be submitted at the January 19th & 20th hearings, will collectively reflect the current submittal of the site plan and the design. Should there be any discrepancies within these submittals, then the latest iterations shall govern.

Implementation Blueprint

Section 4.10 of the Host Community Agreement (HCA) cites a commitment by the City to engage in a process to generate an Implementation Blueprint which seeks to leverage the energy and positive impact of the casino development on a broader scale to stimulate collateral community and economic development. While the Implementation Blueprint relates more specifically to the HCA than the Site Plan Review, it is referenced here since approval of the Site Plan will help lay the foundation for initiating work in earnest on the Implementation Blueprint.

It is relevant to the Site Plan review process as the Implementation Blueprint effort will afford further opportunity to abutters, nearby property owners, adjacent neighborhoods, civic entities and interested parties to engage the City in an ongoing collaborative dialogue on how to maximize the benefit of this most unique and precedent setting urban redevelopment.

RECOMMENDATIONS FOR SITE PLAN APPROVAL

Summary of Key Plan/Design Aspects Resolved

The review and assessment process involved both major and minor site plan and design aspects to resolve. A summary of the primary and most substantive items and their resolution includes:

- Removal of the Highrise Hotel tower and Replacement as a Midrise Component along Main Street

While the original highrise hotel tower provided the project with a tall image, its design resolution, character and scale were not fully resolved in the original plans. Moving the hotel function to the Main Street frontage is actually a very positive enhancement in that it more fully engages the project with Main Street and energizes the urban fabric and pedestrian environment. We firmly believe that the overall massing and scale of the casino development, developed as a whole and integrated into the Springfield urban fabric, is a better resolution than the original design and in no way reduces the visual excitement of the project nor the level of quality or attractiveness of the hotel.

- Relocation of the Market Rate Housing Component Off-Site

Market rate residential as a stimulus to other similar neighborhood investment in downtown has always been a significant positive element of the project. Like the hotel tower, however, the on-site residential was not fully resolved in the preliminary concept plans. Relocation of the residential commitment off-site to several unique and different venues within the downtown community presents an exciting opportunity to truly leverage the new housing for its intended purpose. Although yet to be finally determined where and how, the potential to “cloud seed” with precedent-setting, market rate residential product off-site and nearby the casino block is a positive enhancement to the project, and in no way reduces the character or quality of the project. Further, this move actually energizes the “Implementation Blueprint” effort which the HCA commits to in order to ensure that the positive collateral impacts of the casino development are realized through a larger community-building and economic development footprint in the broader downtown area.

- Distribution and Location of Retail and Food/Beverage Storefronts

The commitment to retail and food & beverage venues has actually increased in square footage, as well as maintained its minimum number of separate and unique vendors. The introduction of the Armory Marketplace is a new and exciting enhancement to the site plan. Also, the commitment to energize the retail presence at the two main project corners (State/Main and Main/Union) is a positive enhancement. To that end, MGM has indicated that the existing Dave’s Furniture building will be replaced by a new retail structure and the City should encourage MGM to develop that corner in a high quality manner consistent with Main Street and with MGM’s commitments to destination and new-to-market retail, entertainment of food/beverage venues.

Due to the critical nature of the overall retail and food/beverage programming on the success of the redevelopment as a unique destination, as tenanting

advances it is important that MGM and the City continue a dialogue to achieve the dynamic environment reflected in MGM's original proposal.

- Garage Facades (primarily façade facing the Interstate)

The elevations of the garage were the subject of much dialogue during the review process. Several advancements in the latest plans and drawings include a change in façade coloration between the two garage massings in order to differentiate and modulate the overall scale of the structure, redesign of the garage corner elements to create more pleasing architectural definition, introduction of a rooftop parapet design element to serve as both an architectural feature and to embody project signage and graphics in a manner which is integrated into the Springfield skyline and captures attention from the higher speed highway traffic. Although not concluded, it remains our recommendation that some form of urban landscaping be integrated into the new rooftop parapet design to provide a unique, year round image and soften the overall mass and scale of the garage complex.

- Bus Drop-Off and Pick-Up

As a casino in the heart of an urban downtown, the preliminary bus drop-off area was conceived as a more suburban configuration which detracted from the pedestrian access from downtown and did not fit the cityscape character both MGM and the City desired. Work sessions with the City and MGM's design team resulted in a much more urban and welcoming configuration for bus operations and with the addition of an elegant porte cochere fixed awning, creates a more inviting urban image and character for this important edge of the development.

- Landscaping Plan

Landscaping is an extremely critical part of the overall design character of a project despite its location in the heart of downtown. Major concerns over the reduction and reallocation of the second level roof garden were resolved after numerous work sessions to better understand the intent, the value and the commitment which MGM made to this as a most appealing amenity. The resolution allows for use of the roof garden by hotel guests, conference attendees, casino patrons and the general public, and visually links it with the entertainment plaza components below. While the overall detailed project site landscaping plans remain very preliminary, a review of the landscape design specifics provided very detailed concept comments which MGM concurred would be addressed as the landscaping plans advance. This includes the enhanced design for DaVinci Park as well as making certain paving patterns, materials, street furnishings and streetscape elements all reinforce the unique opportunity presented in the pedestrian areas and street edges.

- General Massing and Building Materials Matrix

The site plan review process also addressed advancements to the overall massing and articulation of facades, entries and design character/quality. Areas such as the character of the entertainment plaza facades were discussed in detail and embellished to ensure proper articulation, fenestration and integration as an extension of the downtown urban fabric.

The City requested a means to ensure that as the development details advanced, the design character and quality of the buildings continue to meet the urban standards of Springfield, the rigors of a northern climate and the depth of a true urban cityscape. In response MGM developed a preliminary matrix of allowable building materials and a menu of where and how they will be deployed across the project. While the materials matrix will evolve and advance further as the design advances in consultation with the City, it provides a valuable development tool for the City to assure that the design intent will be met while allowing the flexibility necessary for design development to evolve.

- Day Care

The latest plans have located the Day Care facility at the corner of Main and Union nearby but off-site, and have significantly enlarged its program to 6,000sf to meet the anticipated needs and amenities. As an important social/community benefit aspect of the plans, it will be important for the City to continue to review the detailed plans for the Day Care facility as they are advanced.

- Signage and Graphics

While some of the advanced plans and drawings prepared by MGM may show signage, it should be noted this is for illustrative purposes to assist in modulating the massing and architectural design. The Applicant should return to the City Council to provide further supplementation of this Site Plan approval to comply with the intent of the signage regulations.

Contingent Approval

Based on CCS' independent review and the significant in-depth dialogue with MGM during that review process (which will continue as the site plan and project design advance to the next level of design/construction detail), CCS believes the project meets the City's requirements for Site Plan approval. This recommendation is contingent on MGM's continued advancement of the design in a manner consistent with the latest materials and design directions provided by MGM, and compliance with the provisions of the HCA related to design and development aspects.

Specific contingent items include those elements noted above in the Summary which MGM has demonstrated an understanding and concurrence with the desired intent but for which further design advancement is necessary before finalization.

The site plan, building designs, elevations, signage, programming, tenancing and other aspects will continue to evolve and advance as is typical to large scale redevelopment projects. CCS' review of the City's Site Plan submittals has been based on conformance to meet or exceed the requirements and the overall intent of the project as detailed throughout the process. It is our recommendation that the Site Plan Review be conditionally approved contingent on review of MGM's future submissions for conformance to the overall plan and design directions in the approved site plan submittal and as outlined herein.

Wynn.[®]
EVERETT

Wynn Everett

QUARTERLY REPORT AS OF DECEMBER 31, 2015

Wynn Everett

PERMITTING

Permitting – State

MEPA Review (EOEEA) – **Secretary’s Certificate received on August 28, 2015**

Municipal Harbor Plan (EOEEA) – **Approved February 10, 2015**

Chapter 91 (DEP) – **Submitted August 24, 2015**

Notification of Construction and Demolition (DEP) – **Submitted October 2015**

Water Quality Certification (DEP) – **Submitted September 8, 2015**

Massachusetts Contingency Plan (DEP) – **Submitted May 2015**

Federal Consistency Certification (CZM) – **Submitted December 2015**

Permitting – Federal and Local

Federal

Federal Aviation Administration (FAA) –
November 30, 2105

U.S. Army Corps of Engineers (Section 10 and 404) –
Submitted September 15, 2015

U.S. Environmental Protection Agency (NPDES
Construction Management General Permit NOI) –
Submitted October 2015

Local

Site Plan Review (Everett Planning Board) –
Approved September 16, 2015

Wetlands Order of Conditions (Everett Conservation
Commission) – **Issued September 24, 2015**

Wynn Everett

SITE REMEDIATION

Site Remediation

Charter Contracting Company

- Selected as remediation contractor in August 2015

Remediation Commenced

- October 2015

Anticipated Completion

- First Quarter 2016

Petition for Public Involvement Plan

Designated on April 28, 2015 and filed on August 12, 2015

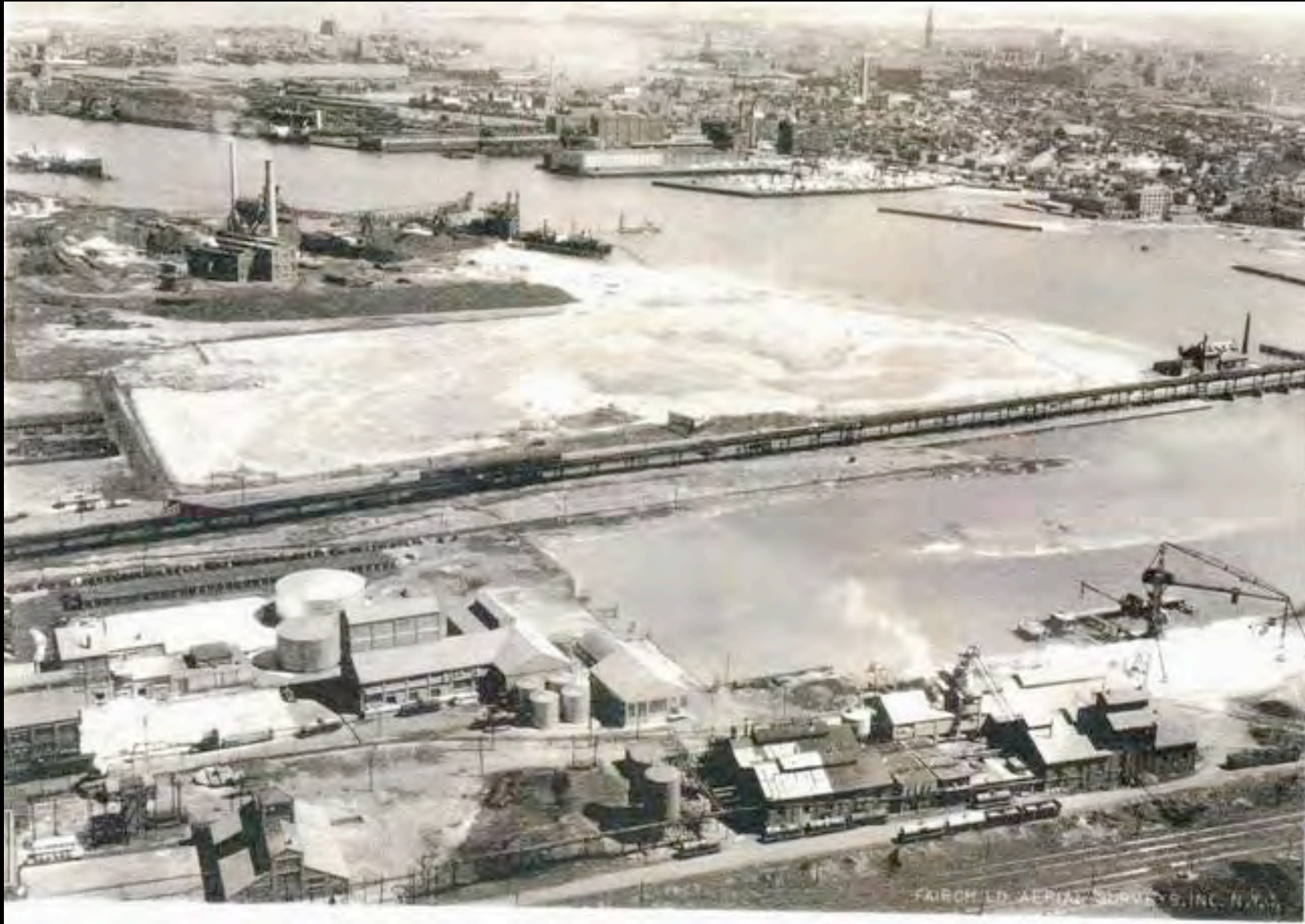
Public Meeting held on June 2, 2015

Comment Periods ended on July 13, 2015 (PIP) and July 22, 2015 (RAM Plan)

Contractor Selected

Public meetings held in the Cities of Everett and Charlestown on October 13 and 14, 2015

Monsanto operations in the 1920s



Site Condition Prior to Remediation



Excavators in Area 3 (low pH)



Supportive structures (Area 2)



Supportive structures (Area 2)



Dewatering and Soil Classification



PCB Removal



Soil Removal



Wynn Everett

DESIGN

Design

Foundation and Garage

Plans for foundation and parking structure have been peer reviewed and are now under review by the City of Everett

Hotel Tower

Wynn's design team has completed the design development for the hotel tower and is under review by the City of Everett

Podium

Schematic design is complete and Wynn's design team expects to complete full permit review documents by February 2016

Site and Maritime Progressing through design development

Wynn Everett

OFF-SITE INFRASTRUCTURE

Off-Site Infrastructure

Design Team Selected

AECOM is advancing the design on all off-site infrastructure other than Sullivan Square

Roadway Safety Audits are underway

Sullivan Square/Rutherford Avenue

Howard/Stein-Hudson Associates, Inc. is advancing the conceptual designs to 25%

Meetings with the City of Boston to advance its mitigation plans

Meetings with the Sullivan Square/Rutherford Avenue Regional Working Group

Wynn Everett

CONSTRUCTION

Construction Manager Selection



The Boston Globe

TUESDAY, JANUARY 19, 2016

Nursing home death raises new care issues

Woodbriar resident injured on Christmas

By Kay Lazar

Mary Meuse was all set to visit her family on Christmas. Two days later, the 83-year-old resident of Woodbriar Health Center in Wilmington was dead.

A certified nursing assistant using a mechanical lift to move Meuse from her bed to a wheelchair Christmas morning violated a cardinal safety rule, according to a former Woodbriar staffer and a report the nursing home filed with Massachusetts regulators. Most mechanical lifts require at

least two people for safe operation, according to the Food and Drug Administration. But the 21-year-old nursing aide, with no assistance, improperly placed Meuse in the lift, according to the report, and Meuse slipped out, crashed to the ground, and broke both legs.

Meuse, who was on blood-thinning medication for heart problems, was not sent to a hospital until the next day. By then, she was bleeding internally. She died in the hospital Dec. 27.

The Christmas Day accident raises new concerns about the quality of care provided by the company that owns Woodbriar, Synergy Health Centers.

Woodbriar, family-owned before SYNERGY, Page A7



Laurie Swoffe for the Boston Globe
Brenda Murray of Lynn and her husband, Doug, looked over photos of her mother, Mary Meuse, that were displayed at Meuse's funeral.

Suffolk gets \$1b casino project

Local construction company to build Wynn's site in Everett

By Todd Wallack

Boston-based Suffolk Construction Co. has landed the \$1 billion contract to build the Wynn Resort casino in Everett, one of the largest private construction contracts ever awarded in the state and a deal that's expected to generate thousands of jobs over the next two years.

Wynn Resorts Ltd., which in 2014 won the sole license to build a full-scale casino in Eastern Massachusetts, initially contacted more than a dozen major construction companies across the country, according to a spokesman. The company whittled its options down to a few finalists before settling on Suffolk, citing its pledge to pay close attention to detail and to meet its timeline.

The casino is scheduled to open by the end of 2018.

"Building a five-star resort that meets the Wynn quality standards requires an attention to detail that is unwavering," Wynn executive Robert DeSalvo said in a statement. "Suffolk Construction shares our values and is working with us full speed to meet our ground-breaking target."

The deal is a coup for Suffolk, which with roughly \$2.5 billion in annual revenue is already the state's largest construction company. Wynn called the casino the "largest private single-phase construction project in the history of the Commonwealth of Massachusetts." Suffolk also said this is the largest single contract it has received in its 33-year history.

"This is a once-in-a-lifetime opportunity," said Suffolk's chief executive, John F. Fish. One of the region's most powerful business leaders, he initially helped lead the unsuccessful

CASINO, Page A7

In the news

Iran criticized the United States for imposing new sanctions, saying the measures were "devoid of any kind of legitimacy and ethical values." A3.

British lawmakers debated banning Donald Trump from entering the country but they expressed little interest in barring the GOP presidential candidate. A4.

Biogen won approval to sell a generic drug in Europe as it looks to get a foothold in the growing European market for generic versions of biotech drugs. B5.

Benchmark prices of crude oil edged further below \$30 a barrel as Iran's government called on its oil industry to boost production. B5.

Three Americans missing in Iraq were probably kidnapped from a Baghdad apartment, security officials announced. A4.

Dozens of activists descended on Logan Airport to protest the treatment and wages of workers. B4.

The US ambassador to Israel criticized Israel's West Bank settlement policies, drawing an angry response from Prime Minister Benjamin Netanyahu. A5.



Glenn Frey, the rock 'n' roll musician who cofounded the Eagles, died at the age of 67. He and Don Henley were one of history's most successful songwriting teams with such hits as "Hotel California" and "Life

HONORING KING IN SONG, ACTION



Smiler Haynes of Dorchester held hands with a girl Monday as they sang "We Shall Overcome" during the Day of Service and Celebration for Dr. Martin Luther King Jr. at Faneuil Hall. Events honoring the civil rights leader were held across the nation, and a speech from 1964 was found at Amherst College. A10, B1, B3.

Property tax bills continue to climb

Homeowners will pay about 4% more

By Matt Rocheleau

Property taxes are on the

Police seek to charge marijuana activist

By Milton J. Valencia

Boston police are seeking criminal charges against Bill Downing, one of the state's most vocal marijuana legalization supporters, a move that his lawyer calls retaliation for his criticism of the state's regulation of the medical marijuana industry.

A magistrate judge is

scheduled to consider whether to approve a complaint filed by the Boston Police Department at a hearing at Boston Municipal Court in Brighton Tuesday morning. The complaint seeks multiple charges of distribution of a Class C substance, which covers THC-based products that Downing admitted he sold, as well as distribution of marijuana, ac-

ording to a copy of the document.

Downing's lawyer, John Swomley, said he would contest the charges at the hearing.

"This is pushback against the marijuana legislation movement," said Swomley of Boston. "They are trying to silence the most vocal supporter of the legalization of marijuana."

Authorities alleged that Downing "is using medical marijuana laws to conceal his illegal activities of distribution of marijuana and its extracted by-products," according to a search warrant in the case that was provided to the Globe.

Authorities are seeking the charges at a time when the

MARIJUANA, Page A7



Wynn Everett

PROJECT SCHEDULE

6-Month Lookahead

Complete Remediation

March 2016

Chapter 91 License

February 2016

Section 61 Findings

April 2016

Service Road Construction

May 2016

Offsite Transportation Infrastructure Design

Ongoing

Start of Construction

May 2016

Activity ID	Activity Name	Original Duration	Start	Finish	Predecessors	2016												2017												2018												2019											
						N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O
Wynn Resorts in Everett						Wynn Resorts in Everett																																															
Main Project						Main Project																																															
Environmental Permits						Environmental Permits																																															
US Army Corps of Engineers (USACE) - MASS Individual Permit (Sec 404/10)						US Army Corps of Engineers (USACE) - MASS Individual Permit (Section 404/10)																																															
Navigational Dredging (Out Fall, Bulk Head, Shoreline Work)						Navigational Dredging (Out Fall, Bulk Head, Shoreline Work)																																															
A4330	MP 404/10 Technical Review (5 Months)	80d	25-Sep-15 A	27-Jan-16	A3350	MP 404/10 Technical Review (5 Months)																																															
A7430	MP 404/10 Decision / Permit (Requires CZM which requires 91 and WQ)	36d	28-Jan-16	18-Mar-16	A4330, A3990	MP 404/10 Decision / Permit (Requires CZM which requires 91 and WQ)																																															
Federal Aviation Administration (FAA)						Federal Aviation Administration (FAA)																																															
FAA Air Navigation Determination (Site Equipment Use)						FAA Air Navigation Determination (Site Equipment Use)																																															
A1050	Equipment Data Available for FAA Permit Application - Tower Crane/Pile Driver	0d	12-Apr-16	12-Apr-16	A3180	Equipment Data Available for FAA Permit Application - Tower Crane/Pile Driver																																															
A1060	Prepare FAA Application	21d	12-Apr-16	10-May-16	A1050	Prepare FAA Application																																															
A1070	Submit FAA Application	19d	11-May-16	07-Jun-16	A1060	Submit FAA Application																																															
A1080	FAA Permit Application Review - Tower Crane / Pile Driver	60d	08-Jun-16	31-Aug-16	A1070	FAA Permit Application Review - Tower Crane / Pile Driver																																															
FAA Air Navigation Determination (Building Height)						FAA Air Navigation Determination (Building Height)																																															
A1030	FAA Permit Application Period for building height approval	50d	30-Oct-15	08-Jan-16	A1020	FAA Permit Application Period for building height approval																																															
A1040	FAA Finding of No Adverse Effect - building Height Acceptance Confirmed	0d	11-Jan-16	11-Jan-16	A1030	FAA Finding of No Adverse Effect - building Height Acceptance Confirmed																																															
US Environmental Protection Agency NPDES Permit (EPA)						US Environmental Protection Agency NPDES Permit (EPA)																																															
A1190	EPA Permits Period	2d	31-Dec-15	04-Jan-16	A3150	EPA Permits Period																																															
A1180	Complete Storm Water Design for EPA Application	1d	04-Jan-16	04-Jan-16	A1170	Complete Storm Water Design for EPA Application																																															
A1200	Receive EPA Permits	0d	05-Jan-16	05-Jan-16	A1190	Receive EPA Permits																																															
Executive Office of Energy Environmental Affairs (EOEEA)						Executive Office of Energy Environmental Affairs (EOEEA)																																															
Massachusetts Environmental Policy Act (MEPA)						Massachusetts Environmental Policy Act (MEPA)																																															
A5171	MP Section 61 Findings (1/7 and 3/7) - MassDOT Hwy and MBTA	92d	30-Oct-15	09-Mar-16	A3470	MP Section 61 Findings (1/7 and 3/7) - MassDOT Hwy and MBTA																																															
A5174	MP Section 61 Findings (4/7) - DCR	58d	30-Oct-15	20-Jan-16	A3470	MP Section 61 Findings (4/7) - DCR																																															
A5175	MP Section 61 Findings (5/7) - MWRA	52d	30-Oct-15	12-Jan-16	A3470	MP Section 61 Findings (5/7) - MWRA																																															
A5176	MP Section 61 Findings (6/7) - MassPort	59d	30-Oct-15	21-Jan-16	A3470	MP Section 61 Findings (6/7) - MassPort																																															
A5177	MP Section 61 Findings (7/7) - DEP	60d	30-Oct-15	22-Jan-16	A3470	MP Section 61 Findings (7/7) - DEP																																															
A5172	MP Section 61 Findings (2/7) - MGC	17d	10-Mar-16	01-Apr-16	A5171	MP Section 61 Findings (2/7) - MGC																																															
MEPA - ENF for Remedial Dredging						MEPA - ENF for Remedial Dredging																																															
A3115	RD Phase II & Phase III	1d	01-Apr-16	01-Apr-16	A3380, A5172	RD Phase II & Phase III																																															
A3480	RD Prepare Draft ENF for filing	1d	01-Apr-16	01-Apr-16	A3115, A8490	RD Prepare Draft ENF for filing																																															
A8490	Essential Fish Survey and Habitat	1d	01-Apr-16	01-Apr-16	A3115	Essential Fish Survey and Habitat																																															
A7460	RD Internal review of Draft	5d	04-Apr-16	08-Apr-16	A3480	RD Internal review of Draft																																															
A7470	RD Prepare Final Draft ENF	5d	11-Apr-16	15-Apr-16	A7460	RD Prepare Final Draft ENF																																															
A7480	RD Internal review of Final Draft	5d	18-Apr-16	22-Apr-16	A7470	RD Internal review of Final Draft																																															
A4310	RD File ENF for Remedial Dredging	5d	26-Apr-16	02-May-16	A7480	RD File ENF for Remedial Dredging																																															
A3490	RD Notice in Environmental monitor	4d	03-May-16	06-May-16	A4310	RD Notice in Environmental monitor																																															

- █ Remaining Level of Effort
- █ Actual Work
- █ Remaining Work
- █ Critical Remaining Work
- Milestone

Wynn Resorts in Everett
Six Month Lookahead Schedule (1/1/2016 - 6/30/2016)
15-Jan-16 **Page 1 of 10**

WYNN RESORTS IN EVERETT

Activity ID	Activity Name	Original Duration	Start	Finish	Predecessors	2016												2017												2018												2019											
						N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O
CZM Consistency Review Main Project						CZM Consistency Review Main Project																																															
A3970	MP CZM Comment Period / Public Filing	14d	28-Dec-15	15-Jan-16	A3960	MP CZM Comment Period / Public Filing																																															
A3980	MP CZM End Technical Review	22d	19-Jan-16	18-Feb-16	A3970, A8020	MP CZM End Technical Review																																															
A3990	MP CZM Decision / Permit (Requires Chapter 91 and WQ 401)	10d	22-Feb-16	04-Mar-16	A3980, A3640, A8010	MP CZM Decision / Permit (Requires Chapter 91 and WQ 401)																																															
Everett Con. Comm. - Wetlands Notice of Intent (Remedial Dredging)						Everett Con. Comm. - Wetlands Notice of Intent (Remedial Dredging)																																															
A8140	E- RD NOI Prepare Notice of Intent - Draft Package	30d	22-Feb-16	01-Apr-16	A1630, A3115	E- RD NOI Prepare Notice of Intent - Draft Package																																															
A8150	E- RD NOI Internal Review of Draft Package	4d	04-Apr-16	07-Apr-16	A8140	E- RD NOI Internal Review of Draft Package																																															
A8160	E- RD NOI Final Draft	4d	08-Apr-16	13-Apr-16	A8150	E- RD NOI Final Draft																																															
A8170	E- RD NOI Internal Review of Final Draft	3d	14-Apr-16	18-Apr-16	A8160	E- RD NOI Internal Review of Final Draft																																															
A8180	E- RD NOI Final Draft to DEP	2d	19-Apr-16	20-Apr-16	A8170	E- RD NOI Final Draft to DEP																																															
A8190	E- RD NOI Final Draft with Comments to DEP	3d	21-Apr-16	25-Apr-16	A8180	E- RD NOI Final Draft with Comments to DEP																																															
A8200	E- RD NOI File Notice of Intent	5d	26-Apr-16	02-May-16	A8190	E- RD NOI File Notice of Intent																																															
A8210	E- RD NOI Review and Public Hearing	13d	03-May-16	19-May-16	A8200	E- RD NOI Review and Public Hearing																																															
A8220	E- RD NOI Decision / Permit	19d	20-May-16	16-Jun-16	A8210	E- RD NOI Decision / Permit																																															
A8230	E- RD NOI End of Appeal Period	15d	17-Jun-16	08-Jul-16	A8220	E- RD NOI End of Appeal Period																																															
Boston Con. Comm. - Wetlands Notice of Intent (Remedial Dredging)						Boston Con. Comm. - Wetlands Notice of Intent (Remedial Dredging)																																															
A8250	B- RD NOI Prepare Notice of Intent - Draft Package	10d	21-Mar-16	01-Apr-16	A8140, A3115	B- RD NOI Prepare Notice of Intent - Draft Package																																															
A8260	B- RD NOI Internal review of Draft Package	4d	04-Apr-16	07-Apr-16	A8250	B- RD NOI Internal review of Draft Package																																															
A8270	B- RD NOI Final Draft	4d	08-Apr-16	13-Apr-16	A8260	B- RD NOI Final Draft																																															
A8280	B- RD NOI Internal Review of Final Draft	4d	14-Apr-16	19-Apr-16	A8270	B- RD NOI Internal Review of Final Draft																																															
A8290	B- RD NOI Final Draft to DEP	4d	19-Apr-16	22-Apr-16	A8280	B- RD NOI Final Draft to DEP																																															
A8300	B- RD NOI Final Draft with Comments to DEP	3d	21-Apr-16	25-Apr-16	A8290	B- RD NOI Final Draft with Comments to DEP																																															
A8310	B- RD NOI File Notice of Intent	5d	26-Apr-16	02-May-16	A8300	B- RD NOI File Notice of Intent																																															
A8320	B- RD NOI Review and Public Hearing	13d	03-May-16	19-May-16	A8310	B- RD NOI Review and Public Hearing																																															
A8330	B- RD NOI Decision / Permit	19d	20-May-16	16-Jun-16	A8320	B- RD NOI Decision / Permit																																															
A8340	B- RD NOI End of Appeal Period	15d	17-Jun-16	08-Jul-16	A8330	B- RD NOI End of Appeal Period																																															
Design						Design																																															
Foundation Design and Permitting Drawings						Foundation Design and Permitting Drawings																																															
A2150	City Review	19d	15-Dec-15	11-Jan-16	11800	City Review																																															
A2170	Comment Period	4d	12-Jan-16	15-Jan-16	A2150	Comment Period																																															
A2180	AE Team Finalize	5d	18-Jan-16	22-Jan-16	A2170	AE Team Finalize																																															
A2190	Foundation Documents released	0d		22-Jan-16	A2180	Foundation Documents released																																															
Hotel/Parking Structure Drawings						Hotel/Parking Structure Drawings																																															
A9580	City Review	34d	15-Dec-15	01-Feb-16	A2150	City Review																																															
A9590	Comment Period	4d	02-Feb-16	05-Feb-16	A9580	Comment Period																																															
A9600	AE Team Finalize	9d	08-Feb-16	19-Feb-16	A9590	AE Team Finalize																																															
A9750	Hotel/Parking Structure Documents released	0d		19-Feb-16	A9600	Hotel/Parking Structure Documents released																																															

- █ Remaining Level of Effort
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Activity ID	Activity Name	Original Duration	Start	Finish	Predecessors	2016												2017												2018												2019											
						N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O
Marine Drawings						▼ Marine Drawings																																															
A10440	Design	92d	15-Dec-15	22-Apr-16		[Green Bar] Design																																															
A10450	Peer Review	15d	21-Mar-15	08-Apr-16	A10440	[Green Bar] Peer Review																																															
A10460	AE Team Finalize Design	10d	11-Apr-16	22-Apr-16	A10450	[Green Bar] AE Team Finalize Design																																															
A10480	Marine Docs released	0d		22-Apr-16	A10480	[Green Diamond] Marine Docs released																																															
Podium Structure Drawings						▼ Podium Structure Drawings																																															
A9640	Design	67d	15-Dec-15	18-Mar-16	A9580	[Green Bar] Design																																															
A9650	Peer Review	15d	21-Mar-16	08-Apr-16	A9640	[Green Bar] Peer Review																																															
A9660	AE Team Finalize Design	10d	11-Apr-16	22-Apr-16	A9650	[Green Bar] AE Team Finalize Design																																															
A10100	Podium Structure Docs released	0d		22-Apr-16	A9660	[Green Diamond] Podium Structure Docs released																																															
North Podium Interiors Drawings						▼ North Podium Interiors Drawings																																															
A9610	City Review	27d	25-Apr-16	01-Jun-16	A9660	[Green Bar] City Review																																															
A9620	Comment Period	5d	02-Jun-16	08-Jun-16	A9610	[Green Bar] Comment Period																																															
A9630	AE Team Finalize	7d	09-Jun-16	17-Jun-16	A9620	[Green Bar] AE Team Finalize																																															
A9770	Interiors Documents released	0d		17-Jun-16	A9630	[Green Diamond] Interiors Documents released																																															
Site Design Drawings						▼ Site Design Drawings																																															
A10490	City Review	27d	25-Apr-16	01-Jun-16	A9610	[Green Bar] City Review																																															
A10500	Comment Period	5d	02-Jun-16	08-Jun-16	A10490	[Green Bar] Comment Period																																															
A10510	AE Team Finalize	7d	09-Jun-16	17-Jun-16	A10500	[Green Bar] AE Team Finalize																																															
A10520	Site Documents released	0d		17-Jun-16	A10510	[Green Diamond] Site Documents released																																															
South Podium Interior Drawings						▼ South Podium Interior Drawings																																															
A9700	Interiors Design	131d	15-Dec-15	17-Jun-16	A9580	[Green Bar] Interiors Design																																															
A9670	City Review	27d	20-Jun-16	27-Jul-16	A9700	[Green Bar] City Review																																															
Interior Drawings - Ultra Lounge/Restaurants/Retail						▼ Interior Drawings - Ultra Lounge/Restaurants/Retail																																															
A9740	Interiors Design	184d	15-Dec-15	01-Sep-16	A9700	[Green Bar] Interiors Design																																															
Wynn Everett Construction Permits						▼ Wynn Everett Construction Permits																																															
Structural Peer Review						▼ Structural Peer Review																																															
A9230	Peer Review Acceptance - Parking Structure	58d	31-Dec-15	23-Mar-16		[Green Bar] Peer Review Acceptance - Parking Structure																																															
A8850	Structural Peer Review - Podium / Super Structure / Envelope	4d	31-Dec-15	06-Jan-16	A9220	[Green Bar] Structural Peer Review - Podium / Super Structure / Envelope																																															
A9240	Corrections as Per Peer Review - Podium/Superstructure/Envelope	15d	23-Feb-16	14-Mar-16	A8840, A9750	[Green Bar] Corrections as Per Peer Review - Podium/Superstructure/Envelope																																															
A9250	Corrections Submitted to Peer Review - Podium/Superstructure/Envelope	2d	15-Mar-16	16-Mar-16	A8850	[Green Bar] Corrections Submitted to Peer Review - Podium/Superstructure/Envelope																																															
A9260	Peer Review Acceptance Letter - Podium/Superstructure/Envelope	1d	17-Mar-16	17-Mar-16	A9240	[Green Bar] Peer Review Acceptance Letter - Podium/Superstructure/Envelope																																															
A9260	Peer Review Acceptance Letter - Podium/Superstructure/Envelope	4d	18-Mar-16	23-Mar-16	A9250	[Green Bar] Peer Review Acceptance Letter - Podium/Superstructure/Envelope																																															
Hotel / Parking Structure / Site / Podium Superstructure / Envelope						▼ Hotel / Parking Structure / Site / Podium Superstructure / Envelope																																															
A5640	Everett Review Foundation / Excavation & Grading Permit	92d	10-Dec-15	19-Apr-16		[Green Bar] Everett Review Foundation / Excavation & Grading Permit																																															
A5675	Everett Correction Letter - Tower	20d	10-Dec-15	06-Jan-16	A5630, A8842	[Green Bar] Everett Correction Letter - Tower																																															
A5700	Everett Review Parking Structure Full Permit	1d	04-Jan-16	04-Jan-16	A5670	[Green Bar] Everett Review Parking Structure Full Permit																																															
A5700	Everett Review Parking Structure Full Permit	20d	07-Jan-16	03-Feb-16	A5975	[Green Bar] Everett Review Parking Structure Full Permit																																															
A5975	Submit Final Permit Documents - Parking Structure	0d	07-Jan-16	07-Jan-16	A9230	[Green Diamond] Submit Final Permit Documents - Parking Structure																																															

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Activity ID	Activity Name	Original Duration	Start	Finish	Predecessors	2016												2017												2018												2019											
						N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O
A5985	Everett Final Permit Review - Parking Structure	10d	07-Jan-16	20-Jan-16	A5975	□ Everett Final Permit Review - Parking Structure																																															
A5025	Submit Final Permit Documents - Foundation	0d	25-Jan-16	25-Jan-16	A2190	Submit Final Permit Documents - Foundation																																															
A5035	Everett Final Permit Review - Foundation	10d	25-Jan-16	05-Feb-16	A5025	□ Everett Final Permit Review - Foundation																																															
A5685	Submit Final Permit Documents - Tower	0d	23-Feb-16	23-Feb-16	A9750	Submit Final Permit Documents - Tower																																															
A5695	Everett Final Permit Review - Tower	5d	23-Feb-16	29-Feb-16	A5685	□ Everett Final Permit Review - Tower																																															
A5750	Submit Site Utilities & Site Improvements	0d	23-Feb-16	23-Feb-16	A6170, 11820	Submit Site Utilities & Site Improvements																																															
A5760	Everett Review Site Utilities & Site Improvements	20d	23-Feb-16	21-Mar-16	A5750	□ Everett Review Site Utilities & Site Improvements																																															
A6170	Submit Superstructure & Envelope	0d	23-Feb-16	23-Feb-16	A5230, A9750	Submit Superstructure & Envelope																																															
A5680	Submit Hotel Tower Full Building Permit	0d	01-Mar-16	01-Mar-16	A5695	Submit Hotel Tower Full Building Permit																																															
A6180	Everett Review Podium / Super Structure / Envelope	18d	24-Mar-16	18-Apr-16	A5260	□ Everett Review Podium / Super Structure / Envelope																																															
A5650	Approve / Issue Foundation / Excavation & Grading Permit	0d	18-Apr-16	18-Apr-16	A3640, A1040, A120	Approve / Issue Foundation / Excavation & Grading Permit																																															
A5680	Approve Hotel Tower Full Building Permit	0d	18-Apr-16	18-Apr-16	A3640, A5650, A4200	Approve Hotel Tower Full Building Permit																																															
A5710	Approve Parking Structure Full Permit	0d	18-Apr-16	18-Apr-16	A3640, A5985, A184	Approve Parking Structure Full Permit																																															
A5770	Approve Site Utilities & Site Improvements	0d	18-Apr-16	18-Apr-16	A5760, A3640, A4200	Approve Site Utilities & Site Improvements																																															
A6190	Approve Superstructure & Envelope	0d	18-Apr-16	18-Apr-16	A6180, A6170	◆ Approve Superstructure & Envelope																																															
A6185	Everett Correction Letter - Podium / Super Structure / Envelope	0d	19-Apr-16	19-Apr-16	A6180	Everett Correction Letter - Podium / Super Structure / Envelope																																															
Remediation		340d	07-Oct-15 A	16-Mar-17		Remediation																																															
Landside Remediation		340d	07-Oct-15 A	16-Mar-17		Landside Remediation																																															
A2570	Landside Remediation	106d	07-Oct-15 A	08-Jan-16	A2560, A2770, A347	■ Landside Remediation																																															
A2580	Groundwater Monitoring	300d	11-Jan-16	16-Mar-17	A2570	■ Groundwater Monitoring																																															
A2590	Issuance of landside Permanent Solution	70d	11-Jan-16	18-Apr-16	A2570, 11960	■ Issuance of landside Permanent Solution																																															
Remedial Dredging		107d	16-Feb-16	15-Jul-16		Remedial Dredging																																															
A3365	Time of Year Restriction 2016	107d	16-Feb-16*	15-Jul-16		■ Time of Year Restriction 2016																																															
MBTA Storm Drain Outfall Relocations		153d	30-Oct-15	03-Jun-16		MBTA Storm Drain Outfall Relocations																																															
14270	Prepare Construction Documents	75d	30-Oct-15	12-Feb-16		■ Prepare Construction Documents																																															
14310	Finalize Easement	75d	30-Oct-15	12-Feb-16		■ Finalize Easement																																															
14280	MBTA Approval/Comments	20d	16-Feb-16	14-Mar-16	14270, 14310	□ MBTA Approval/Comments																																															
14290	Issue Bid Documents	10d	01-Mar-16	14-Mar-16	14280	□ Issue Bid Documents																																															
14300	Bid/Award CM	10d	15-Mar-16	28-Mar-16	14290	□ Bid/Award CM																																															
14250	Subcontractor Procurement/Permitting	15d	29-Mar-16	18-Apr-16	14250, 14300	□ Subcontractor Procurement/Permitting																																															
14260	Relocate Storm Drain around site	30d	22-Apr-16	03-Jun-16	14250	■ Relocate Storm Drain around site																																															
14320	MBTA Storm Drain relocated	0d		03-Jun-16	14260, 14360	◆ MBTA Storm Drain relocated																																															
38 Broadway (Mobil) Project		173d	10-Nov-15	13-Jul-16		38 Broadway (Mobil) Project																																															
38 Broadway Mobil Demolition		173d	10-Nov-15	13-Jul-16		38 Broadway Mobil Demolition																																															
A7710	Award A/E Contract, Solicit Proposal with TRC	65d	10-Nov-15	09-Feb-16	A1860	■ Award A/E Contract, Solicit Proposal with TRC																																															
A7690	Environmental Investigation	14d	10-Feb-16	01-Mar-16	A1860, A7710	□ Environmental Investigation																																															
A7720	Document Production	15d	17-Feb-16	08-Mar-16	A7710, A7690	□ Document Production																																															

■ Remaining Level of Effort **▼** Summary
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Activity ID	Activity Name	Original Duration	Start	Finish	Predecessors	2016												2017												2018												2019											
						N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O
A7860	GZARAM Plan	10d	02-Mar-16	15-Mar-16	A7690	GZARAM Plan																																															
A1863	Terminate Mobil Lease	60d	08-Mar-16	31-May-16	A1860	Terminate Mobil Lease																																															
A7730	RFP for Demolition Contractor	5d	23-Mar-16	29-Mar-16	A7720	RFP for Demolition Contractor																																															
A7740	Respond to Demo RFP	15d	30-Mar-16	19-Apr-16	A7730	Respond to Demo RFP																																															
A7750	Award Demolition Contract	5d	20-Apr-16	26-Apr-16	A7740	Award Demolition Contract																																															
A1873	Vacate Mobil	1d	01-Jun-16	01-Jun-16	A1863	Vacate Mobil																																															
A7760	Demolish 38 Broadway - Mobil	30d	01-Jun-16	13-Jul-16	A7750, A1863	Demolish 38 Broadway - Mobil																																															
Resort Construction						Resort Construction																																															
A2222	Mobilization	0d	20-Apr-16		A2590, A4200, 1308	Mobilization																																															
A2700	Slurry and LBEs	149d	20-Apr-16	17-Nov-16	A5650, A2590, A316	Slurry and LBEs																																															
A9820	Central Plant Area Excavation and Foundation	143d	20-Apr-16	09-Nov-16	A2700	Central Plant Area Excavation and Foundation																																															
Service Road and Utilities Projects						Service Road and Utilities Projects																																															
Service Road and Utilities Drawings						Service Road and Utilities Drawings																																															
11800	75% Design Documents	70d	30-Nov-15 A	08-Feb-16	11790	75% Design Documents																																															
11805	Review/Comments	9d	09-Feb-16	22-Feb-16	11800	Review/Comments																																															
12170	Planning Board Meeting	1d	22-Feb-16	22-Feb-16	11800	Planning Board Meeting																																															
11820	Issue Bid Documents	0d		22-Feb-16	11805	Issue Bid Documents																																															
12470	Bid/Procure Contractor	15d	23-Feb-16	14-Mar-16	11805, 11820	Bid/Procure Contractor																																															
12450	Review/Award (Service Road and Utility Relocations)	7d	15-Mar-16	23-Mar-16	12470, 11820	Review/Award (Service Road and Utility Relocations)																																															
12490	Notice to Proceed	0d		23-Mar-16	12470, 12450	Notice to Proceed																																															
MBTA Intersection (Broadway/Horizon)						MBTA Intersection (Broadway/Horizon)																																															
12675	Finalize Easement	75d	30-Oct-15	12-Feb-16		Finalize Easement																																															
12700	Prepare Construction Documents	75d	30-Oct-15	12-Feb-16		Prepare Construction Documents																																															
12710	MBTA Approval/Comments	20d	16-Feb-16	14-Mar-16	12700, 12675	MBTA Approval/Comments																																															
12720	Complete Redesign	10d	15-Mar-16	28-Mar-16	12710	Complete Redesign																																															
12730	Prepare Bid Documents	10d	29-Mar-16	11-Apr-16	12720	Prepare Bid Documents																																															
12740	Bid/Award CM	20d	12-Apr-16	09-May-16	12730	Bid/Award CM																																															
12680	Subcontractor Procurement/Permitting	30d	10-May-16	21-Jun-16	12730, 12740	Subcontractor Procurement/Permitting																																															
12690	Relocate Existing Gatehouse to New Entrance	5d	27-Jun-16	01-Jul-16	12680	Relocate Existing Gatehouse to New Entrance																																															
Construction						Construction																																															
115Kv High Tension Tower Relocation						115Kv High Tension Tower Relocation																																															
A2410	National Grid Schematic Design	31d	30-Dec-15	11-Feb-16	A2390	National Grid Schematic Design																																															
A3020	National Grid execute Gateway Utility Easement	12d	11-Feb-16	01-Mar-16	A2410	National Grid execute Gateway Utility Easement																																															
A2350	National Grid Complete Engineered Documents	590d	01-Mar-16	28-Jun-18	A2410, A3020	National Grid Complete Engineered Documents																																															
Verizon / Gateway Phone Line Relocation						Verizon / Gateway Phone Line Relocation																																															
A2460	Verizon Complete Engineered Drawings	26d	26-Jan-16	03-Mar-16	A2420, A2310	Verizon Complete Engineered Drawings																																															
A2430	Verizon Trade Procurement	25d	03-Mar-16	07-Apr-16	A2460	Verizon Trade Procurement																																															

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Activity ID	Activity Name	Original Duration	Start	Finish	Predecessors	2016												2017												2018												2019											
						N	D	J	F	M	A	M	J	J	A	S	O	N	N	D	J	F	M	A	M	J	J	A	S	O	N	N	D	J	F	M	A	M	J	J	A	S	O	N	N	D	J	F	M	A	M	J	J
Chelsea and Medford Signals						Chelsea and Medford Signals																																															
A10260	25% Preliminary Design Package	39d	04-Jan-16	26-Feb-16	A10250	25% Preliminary Design Package																																															
A10270	MBTA Review 25% Preliminary Design Package	24d	01-Mar-15	01-Apr-16	A10260	MBTA Review 25% Preliminary Design Package																																															
A10350	Chelsea/Medford - Review 25% Design	24d	01-Mar-16	01-Apr-16	A10260	Chelsea/Medford - Review 25% Design																																															
A10280	Final Design	19d	06-Jun-16	30-Jun-16	A10270, A10350, A1	Final Design																																															
Woods Memorial Bridge (by DOT)						Woods Memorial Bridge (by DOT)																																															
A4040	Project by DOT	700d	30-Oct-15	02-Aug-18		Project by DOT																																															
3 Charlton Street Project						3 Charlton Street Project																																															
3 Charlton Street Demolition						3 Charlton Street Demolition																																															
A9570	Vacate Building	85d	30-Oct-15	29-Feb-16		Vacate Building																																															
A9520	Prep Demo/Abatement: Specs	37d	01-Dec-15	19-Jan-16	A1880	Prep Demo/Abatement: Specs																																															
A9540	Procurement	21d	01-Feb-16	01-Mar-16	A9520	Procurement																																															
A9550	Mobilization and Permitting	11d	02-Mar-16	16-Mar-16	A9540, A9570	Mobilization and Permitting																																															
A9530	Building Abatement and UST Removal	25d	17-Mar-16	20-Apr-16	A9550	Building Abatement and UST Removal																																															
A9560	Building Demolition	30d	07-Apr-16	18-May-16	A9550, A9530, 11900	Building Demolition																																															

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WYNN RESORTS IN EVERETT

Wynn Everett

PROJECT RESOURCES / DIVERSITY

Contracts Awarded to Minority, Women and Veteran Business Enterprises for Design Phase

MBE

11 contracts:

\$3,971,844

% of total contracts: **7.7%**

% in contract pipeline: **10.3%**

Goal: **7.9%**

WBE

6 contracts:

\$1,791,500

% of total contracts: **3.5%**

% in contract pipeline: **7.5%**

Goal: **10.0%**

VBE

2 contracts:

\$3,207,467

% of total contracts: **6.3%**

% in contract pipeline: **6.5%**

Goal: **1.0%**

SUMMARY

19 total M/W/VBE contracts:

\$8,970,811

% of total contracts: **17.5%**

% in contract pipeline: **24.3%**

Goal: **18.9%**

Contracts Awarded to Minority, Women and Veteran Business Enterprises for Construction Phase

MBE

3 contracts:

\$5,232,475

% of total contracts: **91.3%**

Goal: **5.0%**

WBE

4 contracts:

\$293,788

% of total contracts: **5.1%**

Goal: **5.4%**

VBE

2 contracts:

\$21,050

% of total contracts: **0.4%**

Goal: **1.0%**

Minority, Women and Veteran Workforce Participation for Construction Phase

Minority

15 workers:

1,425.5 hours

% of total work hours:

22.6%

Goal: **15.3%**

Women

3 workers:

124 hours

% of total work hours: **2.0%**

Goal: **6.9%**

Veteran

3 workers:

132.5 hours

% of total work hours: **2.1%**

Goal: **3.0%**

Wynn Everett

COMMUNITY EVENTS AND OUTREACH

Events/Outreach

Meeting with Building Trades, Community Groups and MGC

October 13, 2015, Boston

Everett Public Meeting – Remediation

October 13, 2015, Everett

Charlestown Public Meeting - Remediation

October 14, 2015, Charlestown

Krystal Campbell Peace Garden Groundbreaking

October 18, 2015, Medford

Building Trades Training Directors Monthly Meeting

October 19, 2015, Boston

Site Tour – MyRWA and Harvard Environmental Science Students

October 28, 2015, Everett

Events/Outreach

Project Update Breakfast for Hispanic American Institute

November 4, 2015, Boston

Quarterly Regional Chamber of Commerce Update Meeting

November 15, 2015, Boston

Chelsea Soldiers Home Veterans Expo

November 19, 2015, Boston

South Coast Manor 30th Anniversary Celebration

November 20, 2015, Boston

Boston Bruins Foundation – Helmet Donation and Clinic for Host and Surrounding Community High Schools

November 23, 2015, Boston

Events/Outreach

Initiative with Trades, Vocational Schools

December 7, 2015, Boston

Building Pathways Information Session

December 15, 2015, Everett

Everett Police Community Partnership Council

December 2015, Everett

Events/Outreach





Wynn
EVERETT

Wynn
EVERETT

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BOSTON CELTICS
1986
WORLD CHAMPIONS

BOSTON CELTICS
1988
WORLD CHAMPIONS

Wynn Everett

QUESTIONS



Wynn.[®]
EVERETT

Wynn Resort in Everett

Monitoring of Project Construction and Licensee Requirements 205 CMR 135

Quarterly Report Massachusetts Gaming Commission as of December 31, 2015



Monitoring of Project Construction and Licensee Requirements

Quarterly Report as of December 31, 2015

1.0 Project at a Glance

The Wynn Resort in Everett (the “Project”) is an approximately \$1.7 billion luxury resort that will transform a blighted section of the City of Everett, Massachusetts adjacent to the Mystic River into a world-class destination. The Project will contribute hundreds of millions of dollars, including tens of millions of dollars in infrastructure contributions to the City of Everett, the region, and the Commonwealth of Massachusetts. The Project will be constructed on the contaminated site of a former chemical manufacturing plant totaling approximately 33.9 acres (the “Project Site”).



The Project will be comprised of a luxury hotel with 629 rooms, a gaming area, retail space, food and beverage outlets, convention and meeting space, a spa and gym, a parking garage, and other complementary amenities. The Project will also include extensive landscape and open space amenities including a public gathering area with an outdoor park-like open space, a pavilion, waterfront features, a public harborwalk, and water transportation docking facilities reconnecting the City of Everett to the Mystic River and Boston Harbor for the first time in generations.

The Project will also include off-site improvements including extensive transportation improvements and a multiuse path from the Project's harborwalk to the existing paths at the Massachusetts Department of Conservation and Recreation ("DCR") Gateway Park. The Project will be developed in a single phase as soon as necessary approvals are received.

Wynn MA, LLC ("Wynn") received a conditional Category 1 gaming license for Region A (the "Gaming License") in November 2014. Since receiving the conditional Gaming License, Wynn has made significant progress on community outreach, project entitlements, permitting, land acquisition and the design of the Project.

In August 2015, Wynn selected Charter Contracting Company, LLC, a Massachusetts limited liability company, as its remediation contractor. Remediation of the Project Site commenced in October 2015 and is currently underway. Wynn anticipates that this initial stage of remediation will be complete in first quarter 2016.

On July 15, 2015, Wynn filed its Second Supplemental Final Environmental Impact Report ("SSFEIR") to address the remaining three principal areas of study that were outlined in the Certificate of the Secretary of Energy and Environmental Affairs on Wynn's Supplemental Final Environmental Impact Report ("SFEIR") dated April 3, 2015. On August 28, 2015, Wynn received a Certificate of the Secretary of Energy and Environmental Affairs on its SSFEIR (the "Secretary's Certificate") concluding that Wynn's SSFEIR "adequately and properly complies" with the Massachusetts Environmental Policy Act ("MEPA").

In accordance with MEPA, following the receipt of its Secretary's Certificate, Wynn has been working with various state agencies to obtain "Section 61 findings," a determination made by an agency of the Commonwealth describing the environmental impact, if any, of the Project and a finding that all feasible measures have been taken to avoid or minimize said impact.

2.0 Cost of Construction and Capitalization of Gaming Licensee

Pursuant to 205 CMR 135.02(5)(a) and (b), please see [Appendix 1](#) for a sworn certification regarding (a) the total estimated cost of construction of the Project and related infrastructure improvements and (b) the capitalization of the Wynn.

3.0 Design and Construction Contracts

Pursuant to 205 CMR 135.02(5)(c), please see [Appendix 2](#) for a list of all design and construction contracts executed for the quarter ending December 31, 2015 to design and construct the gaming establishment and related infrastructure improvements.

4.0 Progress of Construction

Environmental permitting activity continues at an aggressive pace. The purpose of these technical filings is to ensure that input from regulators, local officials, and stakeholders is understood, analyzed, and incorporated. Significant field analysis has been done to properly understand the Project Site, including additional traffic analyses, nearly 2,000 soil and water samples in anticipation of the remediation of the Project Site, wetlands delineation, vegetation classifications, and various other data gathering activities on and off Project Site.

Pursuant to 205 CMR 135.02(5)(d), the following is a status report regarding the progress of the construction of the Project.

4.1 Federal Permits.

On September 8, 2015, Wynn submitted an application for a Section 10 and 404 Individual Permit from the United State Army Corps of Engineers (“ACOE”) with respect to dredging, structures and fill associated with navigation improvements and shoreline stabilization in support of the Project.

4.2 State Permits.

On July 15, 2015, Wynn filed its SSFEIR to address the remaining three principal areas of study that were outlined in the Certificate of the Secretary of Energy and Environmental Affairs on Wynn’s SFEIR dated April 3, 2015. On August 28, 2015, Wynn received a Secretary’s Certificate concluding that Wynn’s SSFEIR “adequately and properly complies” with MEPA.

The Secretary’s Certificate confirmed that Wynn’s traffic analysis and mitigation plans are effective to mitigate the Project’s impacts on existing transportation infrastructure. With respect to broader regional transportation impacts, the Secretary’s Certificate provides for the establishment of a “Regional Working Group” to be lead by MassDOT for the purpose of assessing and developing long-term transportation improvements that can support

sustainable redevelopment and economic growth in and around Sullivan Square. Wynn committed to participating in this Regional Working Group and providing a proportionate share of funding to support this effort.

The Secretary's Certificate also required enhanced public review during permitting and development of Section 61 findings by MassDOT and the MGC. Following the receipt of the Secretary's Certificate, Wynn has had productive meetings with each of the State Agencies with permitting authority over the Project for the purpose of preparing Section 61 findings, to be issued by each such State Agency.

On August 24, 2015, Wynn filed its Chapter 91 License Application for the Project with the Massachusetts Department of Environmental Protection ("MassDEP") to obtain license authorization for the development of portion of the Project on private filled and flowed tidelands. Pursuant to M.G.L. c. 21A, § 18(d)(2), (3) and (6), MassDEP and Wynn have entered into a Memorandum of Agreement regarding Project specific schedule and fees for the Project (the "Fast Track Agreement"). Pursuant to the terms of the Fast Track Agreement, MassDEP and Wynn agreed upon an appropriate permit application fee and alternative schedule for timely action related to Wynn's Chapter 91 License Application. Based on this schedule, the comment period for Wynn's Chapter 91 License Application began on September 9, 2015 and concluded on October 9, 2015. On September 24, 2015, MassDEP held a public meeting at Everett City Hall for purposes of receiving comments on Wynn's Chapter 91 License Application. The meeting was well attended and the comments received were all positive. Following the meeting, written comments were submitted to MassDEP for its consideration. Wynn anticipates receiving a written determination from MassDEP in January 2016.

4.3 Local Permits.

On May 11, 2015, Wynn submitted its Form 19A Site Plan Review Application to the Everett Planning Board. The City of Everett engaged outside consultants, LDD Collaborative, Inc. and TranSystems, to provide Site Plan Review services for the Project. On July 13, 2015, Wynn presented its Site Plan Review Application at the Everett Planning Board public meeting and advised the Everett Planning Board that it would be modifying its application to address comments raised by the City of Everett's outside consultants. On August 24, 2015, Wynn presented its modified application to the Everett Planning Board and the Everett Planning Board heard public comments. On September 16, 2015, the Everett Planning Board concluded the public hearing and unanimously approved the application.

On August 11, 2015, Wynn submitted its Notice of Intent for the Project to the City of Everett Conservation Commission in order to obtain approval under the Massachusetts Wetland Protection Act for work within wetlands resource areas and buffer zones. The Everett Conservation Commission held an initial public meeting on August 20, 2015. On September 17, 2015, the Everett Conservation Commission held another public meeting and voted unanimously to approve Wynn's Notice of Intent. The Everett Conservation Commission issued its Order of Conditions with respect to the Project on September 24, 2015.

Pursuant to 205 CMR 135.02(6), please see Appendix 3 for an updated permits chart and all documents and information listed in 205 CMR 120.01: *Permitting Requirements*.

4.2 Site Remediation

Wynn has completed the field investigation related to the remediation including nearly 2,000 samples landside and in the river, and significant laboratory analysis of the samples. On April 8, 2015, Wynn received a petition from residents of the City of Everett requesting that the disposal site be designated as a Public Involvement Plan ("PIP") site in accordance with Massachusetts General Laws (MGL) c. 21E §14(a). This law requires that, upon receiving such a petition, a plan for involving the public in decisions regarding response actions must be prepared and a public meeting held to present the proposed plan. The disposal site was designated as a PIP site on April 28, 2015. The PIP process will be used to educate the public on the remediation process and provide a forum for addressing any comments. The PIP process will continue through the completion of the remediation of the site.

Wynn and GZA GeoEnvironmental, Inc., the Licensed Site Professional ("LSP") for the site, presented the draft PIP plan at a public meeting on June 2, 2015 at Everett City Hall. In addition, the draft Release Abatement Measure ("RAM") plan was also presented at the meeting. The comment period for the PIP plan was scheduled to end on June 22, 2015, but was extended by Wynn at the request of the petitioners for an additional 21 days to July 13, 2015. In addition, the comment period for the draft RAM plan was extended an additional 30 days to July 22, 2015.

On August 19, 2015, the Release Abatement Measure (“RAM”) plan for the landside remediation (known as Phase 1) was submitted to the MassDEP and all petitioners were notified accordingly.

Pursuant to the RAM Plan, Wynn held public meetings in Everett and Charlestown on October 15 and 16, 2015, respectively, for the purpose of informing the public regarding the remediation prior to commencement. Remediation of the Project Site began following the meetings and continues. Weekly updates on the remediation are posted on Wynn’s website (www.wynnineverett.com). The perimeter air-monitoring system has been operational throughout the remediation and no alarm conditions attributable to the RAM work has been recorded.

As of December 28, 2015, seven truckloads of contaminated soil were transported off-site for disposal. The soil was transported in lined trailers which were cleaned before leaving the Project Site.

4.3 Offsite Infrastructure

As described above, the Secretary’s Certificate confirmed that Wynn’s traffic analysis and mitigation plans are effective to mitigate the Project’s impacts on existing transportation infrastructure. In light of this positive response, an RFP was issued on June 26, 2015 to select a design and permitting team to deliver the offsite roadway and transit station improvements. In November 2015, Wynn entered into an agreement with AECOM USA of America, a Massachusetts corporation (“AECOM”), to provide civil and geotechnical engineering and construction oversight services for off-site infrastructure related to the Project. AECOM has commenced with site surveys and concept design. Roadway Safety Audits are underway.

On a separate track, Howard/Stein-Hudson Associates, Inc., Wynn’s design team for the Sullivan Square improvements has been working since last year on conceptual designs and will continue to advance the design to 25%.

Subject to Wynn receiving all permits required to complete the work, all offsite improvements are envisioned to be completed and operable prior to the opening of the Project.

4.4 *Design*

Project design has made significant progress this quarter. The foundation plan is complete and has been peer reviewed, and is now under review by the City of Everett for a building permit. The hotel tower structure is also far along and being reviewed by the City of Everett. Additional design information on the podium, site, and interiors will be completed and submitted for review over the next few months. The service road is under design and will be submitted to the City of Everett Planning Board for review in January.

4.5 *Site Preparation*

On September 1, 2015, Wynn entered into an agreement with Cashman Dredging and Marine Contractors, LLC for general site clean-up, fencing and signage. This site work was completed in December 2015.

5.0 **Project Schedule**

5.1 *Six Month Look Ahead*

The 6-month look ahead schedule is attached hereto as Appendix 4.

5.2 *Project Master Schedule*

The development of the Master Schedule will track with the environmental permitting and be finalized once the Project has completed the Chapter 91 process.

6.0 **Project Resources/Diversity**

Pursuant to 205 CMR 135.02(5)(f), please see Appendix 5 for a report describing the number of contracts, total dollars amounts contracted with and actually paid to minority business enterprises, women business enterprises and veteran business enterprises for design and construction of the Project and related infrastructure, and the total number and value of all subcontracts awarded to a minority, women and veteran owned business, and a comparison of these reports with the goals established by Wynn as approved by the Massachusetts Gaming Commission.



RESORTS DEVELOPMENT

January 15, 2016

Massachusetts Gaming Commission
101 Federal St., 23rd Floor
Boston, MA 02110

Dear Commissioners:

In accordance with 205 CMR 135.02(5)(a), please see below for the total estimated cost of construction of the project and related infrastructure improvements and the costs incurred as of September 30, 2015, calculated pursuant to 205 CMR 122.03: *Costs Included in the Calculation of Capital Investment*, and separately identifying detailed costs for design, land acquisition, site preparation and construction and off-site improvements:

(US\$ thousands)

Component	Cost Incurred 12/31/2015	Estimated Remaining Cost	Total Estimated Cost
Construction / on-site development	\$ -	\$ 1,063,043	\$ 1,063,043
Design and engineering	23,814	72,984	96,798
Site preparation	4,301	98,924	103,225
Off-Site Improvements	713	44,541	45,254
Land acquisition	48,474	48,337	96,811
Pre-opening	21,493	66,223	87,716
Owner FF&E	-	126,167	126,167
Total	\$ 98,796	\$ 1,520,218	\$ 1,619,014

In addition, in accordance with 205 CMR 135.02(5)(b), I direct you to the financial statements of Wynn Resorts, Limited (NASDAQ: WYNN), the parent of Wynn MA, LLC (the "Licensee"), including Wynn Resorts' Annual Report on Form 10-K for the year ended December 31, 2014, filed with the Securities and Exchange Commission (the "SEC") on March 2, 2015, and Wynn Resorts' Quarterly Report on Form 10-Q for the quarter ended September 30, 2015, filed with the SEC on November 6, 2015 each of which are available at www.sec.gov. Licensee has sufficient financial resources in order to meet all expected financial obligations relating to the completion of the Project and related infrastructure improvements associated with the Project.

I, Stephen Cootey, hereby certify, to my knowledge and in my capacity as Chief Financial Officer of Wynn Resorts, Limited, as to the material veracity of the foregoing.

Sincerely,


Stephen Cootey
Chief Financial Officer

Appendix 2

Design and Construction Contracts

As of December 31, 2015

Reference 205 CMR 135.02(5)(c)

Vendor/Contractor	Date	Services	MGC Status
AECOM	11/4/15	Civil and Geotechnical Eng. – Offsite Infrastructure	NGV092
Alliance Detective & Security	12/31/15	Site Security	NGV326
Arup USA, Inc.	12/10/14	Fire Protection Consulting	NGV102
Bukhari Design Studio, LLC	7/15/15	Concept and Documentation Services – High Limit Gaming	NGV434
Cashman Dredging & Marine Contracting and Company, LLC	9/2/15	Site Clean-up/Fencing	NGV450
Charter Contracting Company	11/10/15	Site Remediation Services	NGV479
Christopher Gordon		Project Management	NGV226
Cleo Design, LLC	7/15/15	Design Consultant – Staff Dining	NGV500
	7/15/15	Design Consultant – Executive Offices	NGV500
DHA Design Services LTD	9/24/15	Exterior Lighting Design	NGV522
Design Enterprise	9/17/15	Design Consultant – High Limit Gaming	NGV460
Eslick Design Associates	05/22/15	Design Consultant – Site Signage	NGV383
	7/15/15	Design Consultant – Low-Rise and Garage Signage	NGV383
	7/15/15	Design Consultant – High-Rise Signage	NGV383
First Circle Design	10/14/15	Design Consultant – Interior Lighting – Meeting & Convention/Gaming	NGV518
Fort Point Associates, Inc.	12/30/14	Planning and Environmental Consulting	NGV075
Foundry Interior Design	10/21/15	Design Consultant – Performance Lounge	NGV535
Gilbane Building Company	01/24/14	Preconstruction Consulting Services	NGV035
GZA GeoEnvironmental, Inc.	11/12/14	Geotechnical and Environmental Services	NGV013

Hirsch Bedner Associates dba HBA/Hirsch Bedner Associates	02/25/15	Design Consultant – High-Rise Interiors	NGV133
	05/22/15	Design Consultant – Public Areas	NGV133
	05/22/15	Design Consultant – F&B	NGV133
	05/22/15	Design Consultant – Public Areas	NGV133
	05/22/15	Design Consultant – Buffet	NGV133
	05/22/15	Design Consultant – Public Restrooms	NGV133
	05/22/15	Design Consultant – Meeting and Convention	NGV133
	05/22/15	Design Consultant – Meeting and Convention	NGV133
Howard/Stein-Hudson Associates, Inc.	12/30/14	Traffic Engineering	NGV079
	4/28/15	Traffic Engineering	NGV079
Harry Feldman, Inc., dba Feldman Land Surveyors	02/06/15	Surveying	NGV071
JBA Consulting Engineers	10/08/13	Mechanical Engineers	Subcontract
Jacobs Consultants Inc.	12/04/14	Executive Architect	NGV181
Lifescapes International, Inc.	02/03/15	Landscape Architect	NGV151
Lighting Design Alliance	10/29/15	Design Consultant – Interior Lighting – Food and Beverage/Public Areas	NGV439
Halifax Security Inc. dba M. Malia & Associates	01/23/15	Security and Surveillance Consulting	NGV123
Michael Hong Architects, Inc.	12/11/14	Architectural Design Services	NGV206
RF Networks	11/12/15	Communication Systems Specifications	In progress.
Ryan Biggs Clark Davis Engineers	10/29/15	Structural Peer Review of Jacobs Drawings	NGV508
TRC Environmental Corporation	09/30/15	Construction Consultant - Building Demolition	NGV067
Vanasse & Associates, Inc.	02/06/15	Supplemental Final Environmental Impact Report - Transportation	NGV066
Vicente Wolf Associates	05/22/15	Design Consultant – F&B	NGV283

Appendix 3

Permits

As of December 31, 2015

Reference 205 CMR 135.02(6)

Agency Governing Legal Authority (Statute/Regulation/Ordinance)	Permit, Review, or Approval	Date Application Submitted or Estimated Anticipated Application Date	Maximum Agency Decision Time Maximum Effective Period (if provided in applicable statute, regulation or ordinance)
Federal			
Federal Aviation Administration (FAA) 49 U.S.C. Subtitle VII, Aviation Programs, Part A and B; 14 CFR 77, Subpart D; Order JO 7400.2J, Procedures for Handling Airspace Matters, Ch. 7 Determinations	Determination Regarding Air Navigation	Building: Received 11.30.15 Cranes: Anticipated January 2016	Determination is effective for 18 months and may apply for one 18-month renewal.
U.S. Army Corps of Engineers (ACOE) Section 10 of Federal Rivers and Harbors Act; 33 USC s. 403; 33 CFR Parts 322, 325	Work in Navigable Waters (Section 10) Permit	Project: Submitted September 15, 2015 Permit Anticipated April 2016	No fixed maximum decision time. For individual permits, ACOE will be guided by the target schedule of decision within 60 days of receiving completed application, subject to receipt of any additional information needed for decision and processes required by other state and federal laws (such as CZM Act) to precede decision.
U.S. Army Corps of Engineers (ACOE) Section 404 of Federal Clean Water Act; 33 USC s. 1344; 33 CFR Parts 323, 325	Clean Water Act (Section 404) Individual Permit	Project: Submitted September 15, 2015 Permit Anticipated April 2016	Individual permits for a permanent structure or activity typically do not expire, but may specify when the work must start - usually within 1 year of issuance.
U.S. Army Corps of Engineers (ACOE) Massachusetts General Permit issued January 10, 21 2010, modified November 13, 2012; pursuant to 33 CFR Part 330	Massachusetts General Permit (GP) 17	Remediation: Anticipated submittal March/April 2016	Massachusetts General Permit ("GP") includes 41 general conditions for all activities and identifies 23 differentiated GPs based on activity. GP 17 applies to activities that affect the containment, stabilization,

			or removal of hazardous materials, or toxic waste materials, including court-ordered remedial action plans or related settlements, which are performed, ordered, or sponsored by a government agency with established legal or regulatory authority. Under GP 17, work in navigable waters with permanent impacts that meet or exceed the PCN limits on page 4 of the GP of less than or equal to ½ acres, is eligible for review under a PCN.
Agency Governing Legal Authority (Statute/Regulation/Ordinance)	Permit, Review, or Approval	Date Application Submitted or Estimated Anticipated Application Date	Maximum Agency Decision Time Maximum Effective Period (if provided in applicable statute, regulation or ordinance)
U.S. Environmental Protection Agency (EPA) Federal Clean Water Act Section 402(p); 33 USC s. 1342(p); 40 CFR 122.26; NPDES Construction General Permit, Effective February 16, 2012	National Pollutant Discharge Elimination System (NPDES) Construction General Permit (CGP) NOI (for stormwater management)	On-site: October 2015 Off-site Access Drive May 2016	Decision time for CGP and RGP: effective 14 days after NOI submittal to and acknowledged by EPA. When the CGP expires on February 16, 2017, those activities covered by the CGP will likely have to file a NOI under the new CGP.
U.S. Environmental Protection Agency (EPA) Federal Clean Water Act Section 402(a), 33 USC s. 1342(a); 40 CFR 122.28; 314 CMR 4.00; NPDES Remediation General Permit, NPDES Permit No. MAG910000, Effective September 10, 2010	NPDES Remediation General Permit (RGP) (for construction dewatering)	TBD	When the RGP expires on September 10, 2015, those activities covered by the RGP will likely have to file a NOI under the new RGP. The new RGP is not yet in place.
State			
Executive Office of Energy and Environmental Affairs Massachusetts Environmental Policy Act; MGL c. 30 ss. 61-62I; 301 CMR 11.00	Massachusetts Environmental Policy Act (MEPA) Review	<u>Project:</u> Certificate on EENF received 11/26/13 Certificate on DEIR received 2/21/14 Certificate on FEIR received 8/15/14	Secretary determines whether a Draft EIR, or Final EIR, as applicable, is adequate within 37 days of notice of availability of the EIR in the Environmental Monitor. A project that has not commenced either construction, or other

		<p>Certificate on SFEIR Received 4/03/15</p> <p>Certificate on SSFEIR Received 8/28/15</p> <p><u>Sediment Remediation:</u> Filing ENF anticipated April 2016</p>	<p>project development activities (including final design, property acquisition, or marketing), within five years of notice of availability of Final EIR must file a Notice of Project Change.</p> <p>Secretary determines whether a subsequent filing is required. MEPA review is complete if no further filings are required.</p>
Agency Governing Legal Authority (Statute/Regulation/Ordinance)	Permit, Review, or Approval	Date Application Submitted or Estimated Anticipated Application Date	Maximum Agency Decision Time Maximum Effective Period (if provided in applicable statute, regulation or ordinance)
<p>Executive Office of Energy and Environmental Affairs</p> <p>MGL c. 21A ss. 2 and 4A; 301 CMR 23.00</p>	Municipal Harbor Plan	<p>Submitted on 10/16/13</p> <p>Approved on 2/10/14</p>	<p>After publication of proposed Plan in Environmental Monitor and 30 day public comment period, Secretary has 60 days to consult with municipality proposing the Plan and other applicable agencies/entities, and 21 days thereafter to issue a written decision on the MHP.</p>
<p>Massachusetts Department of Environmental Protection (MassDEP)</p> <p>MGL c. 91 ss. 12-14; 310 CMR 9.00</p>	Chapter 91 Waterways Determination of Applicability	Determination of Applicability re Chapter 91 jurisdictional boundaries received on July 29, 2013	
<p>Massachusetts Department of Environmental Protection (MassDEP)</p> <p>MGL c. 91 ss. 12-14; 310 CMR 9.00</p>	Chapter 91 Waterways License	<p>Project: Submitted August 19, 2015</p> <p>License Anticipated February 2016</p> <p>Sediment Remediation: Submittal Anticipated April/May 2016</p>	<p>Licenses are issued for a fixed term; the standard term is 30 years but a license may be issued for an extended term (maximum of 99 years) if certain additional requirements are met.</p>
<p>MassDEP</p> <p>MGL c. 21 s. 43; 310 CMR 7.12</p>	Compliance Certification for Stationary Engine	TBD	Required for CHP and generator
<p>MassDEP</p> <p>MGL c. 111 ss. 142A-142E; 310 CMR 7.09</p>	Notification of Construction and Demolition	TBD	Effective 10 working days after filing of notification.

Agency Governing Legal Authority (Statute/Regulation/Ordinance)	Permit, Review, or Approval	Date Application Submitted or Estimated Anticipated Application Date	Maximum Agency Decision Time Maximum Effective Period (if provided in applicable statute, regulation or ordinance)
MassDEP Section 401 of Federal Clean Water Act, 33 USC s. 1341; Massachusetts Clean Waters Act, MGL c. 21 ss. 26 et seq.; 314 CMR 9.00 (which cites to 310 CMR 4.00)	Water Quality Certification (401)	Project: Submitted September 8, 2015 Approval Anticipated January 2016 Remediation: Submittal Anticipated April 2016	Standard MassDEP technical review period is 120 days (24 days for determination of administrative completeness and 96 days for technical review). No fixed maximum decision time.
MassDEP MGL c. 131 s. 40; 310 CMR 10.00	Wetlands Superseding Order of Conditions	Only in event of appeal of Order of Conditions issued by Everett Conservation Commission	Per 310 CMR 10.05 (7)(f) Issued within 70 days of request for superseding action (unless MassDEP requests additional information).
MassDEP Bureau of Waste Site Cleanup/Massachusetts Contingency Plan (MCP) MGL c. 21E; 310 CMR 40.000	(Submittals by Licensed Site Professional on behalf of Site Owner - do not need DEP approval)	Landside Remediation: Draft RAM Plan provided to DEP in May 2015; PIP process underway Waterside Remediation: Phase II Submitted December 2015?	Agency decision time frame N/A under MCP privatized program.
Massachusetts Water Resources Authority (MWRA) Chapter 372 of the Acts of 1984, s. 8(m); 360 CMR 10.000	Section 8(m) Permit (to cross or construct within an MWRA easement)	Anticipated Submittal March 2016	
Massachusetts Office of Coastal Zone Coastal Zone Management (CZM) 301 CMR 20.00, M.G.L. c. 21A, §§2 and 4A Coastal Zone Management Act of 1972, 16 U.S.C. 1451 et seq., 15 CFR §§ 923 and 930	Federal Consistency Certification	Project: Submitted December 2015 Approval Anticipated March 2016 Remediation: Anticipated Submittal April 2016	
Massachusetts Historical Commission (MHC) MGL c. 9 ss. 26 et seq.; 950 CMR 71.00	Review of project relative to potential effects on State Register historic/ archaeological resources.	Review Completed	Within 30 days of receipt of a completed Project Notification Form or ENF, the MHC will determine whether further information is needed and/or consultation is needed because the project may affect State Register properties. Beyond initial period, no other maximum decision times apply.

Agency Governing Legal Authority (Statute/Regulation/Ordinance)	Permit, Review, or Approval	Date Application Submitted or Estimated Anticipated Application Date	Maximum Agency Decision Time Maximum Effective Period (if provided in applicable statute, regulation or ordinance)
Board of Underwater Archaeological Resources (BUAR) M.G.L. c. 6, ss. 179 and 180; 312 CMR 2.00	Review of waterside activities	Project: Review Completed Sediment Remediation: Anticipated review concurrent with MEPA ENF	
Massachusetts Department of Transportation (MassDOT) MGL c. 81 s. 21, 720 CMR 13.00	Non-Vehicular Access Permit - Off-site roadway improvements	TBD	MassDOT completes technical reviews of the Access Permit application in 75 business days (35 business days following receipt of the 25% design submission, 20 business days following receipt of the 75%/100% design submission, and 20 business days following receipt of the PS&E submission.) Following technical review and approval, Section 61 Finding, and completion of MHC review and Mass. Wetlands Protection Act permitting, the MassDOT permit is issued 5 to 7 business days following final design approval.
Massachusetts Department of Transportation (MassDOT) MGL c. 40 s. 54A	Consent to issuance of building permit for construction on land formerly used by railroad company	Public Hearing Anticipated February 2016	
Massachusetts Department of Transportation (MassDOT) MGL c. 161A s. 5(b)	MBTA Land Disposition and Easement Agreements	Anticipated Spring 2016	
Local			
City of Boston (Off-site Roadway) Public Improvement Commission (PIC) Boston Transportation Department (BTD) Revised Ordinances of City of Boston of 1961, Ch.21, Sect. 36	Approvals	Filed January 30, 2015	

Agency Governing Legal Authority (Statute/Regulation/Ordinance)	Permit, Review, or Approval	Date Application Submitted or Estimated Anticipated Application Date	Maximum Agency Decision Time Maximum Effective Period (if provided in applicable statute, regulation or ordinance)
<p>Everett Planning Board</p> <p>M.G.L. 40A, as amended, and Everett Zoning Ordinance, Section 28A, Resort Casino Overly District (RCOD) in Lower Broadway Economic Development District (LBEDD)</p>	<p>Site Plan Review</p>	<p>Submitted May 11, 2015; Approval for Project Received October 2015</p> <p>Access Road Submittal Anticipated January 2016</p>	<p>Site Plan Review decisions shall be issued within 180 calendar days after filing of a completed application. Everett Zoning Ordinance, Sec. 28A(10)(B)(iii).</p> <p>Everett has accepted expedited permitting processes for Priority Development Sites pursuant to MGL c. 43D. All lots located in the LBEDD and RCOD are Priority Development Sites, Everett Zoning Ordinance Section 28A(10)(B).</p>
<p>Everett Conservation Commission</p> <p>Everett City Charter, c. 2, Article III, Division 7, Section 2-252 M.G.L. c. 131 §40; 310 CMR 10.00</p>	<p>Wetlands Order of Conditions</p>	<p>Project: August 2015; Order of Conditions issued September 24, 2015</p> <p>Landside Remediation: Order of conditions Issued 2015</p> <p>Sediment Remediation: Submittal Anticipated April 2016</p>	<p>Decision time (about 42 days plus duration of public hearing which may consist of more than one ConComm meeting):</p> <ul style="list-style-type: none"> - A public hearing must be held within 21 days of receiving NOI. - Orders of Conditions issued within 21 days of the close of the public hearing. <p>Orders of Conditions are valid for 3 years unless extended.</p>
<p>Everett Fire Department</p> <p>Rev. Ordinance 1976, Pt.2, Ch.7, §33</p> <p>Everett City Charter, Chapter 8, Article I, §2-252</p> <p>M.G.L. c. 148 §10A</p>	<p>Review of Plans Fire Suppression System Installation Fuel Storage Permit LP Gas Storage Permit Underground Storage Tank Removal Permit (Commercial)</p>	<p>TBD</p>	
<p>Everett Health Department</p> <p>M.G.L. c. 140</p>	<p>Food Establishment Permit Application</p>	<p>TBD</p>	<p>Permits are annual, and expire May 31st of each year.</p>
<p>Everett Licensing Commission</p> <p>Victualler License: M.G.L. c. 140</p>	<p>Alcohol License Common Victualler License</p>	<p>TBD</p>	

<p>Everett Public Works</p> <p>Sewer: M.G.L., c. 83; Everett City Charter, Chapter 15</p> <p>Water: Everett City Charter, Chapter 20</p>	<p>Sewer Connection Permit Water Connection Permit</p>	<p>TBD TBD</p>	
<p>Everett Building Department</p> <p>State Building Code, 780 CMR 105.3.1</p>	<p>Building Permit</p> <ul style="list-style-type: none"> • Plumbing • Gas • Electrical • Wire • Trench • Mechanical • Foundation 	<p>TBD</p>	<p>30 days from submission of completed application. Specific permits (plumbing, gas, etc.) to be requested and issued at various times during construction period within 30 days following application</p>
<p>Boston Conservation Commission</p> <p>M.G.L. c. 131 §40; 310 CMR 10.00</p>	<p>Wetlands Order of Conditions</p>	<p>Sediment Remediation: Submittal Anticipated April 2016</p>	

Activity ID	Activity Name	Original Duration	Start	Finish	Predecessors	2016												2017												2018												2019											
						N	D	J	F	M	A	M	J	J	A	S	O	N	N	D	J	F	M	A	M	J	J	A	S	O	N	N	D	J	F	M	A	M	J	J	A	S	O	N	N	D	J	F	M	A	M	J	J
Wynn Resorts in Everett						Wynn Resorts in Everett																																															
Main Project						Main Project																																															
Environmental Permits						Environmental Permits																																															
US Army Corps of Engineers (USACE) - MASS Individual Permit (Sec						US Army Corps of Engineers (USACE) - MASS Individual Permit (Section 404/10)																																															
Navigational Dredging (Out Fall, Bulk Head, Shoreline Work)						Navigational Dredging (Out Fall, Bulk Head, Shoreline Work)																																															
A4330	MP 404/10 Technical Review (5 Months)	80d	25-Sep-15 A	27-Jan-16	A3350	MP 404/10 Technical Review (5 Months)																																															
A7430	MP 404/10 Decision / Permit (Requires CZM which requires 91 and WQ)	36d	28-Jan-16	18-Mar-16	A4330, A3990	MP 404/10 Decision / Permit (Requires CZM which requires 91 and WQ)																																															
Federal Aviation Administration (FAA)						Federal Aviation Administration (FAA)																																															
FAA Air Navigation Determination (Site Equipment Use)						FAA Air Navigation Determination (Site Equipment Use)																																															
A1050	Equipment Data Available for FAA Permit Application - Tower Crane/Pile Driver	0d	12-Apr-16	12-Apr-16	A3160	Equipment Data Available for FAA Permit Application - Tower Crane/Pile Driver																																															
A1060	Prepare FAA Application	21d	12-Apr-16	10-May-16	A1050	Prepare FAA Application																																															
A1070	Submit FAA Application	19d	11-May-16	07-Jun-16	A1060	Submit FAA Application																																															
A1080	FAA Permit Application Review - Tower Crane / Pile Driver	60d	08-Jun-16	31-Aug-16	A1070	FAA Permit Application Review - Tower Crane / Pile Driver																																															
FAA Air Navigation Determination (Building Height)						FAA Air Navigation Determination (Building Height)																																															
A1030	FAA Permit Application Period for building height approval	50d	30-Oct-15	08-Jan-16	A1020	FAA Permit Application Period for building height approval																																															
A1040	FAA Finding of No Adverse Effect - building Height Acceptance Confirmed	0d	11-Jan-16	11-Jan-16	A1030	FAA Finding of No Adverse Effect - building Height Acceptance Confirmed																																															
US Environmental Protection Agency NPDES Permit (EPA)						US Environmental Protection Agency NPDES Permit (EPA)																																															
A1190	EPA Permits Period	2d	31-Dec-15	04-Jan-16	A3150	EPA Permits Period																																															
A1180	Complete Storm Water Design for EPA Application	1d	04-Jan-16	04-Jan-16	A1170	Complete Storm Water Design for EPA Application																																															
A1200	Receive EPA Permits	0d	05-Jan-16	05-Jan-16	A1190	Receive EPA Permits																																															
Executive Office of Energy Environmental Affairs (EOEEA)						Executive Office of Energy Environmental Affairs (EOEEA)																																															
Massachusetts Environmental Policy Act (MEPA)						Massachusetts Environmental Policy Act (MEPA)																																															
A5171	MP Section 61 Findings (1/7 and 3/7) - MassDOT Hwy and MBTA	92d	30-Oct-15	09-Mar-16	A3470	MP Section 61 Findings (1/7 and 3/7) - MassDOT Hwy and MBTA																																															
A5174	MP Section 61 Findings (4/7) - DCR	58d	30-Oct-15	20-Jan-16	A3470	MP Section 61 Findings (4/7) - DCR																																															
A5175	MP Section 61 Findings (5/7) - MWRA	52d	30-Oct-15	12-Jan-16	A3470	MP Section 61 Findings (5/7) - MWRA																																															
A5176	MP Section 61 Findings (6/7) - MassPort	59d	30-Oct-15	21-Jan-16	A3470	MP Section 61 Findings (6/7) - MassPort																																															
A5177	MP Section 61 Findings (7/7) - DEP	60d	30-Oct-15	22-Jan-16	A3470	MP Section 61 Findings (7/7) - DEP																																															
A5172	MP Section 61 Findings (2/7) - MGC	17d	10-Mar-16	01-Apr-16	A5171	MP Section 61 Findings (2/7) - MGC																																															
MEPA - ENF for Remedial Dredging						MEPA - ENF for Remedial Dredging																																															
A3115	RD Phase II & Phase III	1d	01-Apr-16	01-Apr-16	A3380, A5172	RD Phase II & Phase III																																															
A3480	RD Prepare Draft ENF for filing	1d	01-Apr-16	01-Apr-16	A3115, A8490	RD Prepare Draft ENF for filing																																															
A8490	Essential Fish Survey and Habitat	1d	01-Apr-16	01-Apr-16	A3115	Essential Fish Survey and Habitat																																															
A7460	RD Internal review of Draft	5d	04-Apr-16	08-Apr-16	A3480	RD Internal review of Draft																																															
A7470	RD Prepare Final Draft ENF	5d	11-Apr-16	15-Apr-16	A7460	RD Prepare Final Draft ENF																																															
A7480	RD Internal review of Final Draft	5d	18-Apr-16	22-Apr-16	A7470	RD Internal review of Final Draft																																															
A4310	RD File ENF for Remedial Dredging	5d	26-Apr-16	02-May-16	A7480	RD File ENF for Remedial Dredging																																															
A3490	RD Notice in Environmental monitor	4d	03-May-16	06-May-16	A4310	RD Notice in Environmental monitor																																															

- Remaining Level of Effort
- Actual Work
- Remaining Work
- Critical Remaining Work
- Milestone

Activity ID	Activity Name	Original Duration	Start	Finish	Predecessors	2016												2017												2018												2019											
						N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O
CZM Consistency Review Main Project						CZM Consistency Review Main Project																																															
A3970	MP CZM Comment Period / Public Filing	14d	28-Dec-15	15-Jan-16	A3960	MP CZM Comment Period / Public Filing																																															
A3980	MP CZM End Technical Review	22d	19-Jan-16	18-Feb-16	A3970, A8020	MP CZM End Technical Review																																															
A3990	MP CZM Decision / Permit (Requires Chapter 91 and WQ 401)	10d	22-Feb-16	04-Mar-16	A3980, A3640, A8010	MP CZM Decision / Permit (Requires Chapter 91 and WQ 401)																																															
Everett Con. Comm. - Wetlands Notice of Intent (Remedial Dredging)						Everett Con. Comm. - Wetlands Notice of Intent (Remedial Dredging)																																															
A8140	E - RD NOI Prepare Notice of Intent - Draft Package	30d	22-Feb-16	01-Apr-16	A1630, A3115	E - RD NOI Prepare Notice of Intent - Draft Package																																															
A8150	E - RD NOI Internal Review of Draft Package	4d	04-Apr-16	07-Apr-16	A8140	E - RD NOI Internal Review of Draft Package																																															
A8160	E - RD NOI Final Draft	4d	08-Apr-16	13-Apr-16	A8150	E - RD NOI Final Draft																																															
A8170	E - RD NOI Internal Review of Final Draft	3d	14-Apr-16	18-Apr-16	A8160	E - RD NOI Internal Review of Final Draft																																															
A8180	E - RD NOI Final Draft to DEP	2d	19-Apr-16	20-Apr-16	A8170	E - RD NOI Final Draft to DEP																																															
A8190	E - RD NOI Final Draft with Comments to DEP	3d	21-Apr-16	25-Apr-16	A8180	E - RD NOI Final Draft with Comments to DEP																																															
A8200	E - RD NOI File Notice of intent	5d	26-Apr-16	02-May-16	A8190	E - RD NOI File Notice of intent																																															
A8210	E - RD NOI Review and Public Hearing	13d	03-May-16	19-May-16	A8200	E - RD NOI Review and Public Hearing																																															
A8220	E - RD NOI Decision / Permit	19d	20-May-16	16-Jun-16	A8210	E - RD NOI Decision / Permit																																															
A8230	E - RD NOI End of Appeal Period	15d	17-Jun-16	08-Jul-16	A8220	E - RD NOI End of Appeal Period																																															
Boston Con. Comm. - Wetlands Notice of Intent (Remedial Dredging)						Boston Con. Comm. - Wetlands Notice of Intent (Remedial Dredging)																																															
A8250	B - RD NOI Prepare Notice of Intent - Draft Package	10d	21-Mar-16	01-Apr-16	A8140, A3115	B - RD NOI Prepare Notice of Intent - Draft Package																																															
A8260	B - RD NOI Internal review of Draft Package	4d	04-Apr-16	07-Apr-16	A8250	B - RD NOI Internal review of Draft Package																																															
A8270	B - RD NOI Final Draft	4d	08-Apr-16	13-Apr-16	A8260	B - RD NOI Final Draft																																															
A8280	B - RD NOI Internal Review of Final Draft	4d	14-Apr-16	19-Apr-16	A8270	B - RD NOI Internal Review of Final Draft																																															
A8290	B - RD NOI Final Draft to DEP	4d	19-Apr-16	22-Apr-16	A8280	B - RD NOI Final Draft to DEP																																															
A8300	B - RD NOI Final Draft with Comments to DEP	3d	21-Apr-16	25-Apr-16	A8290	B - RD NOI Final Draft with Comments to DEP																																															
A8310	B - RD NOI File Notice of Intent	5d	26-Apr-16	02-May-16	A8300	B - RD NOI File Notice of Intent																																															
A8320	B - RD NOI Review and Public Hearing	13d	03-May-16	19-May-16	A8310	B - RD NOI Review and Public Hearing																																															
A8330	B - RD NOI Decision / Permit	19d	20-May-16	16-Jun-16	A8320	B - RD NOI Decision / Permit																																															
A8340	B - RD NOI End of Appeal Period	15d	17-Jun-16	08-Jul-16	A8330	B - RD NOI End of Appeal Period																																															
Design						Design																																															
Foundation Design and Permitting Drawings						Foundation Design and Permitting Drawings																																															
A2150	City Review	19d	15-Dec-15	11-Jan-16	11800	City Review																																															
A2170	Comment Period	4d	12-Jan-16	15-Jan-16	A2150	Comment Period																																															
A2180	AE Team Finalize	5d	18-Jan-16	22-Jan-16	A2170	AE Team Finalize																																															
A2190	Foundation Documents released	0d		22-Jan-16	A2180	Foundation Documents released																																															
Hotel/Parking Structure Drawings						Hotel/Parking Structure Drawings																																															
A9580	City Review	34d	15-Dec-15	01-Feb-16	A2150	City Review																																															
A9590	Comment Period	4d	02-Feb-16	05-Feb-16	A9580	Comment Period																																															
A9600	AE Team Finalize	9d	08-Feb-16	19-Feb-16	A9590	AE Team Finalize																																															
A9750	Hotel/Parking Structure Documents released	0d		19-Feb-16	A9600	Hotel/Parking Structure Documents released																																															

- █ Remaining Level of Effort
- █ Actual Work
- █ Remaining Work
- █ Critical Remaining Work
- ◆ Milestone

Activity ID	Activity Name	Original Duration	Start	Finish	Predecessors	2016												2017												2018												2019											
						N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O
Marine Drawings						92d 15-Dec-15 22-Apr-16																																															
A10440	Design	67d	15-Dec-15	18-Mar-16	A9580	[Green bar] Design																																															
A10450	Peer Review	15d	21-Mar-16	08-Apr-16	A10440	[Green bar] Peer Review																																															
A10460	AE Team Finalize Design	10d	11-Apr-16	22-Apr-16	A10450	[Green bar] AE Team Finalize Design																																															
A10480	Marine Docs released	0d		22-Apr-16	A10460	[Diamond] Marine Docs released																																															
Podium Structure Drawings						92d 15-Dec-15 22-Apr-16																																															
A9640	Design	67d	15-Dec-15	18-Mar-16	A9580	[Green bar] Design																																															
A9650	Peer Review	15d	21-Mar-16	08-Apr-16	A9640	[Green bar] Peer Review																																															
A9660	AE Team Finalize Design	10d	11-Apr-16	22-Apr-16	A9650	[Green bar] AE Team Finalize Design																																															
A10100	Podium Structure Docs released	0d		22-Apr-16	A9660	[Diamond] Podium Structure Docs released																																															
North Podium Interiors Drawings						39d 25-Apr-16 17-Jun-16																																															
A9610	City Review	27d	25-Apr-16	01-Jun-16	A9660	[Green bar] City Review																																															
A9620	Comment Period	5d	02-Jun-16	08-Jun-16	A9610	[Green bar] Comment Period																																															
A9630	AE Team Finalize	7d	09-Jun-16	17-Jun-16	A9620	[Green bar] AE Team Finalize																																															
A9770	Interiors Documents released	0d		17-Jun-16	A9630	[Diamond] Interiors Documents released																																															
Site Design Drawings						39d 25-Apr-16 17-Jun-16																																															
A10490	City Review	27d	25-Apr-16	01-Jun-16	A9610	[Green bar] City Review																																															
A10500	Comment Period	5d	02-Jun-16	08-Jun-16	A10490	[Green bar] Comment Period																																															
A10510	AE Team Finalize	7d	09-Jun-16	17-Jun-16	A10500	[Green bar] AE Team Finalize																																															
A10520	Site Documents released	0d		17-Jun-16	A10510	[Diamond] Site Documents released																																															
South Podium Interior Drawings						158d 15-Dec-15 27-Jul-16																																															
A9700	Interiors Design	131d	15-Dec-15	17-Jun-16	A9580	[Green bar] Interiors Design																																															
A9670	City Review	27d	20-Jun-16	27-Jul-16	A9700	[Green bar] City Review																																															
Interior Drawings - Ultra Lounge/Restaurants/Retail						184d 15-Dec-15 01-Sep-16																																															
A9740	Interiors Design	184d	15-Dec-15	01-Sep-16	A9700	[Green bar] Interiors Design																																															
Wynn Everett Construction Permits						92d 10-Dec-15 19-Apr-16																																															
Structural Peer Review						58d 31-Dec-15 23-Mar-16																																															
A9230	Peer Review Acceptance - Parking Structure	4d	31-Dec-15	06-Jan-16	A9220	[Green bar] Peer Review Acceptance - Parking Structure																																															
A8850	Structural Peer Review - Podium / Super Structure / Envelope	15d	23-Feb-16	14-Mar-16	A8840, A9750	[Green bar] Structural Peer Review - Podium / Super Structure / Envelope																																															
A9240	Corrections as Per Peer Review - Podium/Superstructure/Envelope	2d	15-Mar-16	16-Mar-16	A8850	[Green bar] Corrections as Per Peer Review - Podium/Superstructure/Envelope																																															
A9250	Corrections Submitted to Peer Review - Podium/Superstructure/Envelope	1d	17-Mar-16	17-Mar-16	A9240	[Green bar] Corrections Submitted to Peer Review - Podium/Superstructure/Envelope																																															
A9260	Peer Review Acceptance Letter - Podium/Superstructure/Envelope	4d	18-Mar-16	23-Mar-16	A9250	[Green bar] Peer Review Acceptance Letter - Podium/Superstructure/Envelope																																															
Hotel / Parking Structure / Site / Podium Superstructure / Envelope						92d 10-Dec-15 19-Apr-16																																															
A5640	Everett Review Foundation / Excavation & Grading Permit	20d	10-Dec-15	06-Jan-16	A5630, A8842	[Green bar] Everett Review Foundation / Excavation & Grading Permit																																															
A5675	Everett Correction Letter - Tower	1d	04-Jan-16	04-Jan-16	A5670	[Green bar] Everett Correction Letter - Tower																																															
A5700	Everett Review Parking Structure Full Permit	20d	07-Jan-16	03-Feb-16	A5975	[Green bar] Everett Review Parking Structure Full Permit																																															
A5975	Submit Final Permit Documents - Parking Structure	0d	07-Jan-16	07-Jan-16	A9230	[Green bar] Submit Final Permit Documents - Parking Structure																																															

- Remaining Level of Effort
- Actual Work
- Remaining Work
- Critical Remaining Work
- Summary
- Milestone

Wynn Resorts in Everett
Six Month Lookahead Schedule (1/1/2016 - 6/30/2016)
15-Jan-16 **Page 4 of 10**

WYNN RESORTS IN EVERETT

Activity ID	Activity Name	Original Duration	Start	Finish	Predecessors	2016												2017												2018												2019											
						N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O
A5985	Everett Final Permit Review - Parking Structure	10d	07-Jan-16	20-Jan-16	A5975	■ Everett Final Permit Review - Parking Structure																																															
A5025	Submit Final Permit Documents - Foundation	0d	25-Jan-16	25-Jan-16	A2190	Submit Final Permit Documents - Foundation																																															
A5035	Everett Final Permit Review - Foundation	10d	25-Jan-16	05-Feb-16	A5025	■ Everett Final Permit Review - Foundation																																															
A5685	Submit Final Permit Documents -Tower	0d	23-Feb-16	23-Feb-16	A9750	Submit Final Permit Documents -Tower																																															
A5695	Everett Final Permit Review - Tower	5d	23-Feb-16	29-Feb-16	A5685	■ Everett Final Permit Review - Tower																																															
A5750	Submit Site Utilities & Site Improvements	0d	23-Feb-16	23-Feb-16	A6170, 11820	Submit Site Utilities & Site Improvements																																															
A5760	Everett Review Site Utilities & Site Improvements	20d	23-Feb-16	21-Mar-16	A5750	■ Everett Review Site Utilities & Site Improvements																																															
A6170	Submit Superstructure & Envelope	0d	23-Feb-16	23-Feb-16	A9230, A9750	Submit Superstructure & Envelope																																															
A5660	Submit Hotel Tower Full Building Permit	0d	01-Mar-16	01-Mar-16	A5695	Submit Hotel Tower Full Building Permit																																															
A6180	Everett Review Podium / Super Structure / Envelope	18d	24-Mar-16	18-Apr-16	A9260	■ Everett Review Podium / Super Structure / Envelope																																															
A5650	Approve / Issue Foundation / Excavation & Grading Permit	0d	18-Apr-16	18-Apr-16	A3640, A1040, A120	Approve / Issue Foundation / Excavation & Grading Permit																																															
A5680	Approve Hotel Tower Full Building Permit	0d	18-Apr-16	18-Apr-16	A3640, A5660, A4200	Approve Hotel Tower Full Building Permit																																															
A5710	Approve Parking Structure Full Permit	0d	18-Apr-16	18-Apr-16	A3640, A5985, A184	Approve Parking Structure Full Permit																																															
A5770	Approve Site Utilities & Site Improvements	0d	18-Apr-16	18-Apr-16	A5760, A3640, A4200	Approve Site Utilities & Site Improvements																																															
A6190	Approve Superstructure & Envelope	0d		18-Apr-16	A6180, A6170	◆ Approve Superstructure & Envelope																																															
A6185	Everett Correction Letter - Podium/ Super Structure / Envelope	0d	19-Apr-16	19-Apr-16	A6180	Everett Correction Letter - Podium/ Super Structure / Envelope																																															
Remediation		340d	07-Oct-15 A	16-Mar-17		Remediation																																															
Landside Remediation		340d	07-Oct-15 A	16-Mar-17		Landside Remediation																																															
A2570	Landside Remediation	106d	07-Oct-15 A	08-Jan-16	A2560, A2770, A347	■ Landside Remediation																																															
A2580	Groundwater Monitoring	300d	11-Jan-16	16-Mar-17	A2570	■ Groundwater Monitoring																																															
A2590	Issuance of landside Permanent Solution	70d	11-Jan-16	18-Apr-16	A2570, 11960	■ Issuance of landside Permanent Solution																																															
Remedial Dredging		107d	16-Feb-16	15-Jul-16		Remedial Dredging																																															
A8365	Time of Year Restriction 2016	107d	16-Feb-16*	15-Jul-16		■ Time of Year Restriction 2016																																															
MBTA Storm Drain Outfall Relocations		153d	30-Oct-15	03-Jun-16		MBTA Storm Drain Outfall Relocations																																															
14270	Prepare Construction Documents	75d	30-Oct-15	12-Feb-16		■ Prepare Construction Documents																																															
14310	Finalize Easement	75d	30-Oct-15	12-Feb-16		■ Finalize Easement																																															
14280	MBTA Approval/Comments	20d	16-Feb-16	14-Mar-16	14270, 14310	■ MBTA Approval/Comments																																															
14290	Issue Bid Documents	10d	01-Mar-16	14-Mar-16	14280	■ Issue Bid Documents																																															
14300	Bid/Award CM	10d	15-Mar-16	28-Mar-16	14290	■ Bid/Award CM																																															
14250	Subcontractor Procurement/Permitting	15d	29-Mar-16	18-Apr-16	14290, 14300	■ Subcontractor Procurement/Permitting																																															
14260	Relocate Storm Drain around site	30d	22-Apr-16	03-Jun-16	14250	■ Relocate Storm Drain around site																																															
14320	MBTA Storm Drain relocated	0d		03-Jun-16	14260, 14360	◆ MBTA Storm Drain relocated																																															
38 Broadway (Mobil) Project		173d	10-Nov-15	13-Jul-16		38 Broadway (Mobil) Project																																															
38 Broadway Mobil Demolition		173d	10-Nov-15	13-Jul-16		38 Broadway Mobil Demolition																																															
A7710	Award A/E Contract, Solicit Proposal with TRC	65d	10-Nov-15	09-Feb-16	A1860	■ Award A/E Contract, Solicit Proposal with TRC																																															
A7690	Environmental Investigation	14d	10-Feb-16	01-Mar-16	A1860, A7710	■ Environmental Investigation																																															
A7720	Document Production	15d	17-Feb-16	08-Mar-16	A7710, A7690	■ Document Production																																															

■ Remaining Level of Effort **▼** Summary
■ Actual Work
■ Remaining Work
■ Critical Remaining Work
◆ Milestone

Wynn Resorts in Everett
Six Month Lookahead Schedule (1/1/2016 - 6/30/2016)
15-Jan-16

WYNN RESORTS IN EVERETT

Activity ID	Activity Name	Original Duration	Start	Finish	Predecessors	2016												2017												2018												2019											
						N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O
Chelsea and Medford Signals						Chelsea and Medford Signals																																															
A10260	25% Preliminary Design Package	39d	04-Jan-16	26-Feb-16	A10250	25% Preliminary Design Package																																															
A10270	MBTA Review 25% Preliminary Design Package	24d	01-Mar-16	01-Apr-16	A10260	MBTA Review 25% Preliminary Design Package																																															
A10350	Chelsea/Medford - Review 25% Design	24d	01-Mar-16	01-Apr-16	A10260	Chelsea/Medford - Review 25% Design																																															
A10280	Final Design	19d	06-Jun-16	30-Jun-16	A10270, A10350, A1	Final Design																																															
Woods Memorial Bridge (by DOT)						Woods Memorial Bridge (by DOT)																																															
A4040	Project by DOT	700d	30-Oct-15	02-Aug-18		Project by DOT																																															
3 Charlton Street Project						3 Charlton Street Project																																															
3 Charlton Street Demolition						3 Charlton Street Demolition																																															
A9570	Vacate Building	85d	30-Oct-15	29-Feb-16		Vacate Building																																															
A9520	Prep Demo/Abatement Specs	37d	01-Dec-15	19-Jan-16	A1880	Prep Demo/Abatement Specs																																															
A9540	Procurement	21d	01-Feb-16	01-Mar-16	A9520	Procurement																																															
A9550	Mobilization and Permitting	11d	02-Mar-16	16-Mar-16	A9540, A9570	Mobilization and Permitting																																															
A9530	Building Abatement and UST Removal	25d	17-Mar-16	20-Apr-16	A9550	Building Abatement and UST Removal																																															
A9560	Building Demolition	30d	07-Apr-16	18-May-16	A9550, A9530, 11900	Building Demolition																																															

- Remaining Level of Effort
- Actual Work
- Remaining Work
- Critical Remaining Work
- Milestone

Appendix 5

**Project Construction Workforce:
Women, Minority, Veteran Participation
As of December 31, 2015**

Reference 205 CMR 135.02(5)(e)

As of December 31, 2015, 6,314 person-hours of work was completed on the Project Site, with 66 workers, including 15 minorities, three females, and three veterans, on site over the last several months for pre-construction and remediation.

	# of Workers	Participation to Date (% of workforce hours)	Goal (% of workforce hours)
Minority	15	22.6%	15.3%
Female	3	2.0%	6.9%
Veteran	3	2.1%	3.0%

		PROJECT TO DATE								
		MINORITY - Goal: 15.3%			FEMALE - Goal: 6.9%			VETERAN - Goal: 3.0%		
LOCAL TRADE UNION	Project to Date (PTD)	# Workers	PTD Hours	PTD Percentage	# Workers	PTD Hours	PTD Percentage	# Workers	PTD Hours	PTD Percentage
	Total Hours									
Laborers Local 151	16.0	1	16.0	100.0%	-	-	0.0%	-	-	0.0%
Laborers Local 22	2829.5	10	1,345.5	47.6%	2	48.0	1.7%	1	8.0	0.3%
Laborers Local 223	16.0	2	16.0	100.0%	-	-	0.0%	-	-	0.0%
Laborers Local 385	16.0	1	16.0	100.0%	-	-	0.0%	-	-	0.0%
Laborers Local 610	32.0	1	32.0	100.0%	-	-	0.0%	-	-	0.0%
Laborers Local 88 (Tunnel Workers)	32.0	-	-	0.0%	-	-	0.0%	-	-	0.0%
Local 103 I.B.E.W.	34.0	-	-	0.0%	-	-	0.0%	-	-	0.0%
Operating Engineers Local 4	2135.0	-	-	0.0%	-	-	0.0%	-	-	0.0%
Piledrivers Local 56	1204.0	-	-	0.0%	1	76.0	6.3%	2	124.5	10.3%
TOTAL	6,314.5	15	1,425.5	22.6%	3	124.0	2.0%	3	132.5	2.1%

		MINORITY - Goal: 15.3%			FEMALE - Goal: 6.9%			VETERAN - Goal: 3.0%		
CONTRACTOR	Project to Date (PTD)	# Workers	PTD Hours	PTD Percentage	# Workers	PTD Hours	PTD Percentage	# Workers	PTD Hours	PTD Percentage
	Total Hours									
Cashman Dredging & Marine Contracting	440.0	-	-	0.0%	-	-	0.0%	-	-	0.0%
Coastal Marine Construction	1,631.0	-	-	0.0%	1	76.0	4.7%	1	116.5	7.1%
DeLucca Fence Company	394.5	5	110.0	27.9%	1	16.0	4.1%	1	8.0	2.0%
J Rams INC	16.0	-	-	0.0%	-	-	0.0%	1	8.0	50.0%
Lockwood Remediation	32.0	-	-	0.0%	-	-	0.0%	-	-	0.0%
MON Landscaping, INC	96.0	7	96.0	100.0%	-	-	0.0%	-	-	0.0%
Richard Reid Electric	34.0	-	-	0.0%	-	-	0.0%	-	-	0.0%
The Welch Corp	3,671.0	3	1,219.5	33.2%	1	32.0	0.9%	-	-	0.0%
TOTAL	6,314.5	15	1,425.5	22.6%	3	124.0	2.0%	3	132.5	2.1%

**Contracts and Payments to Minority, Women and
Veteran Business Enterprises for Construction Phase**
As of December 31, 2015

Reference 205 CMR 135.02(5)(f)

As of December 31, 2015, Wynn had awarded \$5,547,313, or 96.8% of qualified construction contracts, in contracts to M/W/VBEs for pre-construction work. As of December 31, 2015, Wynn and Wynn contractors awarded three contracts to MBEs, four contracts to WBEs, and two contracts to VBEs for pre-construction work.

	# Contracts*	Contract Value (\$)	% of Total Construction Contracts Awarded to Date	% Goal	Paid to Date (\$)
MBE	3	5,232,475	91.3%	5.0%	3,161,139
WBE	4	293,788	5.1%	5.4%	58,080
VBE	2	21,050	0.4%	1.0%	4,580
TOTAL	9	\$5,547,313	96.8%	11.4%	\$3,223,799

*Note that 9 MBE contracts, 4 WBE contracts, and 1 VBE contract, are sub-contracted with Wynn's consultants.

**Contracts and Payments to Minority, Women and
Veteran Business Enterprises for Design Phase**
As of December 31, 2015

Reference 205 CMR 135.02(5)(f)

As of December 31, 2015, Wynn had awarded \$8,970,811, or 17.5% of qualified design contracts, to M/W/VBEs for design work. As of December 31, 2015, Wynn and Wynn consultants awarded eleven contracts to MBEs, six contracts to WBEs, and two contracts to VBEs for design work.

	# Contracts*	Contract Value (\$)	% Total Design Contracts	% Goal	Paid to Date (\$)
MBE	11	3,971,844	7.7%	7.9%	1,807,691
WBE	6	1,791,500	3.5%	10.0%	284,307
VBE	2	3,207,467	6.3%	1.0%	1,722,970
TOTAL	19	\$8,970,811	17.5%	18.9%	\$3,814,967

*Note that 9 MBE contracts, 4 WBE contracts, and 1 VBE contract, are sub-contracted with Wynn's consultants.



NONDISCLOSURE AGREEMENT PURSUANT TO 205 CMR 139.02

This Nondisclosure Agreement (hereinafter, "Agreement") is dated as of _____ 20____, between the Massachusetts Gaming Commission (hereinafter, "Commission"), and _____, (hereinafter, "gaming licensee").

RECITALS

WHEREAS, all documents submitted by a gaming licensee to the Commission or obtained by the Commission in accordance with 205 CMR 139.00 have been deemed by the Commission to have been submitted pursuant to a gaming related investigation to ensure compliance with G.L. c. 23K and 205 CMR, adherence to the principles articulated in G.L. c.23K, §1, and/or to ensure the ongoing suitability of gaming licensees in Massachusetts; and

WHEREAS, pursuant to M.G.L. c.23K, §21(a)(7) any information or reports, or parts thereof, that are required to be filed or otherwise submitted to or obtained by the commission, the IEB, or their respective agents, in accordance with 205 CMR 139.00 that contain material or information that the gaming licensee considers a trade secret or believes would be detrimental to the gaming licensee if it were made public may be identified as confidential by the gaming licensee; and

WHEREAS, pursuant to M.G.L. c.23K, §21(a)(7) , 205 CMR 103.08, and 205 CMR 139.02 the gaming licensee may request that the commission enter into a written nondisclosure agreement under the terms of which the commission agrees not to release the specified material or information publicly, in response to a request for public records or otherwise, and will assert the statutory exemption, M.G.L. c.4, §7(26)(a), and/or any other applicable exemptions, and withhold the applicable materials in response to any request for such record or information; and

WHEREAS, the agreement may provide for coverage for specific materials or information, or categories of materials or information, which will be, or are likely to be, submitted to or obtained by the commission on more than one occasion;

NOW THEREFORE, the Commission and the gaming licensee agree to the following:

1. **Subject Information and Materials.** This agreement shall apply to the following information and materials:

INFORMATION/MATERIAL (including any limits on non-disclosure)	AUTHORITY (G.L., CMR, license condition, etc.)

2. **Approval of Designation.** The gaming licensee has declared by way of application that it considers the information and materials identified in paragraph 1 above to contain a trade secret and/or that it would be detrimental to the gaming licensee if those materials were made public. The Commission agrees that the information and materials constitute a trade secret and/or that it would be detrimental to the gaming licensee if that information and material were made public and are entitled to confidential treatment under 205 CMR

103.00 and 139.02 and agrees to enter into this agreement in an effort to protect the information and materials from public disclosure.

3. **Identification of Information and Materials.** The gaming licensee agrees to clearly mark all information and materials subject to this agreement that are submitted to the Commission with the letters “NDA-CONFIDENTIAL” and to include, where possible, a cover page with the submission indicating that the information and materials are subject to this Agreement.
4. **Requests for Public Records.** The Commission agrees that it will not voluntarily publicly disclose any information or materials that are the subject of this agreement whether by way of a response to a request for public records or otherwise. In the event that the Commission receives a request for the disclosure of any such materials or information it will deny the request, withhold the materials, and assert the statutory exemption, G.L. c.4, §7(26)(a), and/or any other applicable exemptions to the public records law.
5. **Notification and Waiver.** The Commission will make reasonable efforts to notify the gaming licensee of any request for the public disclosure of any information or materials that are the subject of this agreement. Notwithstanding this agreement, the gaming licensee may, by written approval, agree to the public release of any such information or materials in response to a public records request or upon request by the Commission.
6. **Use by the Commission.** Nothing contained in this agreement shall be construed so as to prevent the Commission from making use of any information or material provided by the gaming licensee or otherwise as part of an investigation, disciplinary matter, or in any other manner deemed necessary by the Commission.
7. **Liability.** The Commission will utilize best efforts and employ all reasonable measures to ensure that any information or materials that are the subject of this agreement are not publicly disclosed. In the event of a public release in violation of this Agreement, however, the gaming licensee agrees to hold harmless the Commonwealth of Massachusetts, the Commission, its employees and agents, in either professional or personal capacities from liability and any claims for damages of any kind.
8. **Disclosures to Governmental Entities.** It shall not be a breach of this Agreement for the Commission to provide information as directed by an order of any court or governmental agency of competent jurisdiction. If the Commission determines that it is legally obligated to disclose information or materials that are the subject of this Agreement, the Commission will promptly provide the gaming licensee with written notice so that it may seek a protective order or take any other action deemed necessary. Such notice must include, without limitation, identification of the information to be so disclosed and a copy of the order. The Commission will disclose only such information as is legally required, and will notify the court or governmental agency of the existence of this Agreement.
9. **Information Sharing with other Jurisdictions.** It shall not be a breach of this Agreement for the Commission to provide information regarding applicants or licensees to law enforcement entities or gaming authorities and other domestic, federal or foreign jurisdictions, including the Federal Bureau of Investigation in accordance with G.L. c.23K, §6(e) whether by way of Memorandum of Understanding or otherwise.
10. **Subpoenas.** In the event the Commission is served with a subpoena or other process for any information or materials that are the subject of this Agreement, the Commission shall promptly notify the gaming licensee in writing and forward a copy of the subpoena in order that the gaming licensee may initiate efforts to quash the subpoena or otherwise oppose production of such information or materials. However, while the Commission itself may elect to do so, it shall be under no obligation to file any motion to quash or otherwise oppose the request for production.
11. **Modification and Amendment.** This Agreement may be amended or modified only with the mutual written consent of the parties. The Commission may revisit the Approval of Designation for any information or material included in accordance with paragraphs 1 & 2 of this Agreement and 205 CMR 103.12 at its discretion. Further, the Commission may require, after review of submitted information and documentation or otherwise, the Agreement be modified if it determines that specific information or materials submitted or to be submitted are not clearly addressed in paragraph 1 of this Agreement.
12. **Cumulative Obligations.** This agreement is intended to supplement and clarify the Commission’s obligations under the Public Records laws of the Commonwealth, G.L. c.66, §10. Nothing in this agreement shall be interpreted so as to supersede such obligations.

13. **Entire Agreement.** This Agreement constitutes the entire agreement between the Commission and the gaming licensee relating to the matters discussed herein and supersedes all prior oral and written understandings with respect to the provision of such information or materials.
14. **Term and Termination.** This Agreement shall remain in place until otherwise terminated.
15. **Non-waiver.** Any failure by either party to enforce the other party's strict performance of any provision of this Agreement will not constitute a waiver of its right to subsequently enforce such provision or any other provision of this Agreement.
16. **Governing Law; Etc.** This Agreement will be governed by the laws of the Commonwealth of Massachusetts. If a provision of this Agreement is held invalid under any applicable law, such invalidity will not affect any other provision of this Agreement that can be given effect without the invalid provision. Further, all terms and conditions of this Agreement will be deemed enforceable to the fullest extent permissible under applicable law, and, when necessary, the court is requested to reform any and all terms or conditions to give them such effect.
17. **Dispute resolution.** The parties agree to engage in all reasonable efforts to resolve any disputes arising from this Agreement by mutual agreement. In the event the parties are unable to resolve such a dispute, a neutral single arbitrator shall be engaged to resolve the matter.

The parties have executed this Agreement on the date first written above.

<u>GAMING LICENSEE</u>	<u>MASSACHUSETTS GAMING COMMISSION</u>
Name of gaming licensee:	By:
By:	Print Name:
Print name:	Title:
Title:	



PPC REQUEST FOR NDA - MGC LEGAL DEPARTMENT RECOMMENDATIONS

Item	Document or Report Type	Recommendation on request
10/16/15 request		
1	Annual business plan	Approve in its entirety.
2	Compliance and Audit Committee meeting minutes	Approve in its entirety (note- 205 CMR 138.04(2)(g)(7) & (h) to be presented to Commission for amendment removing automatic submission requirement).
3	Audit reports prepared by an independent auditor, the Commission, or PPC internal auditor	<ul style="list-style-type: none"> • Approve as to internal audit reports prepared by PPC internal audit department or its independent accountant or auditor. • Approve as to information or materials contained in Commission audits conducted in accordance with 205 CMR 139.08 to the extent they relate to surveillance, security, internal control procedures, financial materials not otherwise publicly disclosed under federal law, and any other information or materials for which an NDA has been approved.
4	Board of Director meeting minutes	Approve in its entirety.
5	Capital expenditure plan	Approve in its entirety.
6	Counter check information	Deny- information not regularly received by Commission so can be handled case-by-case.
7	Daily revenue numbers	Approve as to <u>daily</u> numbers.
8	Data derived from PPC's player card loyalty program	Approve in its entirety.
9	Disbursements to individual vendors	Approve as to amount of disbursements; not identity of vendors (aggregate numbers generally presented in quarterly report).
10	Federal and State tax returns	Approve in its entirety.
11	Financial statements and disclosures outside of what is publicly available via SEC filings	Approve, subject to proper identification of information by licensee. Information provided as part of PPC quarterly reports and annual audit (e.g.- supplemental information/appendix section to audit of consolidated financial statement) may contain information specific to PPC that is not publicly reported as part of public financial disclosures made by PNG. Deny as to attested statement required in accordance with 205 CMR 139.06(2).
12	Information on salaries, wages bonuses to individuals or to specific job titles	Approve in its entirety.
13	System of Internal controls	Approve in its entirety.
14	Litigation	Deny to the extent the information is the same/similar to that provided as part of SEC filing requirements (17 CFR 229.103). Otherwise, review any specially requested information on a case-by-case basis.
15	Quarterly report covering all complimentary services	Approve in its entirety.



PPC REQUEST FOR NDA - MGC LEGAL DEPARTMENT RECOMMENDATIONS

16	Statistics on drop, handle and win by individual game or specific categories of games and all information on the <i>Slot Machine Master List (205 CMR 145.01)</i>	Approve as to statistics on individual games or category of games; not to include aggregated monthly statistics. Approve as to the entire <i>Slot Machine Master List</i>.
17	Underage and voluntary self-exclusion compliance reports	Approve as to the name of an individual on the VSE list, and as to the extent surveillance, security, or internal control procedures are incorporated in the report in any way; redaction to be utilized in lieu of complete withholding, where possible. Redactions of names of underage individuals discretionary under privacy exemption to public records law. <u>See G. L. c. 4, § 7(26)(c).</u>
18	Value of promotional credits offered or used	Approve in its entirety. (Note- remove from monthly posted reports)
19	Violations or suspected violations of MGL c. 23K or 205 CMR reported by licensee	Approve to the extent surveillance, security, or internal control procedures are incorporated or implicated in any way; redaction to be utilized in lieu of complete withholding, where possible. Discretion to be used as to whether to assert the investigatory exemption relative to public release of information subject to an ongoing investigation. <u>See G. L. c. 4, § 7(26)(f).</u>
1/2/16 Request		
1	Daily surveillance log	Approve in its entirety.
2	Incident reports	Approve to the extent surveillance, security, or internal control procedures are incorporated or implicated in any way; redaction to be utilized in lieu of complete withholding, where possible. Discretion to be used as to whether to assert the investigatory exemption relative to public release of information subject to an ongoing investigation. <u>See G. L. c. 4, § 7(26)(f).</u>
3	Marketing materials	Approved in its entirety. If information relative to a specific event, information may be released post-event if no longer a trade secret or detrimental if made public.
4	Promotion winners	Deny. This list should not come to the Commission. To the extent the identity of a winner does come to the Commission, review request on case-by-case basis under privacy exemption. <u>See G. L. c. 4, § 7(26)(c).</u>
5	Main bank closeout reports/variance reports	Approve in its entirety.
6	W2-G/1042-S report	Approve in its entirety.
7	Intercept reports	Deny- Commission does not receive this information; provided directly to DOR.
8	Soft count variances	Approve in its entirety.
9	Slot win tax packet	Approve as to <u>daily</u> numbers.



MASSACHUSETTS GAMING COMMISSION

PLEASE SUBMIT THIS FORM TO:
MASSACHUSETTS GAMING COMMISSION
ATTENTION: OFFICE OF THE GENERAL COUNSEL
101 FEDERAL STREET, 13TH FLOOR
BOSTON, MA 02110

OR VIA EMAIL TO: catherine.blue@state.ma.us and todd.grossman@state.ma.us

REQUEST FOR NON-DISCLOSURE AGREEMENT (NDA)

Pursuant to 205 CMR 139.02 a gaming licensee may request that the Commission enter into a written NDA under the terms of which the Commission agrees not to release specified material or information publicly, in response to a request for public records or otherwise, and will assert the statutory exemption, M.G.L. c.4, §7(26)(a), and/or any other applicable exemptions, and withhold the applicable materials in response to any request for such record or information. Upon review of the gaming licensee's request, the Commission may execute such an agreement in its discretion. A specific request and rationale must be provided for each piece of information or category of information for which an NDA is sought. Please complete the following:

BACKGROUND INFORMATION

1. NAME OF GAMING LICENSEE Plainville Gaming and Development, LLC, d.b.a Plainridge Park Casino
2. NAME AND TITLE OF INDIVIDUAL SUBMITTING REQUEST FOR NDA
Roberta Gregoire Compliance Manager
3. PHONE # AND EMAIL ADDRESS OF INDIVIDUAL SUBMITTING REQUEST FOR NDA
508-576-4409 roberta.gregoire@pngaming.com

IDENTIFICATION OF INFORMATION

Please complete the following for each document, report, piece of information, or category thereof for which you seek a NDA:

1. IDENTIFY INFORMATION (MAY BE A SPECIFIC DOCUMENT, REPORT, PIECE OF INFORMATION, OR CATEGORIES THEREOF) (e.g.- the quarterly report describing the gaming licensee's financial position including key performance measures, narrative commentary on operating results, and where applicable, the capital reserve account contributions) Please see Exhibit A attached
2. IDENTIFY SECTION OF 205 CMR 139.00 THAT REQUIRES SUBMISSION OF THE SUBJECT MATERIAL
3. EXPLAIN HOW YOU BELIEVE THE SUBJECT MATERIAL CONTAINS A TRADE SECRET(S) OR WOULD BE DETRIMENTAL TO THE GAMING LICENSEE IF IT WERE MADE PUBLIC:
4. FREQUENCY INFORMATION IS REQUIRED TO BE SUBMITTED:

5. SEEKING NDA ON ONE-TIME OR CONTINUING BASIS? one time continuing

6. IS THERE A WAY TO REDACT THE DOCUMENT OR AGGREGATE THE INFORMATION THAT WOULD ALLOW FOR PUBLIC RELEASE OF REMAINDER OF DOCUMENT?

CERTIFICATION

On behalf of the aforementioned gaming licensee, I hereby certify under the pains and penalties of perjury that all information contained in this application or attached hereto is accurate to the best of my knowledge and understanding. Further, I represent that I have actual authority to submit this application.

Reverta Gregoire
Signature

10/16/2015
Date

FOR COMMISSION USE ONLY

REVIEWED BY: _____

DATE REVIEWED: _____

APPROVED

DENIED

APPROVED IN PART

NOTES/EXPLANATION:



PLAINRIDGE PARK
CASINO

301 Washington Street ♦ Plainville, MA 02762

**Request for Non-Disclosure Agreement
Exhibit A**

Item	Document or Report Type	Regulation Section	Reason for Non-disclosure	Frequency of Submission	One-time or Continuing	Redactable Y/N
1.	Annual business plan	138.05(10)	The annual business plan contains trade secrets related to financial projections, promotional and other operational activities, and public disclosure would create a competitive disadvantage for the licensee.	Annually	Continuing	No
2.	Compliance and Audit Committee meeting minutes	138.04(2)(g) 138.04(2)(h) 138.05(12)	The Compliance and Audit Committees review material compliance matters and audit findings from across Penn, much of which will not be applicable to MA operations and which will contain material non-public information. Public disclosure of such information would likely discourage open and frank discussion in meetings of these important Board level committees to the detriment of the company.	Quarterly	Continuing	No
3.	Audit reports prepared by an independent auditor, the Commission, or PPC internal auditor	140.05(3)(c)	Audit reports may include material findings and may point out control weaknesses that could be exploited by dishonest individuals to the detriment of the company. Audit reports frequently contain descriptions of effective control procedures, knowledge of which could be useful to dishonest individuals in circumventing such controls.	Annually	Continuing	No
4.	Board of Director meeting minutes	139.05(12)	Board minutes may include corporate trade secrets, business strategies, discussions of potential acquisitions/divestments, financing activity, significant personnel issues, and other material non-public information. Public disclosure of such information would not allow the company's Board to effectively operate and would tend to discourage open and frank discussion in Board meetings.	Upon Commission request	Continuing	No



PLAINRIDGE PARK
CASINO

301 Washington Street ♦ Plainville, MA 02762

5.	Capital expenditure plan	139.09	Public disclosure of the capital expenditure plan would be detrimental to the licensee, as it would allow competitors to know trade secrets such as planned improvements to the building structure or casino amenities.	Annually	Continuing	No
6.	Counter check information	139.05(9)	Disclosure of patron counter check information would be detrimental to both the patrons and licensee. Patrons may not want it known publicly that they are gambling and customer information is considered proprietary. Generally, customer credit information is highly protected by state and federal law.	Upon Commission request	Continuing	No
7.	Daily revenue numbers	139.04(6)	Data is made publicly available on a monthly basis; other casinos could use daily numbers to determine trade secrets or success of specific promotional activities, which would result in a competitive disadvantage for the licensee.	Daily, Monthly, Annually	Continuing	No
8.	Data derived from PPC's player card loyalty program	139.05(6)	Loyalty program information is considered proprietary and disclosure would put the licensee at a competitive disadvantage. In addition, such data may contain individual player activity for which casino customers have an expectation of privacy.	Upon Commission request	Continuing	No
9.	Disbursements to individual vendors	138.06(2) 139.05(8)	Payment information is publicly reported for certain vendor categories – women, minority, and veteran owned businesses and a list of licensed vendors is publicly available through the Commission. Disclosure of the dollar amounts of payments to individual vendors could result in a competitive disadvantage as others could potentially determine promotional plans, investment priorities, or other trade secrets. In addition, such disclosure may put individual vendors at a competitive disadvantage as it could expose their confidential pricing policies.	Bi-monthly	Continuing	No



PLAINRIDGE PARK
CASINO

301 Washington Street ♦ Plainville, MA 02762

10.	Federal and State tax returns	139.05(4)	Tax returns often contain information that is not included in publicly available financial statements and therefore contains material non-public information. Generally, tax return information is confidential and is highly protected by state and federal law. Disclosure of such non-public information may also reveal trade secrets and confidential non-public financial information and should be protected.	Upon Commission request	Continuing	No
11.	Financial statements and disclosures outside of what is publicly available via SEC filings	139.06(1) 139.06(2) 139.07(4)	Non-public financial statements and disclosures could contain material non-public information and disclosure could potentially affect the stock price of the company. PPC will indicate which financial documents are considered non-public and require protection.	Upon Commission Request	Continuing	No
12.	Information on salaries, wages bonuses to individuals or to specific job titles	139.04(1)	General information is made available via the Jobs Compendium and SEIGMA materials; disclosure of employee names, titles, and/or salaries could put the licensee at a competitive disadvantage as the other MA casinos begin hiring.	Quarterly	Continuing	No
13.	System of Internal controls	138.02	Public disclosure of the licensee's system of internal controls may provide information useful to dishonest persons that could be used to defraud or otherwise harm the licensee.	As updates occur	Continuing	No



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14.	Litigation	License condition 18.1	<p>The company prepares a compilation of pending litigation so that it can report to its regulators about the nature of the matters pending against the entity. The list is also used internally to inform management to evaluate potential exposure, as the casino is a subsidiary of a public company. This is an internal business document that is prepared solely for internal use and to be shared only with its accountants and regulators. It is not disclosed to anyone else outside of the company. The company prepares this to be transparent and open to our regulators and auditors so that they can ask the appropriate questions and be informed of all potentially relevant matters. While some information (such as caption, docket number and nature of matter) may be able to be culled together from public sources after considerable research, in its compiled form, this list is not public. We are sensitive to disclosure of such a list because there are many opponents of casino gaming who can use such a compilation to our detriment (e.g. lawyers litigating against the company). The sensitivity is analogous in nature to a criminal history dossier for an individual. While some criminal proceedings are public and can be found if one were to search public court dockets, a compilation of an individual's criminal history is usually not publicly available in one accessible record. Thus, it is the compilation of the data that makes the document sensitive and confidential.</p>	As updates occur	Continuing	No
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15.	Quarterly report covering all complimentary services	139.05(7)	Reports of complimentary services contain proprietary information (such as marketing reinvestments rates) related to casino operations and disclosure would be detrimental to the licensee by providing valuable information to competing casino companies.	Quarterly	Continuing	No
16.	Statistics on drop, handle and win by individual game or specific categories of games	139.04(6) 139.05(5)	Aggregate information is made publicly available on a monthly basis; specific information by game or category would create a competitive disadvantage and could potentially be used to defraud the casino.	Daily, Weekly, Monthly	Continuing	No
17.	Underage and voluntary self-exclusion compliance reports	139.04(8) 150.05	Aggregate data is made public on a monthly basis; detailed reports that contain surveillance, security, or internal control procedures could be used to harm the casino and should be protected.	Monthly	Continuing	Yes, names
18.	Value of promotional credits offered or used	139.05(6)	Public disclosure of promotional credit data would lead to a competitive disadvantage as competitors would be able to derive success of marketing programs. While this information is already posted on the MGC website, it is our opinion that this information should not be posted, as it is highly sensitive marketing data useful to competitors, both in and out of state. For example, when Wynn and MGM open, they will be able to determine with great accuracy the amount of money Plainridge Park Casino (“PPC”) reinvests in its patrons in free play for marketing purposes. This will allow those and other competitors to tailor their own free slot play marketing programs to undercut that of PPC. An argument may be made that it should not matter as all Massachusetts casinos will have the same information posted so there would be no competitive advantage. This is wrong for two reasons. First, it ignores the fact that those two in-state competitors will have a record of current and historical PPC patron reinvestment data for at least two years before PPC can see similar data from those	Upon Commission request	Continuing	No



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			competitors. Second, out-of-state competitors will have access to this information while the Massachusetts licensees may not have similar data, which will be detrimental to the gaming industry in Massachusetts and may negatively impact gaming tax revenue.			
19.	Violations or suspected violations of MGL c. 23K or 205 CMR reported by licensee	139.04(7)	Public disclosure should follow the process for civil administrative penalties authorized under M.G.L. c. 23K, Section 36. Suspected violations should be protected until substantiated, as disclosure of suspected matters would result in reputational harm to the licensee. Reports that reflect surveillance, security, or internal control procedures could be used to harm the casino and should be protected.	As incidents occur	Continuing	No



MASSACHUSETTS GAMING COMMISSION

PLEASE SUBMIT THIS FORM TO:
MASSACHUSETTS GAMING COMMISSION
ATTENTION: OFFICE OF THE GENERAL COUNSEL
101 FEDERAL STREET, 13TH FLOOR
BOSTON, MA 02110

OR VIA EMAIL TO: catherine.blue@state.ma.us and todd.grossman@state.ma.us

REQUEST FOR NON-DISCLOSURE AGREEMENT (NDA)

Pursuant to 205 CMR 139.02 a gaming licensee may request that the Commission enter into a written NDA under the terms of which the Commission agrees not to release specified material or information publicly, in response to a request for public records or otherwise, and will assert the statutory exemption, M.G.L. c.4, §7(26)(a), and/or any other applicable exemptions, and withhold the applicable materials in response to any request for such record or information. Upon review of the gaming licensee's request, the Commission may execute such an agreement in its discretion. A specific request and rationale must be provided for each piece of information or category of information for which an NDA is sought. Please complete the following.

BACKGROUND INFORMATION

1. NAME OF GAMING LICENSEE
Plainville Gaming and Development, LLC, d.b.a Plainridge Park Casino
2. NAME AND TITLE OF INDIVIDUAL SUBMITTING REQUEST FOR NDA
Roberta Gregoire Compliance Manager
3. PHONE # AND EMAIL ADDRESS OF INDIVIDUAL SUBMITTING REQUEST FOR NDA
508-576-4409 roberta.gregoire@pngaming.com

IDENTIFICATION OF INFORMATION

Please complete the following for each document, report, piece of information, or category thereof for which you seek a NDA:

1. IDENTIFY INFORMATION (MAY BE A SPECIFIC DOCUMENT, REPORT, PIECE OF INFORMATION, OR CATEGORIES THEREOF) (e.g.- the quarterly report describing the gaming licensee's financial position including key performance measures, narrative commentary on operating results, and where applicable, the capital reserve account contributions) Please see Exhibit A-1 attached
2. IDENTIFY SECTION OF 205 CMR 139.00 THAT REQUIRES SUBMISSION OF THE SUBJECT MATERIAL
3. EXPLAIN HOW YOU BELIEVE THE SUBJECT MATERIAL CONTAINS A TRADE SECRET(S) OR WOULD BE DETRIMENTAL TO THE GAMING LICENSEE IF IT WERE MADE PUBLIC:

4. FREQUENCY INFORMATION IS REQUIRED TO BE SUBMITTED:

5. SEEKING NDA ON ONE-TIME OR CONTINUING BASIS? one time continuing

6. IS THERE A WAY TO REDACT THE DOCUMENT OR AGGREGATE THE INFORMATION THAT WOULD ALLOW FOR PUBLIC RELEASE OF REMAINDER OF DOCUMENT?

CERTIFICATION

On behalf of the aforementioned gaming licensee, I hereby certify under the pains and penalties of perjury that all information contained in this application or attached hereto is accurate to the best of my knowledge and understanding. Further, I represent that I have actual authority to submit this application.

Roberta Gregoire
Signature

1/2/2016
Date

FOR COMMISSION USE ONLY

REVIEWED BY: _____

DATE REVIEWED: _____

APPROVED

DENIED

APPROVED IN PART

NOTES/EXPLANATION:



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**Request for Non-Disclosure Agreement
Exhibit A-1**

Item	Document or Report Type	Regulation Section	Reason for Non-disclosure	Frequency of Submission	One-time or Continuing	Redactable Y/N
1.	Daily Surveillance Log	N/A	The daily surveillance log provided to the IEB contains detailed observations of casino operations, employees, patrons, and MGC and GEU activity, all of which should be kept from public disclosure to protect the integrity of casino operations.	Daily	Continuing	No
2.	Incident Reports	N/A	Incident reports contain detailed information about events that occur within the casino including suspicious and criminal activity, internal control violations, bank variances, intoxicated patrons, and other matters where public disclosure would be detrimental for the licensee, its employees and patrons, and MGC and GEU oversight.	Ad hoc	Continuing	No
3.	Marketing Materials	N/A	Disclosure of details of marketing promotions would provide trade secret or other competitive information to other casino operators, which would be harmful to the licensee.	Ad hoc	Continuing	No
4.	Promotion Winners	N/A	Disclosure of promotion winners, particularly those that accept cash prizes, could put those individuals at risk for theft or fraud. In addition, casino patrons have expectations for privacy and protection of non-public information.	Ad hoc	Continuing	No
5.	Main Bank Closeout Reports/Variance Reports	N/A	Disclosure of the MGCO/shift variance report would be detrimental to the licensee, as it contains details of casino operations and financial results, including receipts and cash on hand. The report also exposes variances in the main and kiosk banks as well as details of unclaimed jackpots that includes patrons' names, which should be protected as casino customers have an expectation of privacy.	Daily	Continuing	No



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6.	W2-G/1042-S Report	N/A	Disclosure of the list of jackpot winners would be damaging to both the licensee and its customers as the report contains winners' names, addresses, and social security numbers. Casino customers have an expectation of privacy and casinos have an obligation to protect customers' personal information.	Daily	Continuing	No
7.	Intercept Reports	N/A	Detailed reports of monies intercepted and remitted to the MA Department of Revenue should be kept confidential to protect those casino customers that fell behind on tax or child support payments.	Weekly	Continuing	No
8.	Soft Count Variances	N/A	This report of slot machine variances should be protected because it provides details of discrepancies between slot meters and actual cash processed. Revenue Audit uses the report in daily reconciliation. Release of such information exposes sensitive information and poses reputational risk.	Daily - follows drop team schedule	Continuing	No
9.	Slot Win Tax Packet	N/A	These reports from the casino management system and drop team are used to calculate taxable win for tax purposes. The daily reports should be kept confidential; information is aggregated and reported publicly on a monthly basis.	Daily	Continuing	No

205 CMR: MASSACHUSETTS GAMING COMMISSION
205 CMR 149.00: RACE HORSE DEVELOPMENT FUND

Section

149.01: Definitions

149.02: Distributions from the Race Horse Development Fund

149.03: Notice to Commission of Intent to Discontinue Racing

149.04: Race Horse Development Fund Escrow Account

149.01: Definitions

As used in 205 CMR149.00, the following words and phrases shall have the following meaning, unless the context clearly requires otherwise:

Commission is defined in M.G.L. c. 23K § 2.

Meeting means a meeting as defined in 205 CMR 3.02 and 205 CMR 4.02, respectively.

Harness Race means a race involving standardbreds as defined in 205 CMR 3.02.

Harness Racing Association means an association as defined in 205 CMR 3.02.

Horse Race means a race involving thoroughbreds as defined in 205 CMR 4.02.

Horse Racing Association means an association as defined in 205 CMR 4.02.

Horse Racing Committee means the committee established pursuant to M.G.L. c. 23K, § 60(b).

Horsemen has the meaning ascribed to the term in M.G.L. c.23K §60 and refers to Harness Horsemen and Thoroughbred Horsemen respectively.

Horsemen's Organization means the horsemen's organization that represents the horse owners and trainers at a meeting and that has entered into a purse agreement with the harness racing association or horse racing association as applicable.

License means a license to conduct a harness race, horse race, or both issued pursuant to M.G.L. c. 128A.

Race Horse Development Fund means the fund established pursuant to M.G.L. c. 23K, § 60.

Race Horse Development Fund Escrow account means an escrow account established pursuant to 205 CMR 149.03 (2) (a) and 149.04.

Race Track is defined in M.G.L. c. 128A, § 1.

149.02: Distributions from the Race Horse Development Fund

(1) (a) The commission shall make distributions from the race horse development fund between harness racing associations and horse racing associations in accordance with the requirements of M.G.L. c. 23K, § 60, 205 CMR 149.02 and 205 CMR 149.04 and the recommendations of the horse racing committee.

(b) If there is more than one harness racing association or more than one horse racing association, the horse racing committee shall determine how the distributions from the race horse development fund are shared between each harness racing association or horse racing association.

(2) A harness racing association or horse racing association shall distribute funds received from the race horse development fund in accordance with M.G.L. c. 23K, § 60(c) and 205 CMR 149.04.

(3) In order for a harness racing association or horse racing association to be eligible to receive funds from the race horse development fund such harness racing association or horse racing association shall comply with all safety standards adopted by the Commission and applicable to such harness racing association or horse racing association.

149.03: Notice to Commission of Intent to Discontinue Racing

(1) A harness racing association or horse racing association shall provide the commission at least thirty(30) days prior written notice of its intent to take any of the following actions:

- (a) To discontinue harness races or horse races for the remainder of a harness meeting or horse meeting
- (b) To permanently discontinue harness races or horse races;
- (c) To close a race track used for harness races or horse races;
- (d) To abandon or relinquish a license;
- (e) To not apply for the renewal of a license; or
- (f) To transfer a race track to any other entity.

(2) Upon receipt of a written notice of intent pursuant to 205 CMR 149.03(1), or upon learning that the harness racing association or horse racing association has failed to timely notify the commission pursuant thereto or that any event described in 205 CMR 149.03(1) (a)-(f) has occurred or will occur, the commission may take one or more of the following actions:

- (a) Hold a public hearing to determine:
- (i) whether monies from the race horse development fund which the harness racing association or horse racing association would have received pursuant to M.G.L. c. 23K, § 60, should be placed in a racing escrow account for distribution pursuant to 205 CMR 149.04;
 - (ii) whether to transfer monies from the race horse development fund which the harness racing association or horse racing association would have received pursuant to M.G.L. c. 23K, § 60 to a different harness racing association or horse racing association;
 - (iii) whether to transfer the harness racing association's or horse racing association's license to a different harness racing association or horse racing association;
 - (iv) whether to take any other action within its authority to protect:
 - i. the interests of the commonwealth;
 - ii. employees or former employees of the harness racing association or horse racing association;
 - iii. harness racing horsemen and horse racing horsemen; and
 - iv. the intended beneficiaries of the race horse development fund, any other fund established pursuant to M.G.L. cc. 23K, 128A or 128C, and any other fund to which the harness racing association or horse racing association was required to contribute.
- (b) Require the harness racing association or horse racing association to pay to the commission any amounts required pursuant to the terms of its license, M.G.L. cc. 23K, 128A, and 128C, and 205 CMR 149.00 including, without limitation, all unclaimed winnings and breaks, assessments, taxes, and fees.

149.04: Race Horse Development Fund: Distributions; Escrow Accounts

(1) If the commission determines pursuant to 205 CMR 149.03 (2) (a) that monies due to a harness racing association or horse racing association from the race horse development fund should be placed in an escrow account, the commission shall establish a race horse development fund escrow account to hold such funds and any interest thereon for distribution in accordance with M.G.L. c. 23K, § 60(c), the recommendations of the horse racing committee, and 205 CMR 149.00.

(2) The commission shall establish a separate race horse development fund escrow account concerning each harness racing association or horse racing association for which it determines such an account is necessary pursuant to 205 CMR 149.03(2)(a)

(3) The commission shall hold funds in such race horse development fund escrow accounts subject to the following requirements:

(a) Monies held in a race horse development fund escrow account shall be held in escrow for no more than three years from the date of the Commission's determination to hold the funds in escrow. After three years, any monies remaining in such race horse development fund escrow accounts shall be transferred or distributed by the commission in accordance with the recommendations of the horse racing committee.

(4) (a) The commission shall make distributions from the race horse development fund or from a race horse development fund escrow account created under 205 CMR 149.03 because of a harness racing association as follows, in accordance with M.G.L. c. 23K, § 60, and 205 CMR 149.00:

i. Eighty per cent of the funds approved by the commission shall be paid weekly to a harness racing association, ~~as recommended by the horse racing committee, such funds shall be divided between the harness racing associations at the discretion of the commission. weekly by the Commission.~~ Such funds shall be paid into a separate, interest-bearing purse account to be established by the harness racing association by and for the benefit of the harness racing horsemen upon the commission's receipt of a copy of the purse agreement executed by the harness racing association and the horsemen's organization. The earned interest on this account shall be credited to the purse account and shall be combined with revenues from existing purse agreements to fund purses for live harness races consistent with those agreements, with the advice and consent of the harness racing horsemen.

ii. Sixteen percent of the funds approved by the commission shall be deposited by the Commission into an account for the benefit of the Massachusetts Standardbred Breeding Program authorized by the commission.

iii. Four percent shall be used to fund health and pension benefits for the members of the horsemen's organizations representing the owners and trainers at the harness horse racing association's race track for the benefit of the organization's members, their families, employees and others under

the rules and eligibility requirements of the organization, as approved by the commission, provided, however, that if there is more than one horsemen's organization, the commission shall divide the amount available under this section evenly between the horsemen's organizations.

This amount shall be deposited by the Commission within five business days of the end of each month into a separate account to be established by each respective horsemen's organization at a banking institution of its choice. Of this amount, the commission shall determine how much shall be paid annually by the horsemen's organization to the standardbred drivers' organization at the harness racing association's race track for health insurance, life and/or accident insurance or other benefits to active and disabled standardbred drivers under the rules and eligibility requirements of that organization.

(b) The commission shall make distributions from the race horse development fund or a race horse development fund escrow account created under 205 CMR 149.03 because of a horse racing association as follows, in accordance with M.G.L. c. 23K, § 60, and 205 CMR 149.00:

i. Eighty per cent of the funds approved by the commission shall be paid weekly to a horse racing association, ~~or if~~ If there is more than one horse racing association, as recommended by the horse racing committee, association such funds shall be divided between the horse racing associations at the discretion of the commission. weekly by the Commission. Such funds shall be into deposited weekly paid into a separate, interest-bearing purse account to be established by the horse racing association by and for the benefit of the horse racing horsemen upon the commission's receipt of a copy of the purse agreement executed by the horse racing association and the horsemen's organization. The earned interest on this account shall be credited to the purse account and shall be combined with revenues from existing purse agreements to fund purses for live horse races consistent with those agreements, with the advice and consent of the horse racing horsemen.

ii. Sixteen percent of the funds approved by the commission shall be deposited by the Commission into an account for the benefit of the Massachusetts Thoroughbred Breeding Program authorized by the commission.

iii. Four percent shall be used to fund health and pension benefits for the members of the horsemen's organizations representing the owners and trainers at the horse racing association's race track for the benefit of the

organization's members, their families, employees and others under the rules and eligibility requirements of the organization, as approved by the commission provided, however, that if there is more than one horsemen's organization, the commission shall divide the amount available under this section evenly between the horsemen's organizations. . This amount shall be deposited by the Commission within five business days of the end of each month into a separate account to be established by each respective horsemen's organization at a banking institution of its choice. Of this amount, the commission shall determine how much shall be paid annually by the horsemen's organization to the thoroughbred jockeys' organization at the horse racing association's race track for health insurance, life and/or accident insurance or other benefits to active and disabled thoroughbred jockeys under the rules and eligibility requirements of that organization.

(c) The commission may distribute less than the entire amount of the funds in 149.04 (4) (a) (i) and 149.04 (4) (b) (i) if the commission determines that the harness racing association or the horse racing association plans to run a meet that consists of a number of days that is less than that required for a full meet under c. 128A or c. 23K or if a lesser amount is requested by the harness racing association or the horse racing association. Funds under 149.04 (4) (a) (i) or 149.04 (4) (b) (i) that remain after payment by the commission under this section shall remain in the race horse development fund and shall be available for payment in future years, after applying the determination of race horse committee regarding allocation between harness racing and horse racing.

(4) If the commission awards a license to a harness racing association, after placing the funds in escrow pursuant to 205 CMR 149.03 the commission may transfer funds to that harness racing association, for use in accordance with M.G.L. c. 23K § 60 and 205 CMR 149.00, from any race horse development fund escrow account then in existence that was created under 205 CMR 149.03

(5) If the commission awards a license to a horse racing association after placing the funds in escrow pursuant to 205 CMR 149.03 the commission may transfer funds to that horse racing association, for use in accordance with M.G.L. c. 23K § 60 and 205 CMR 149.00, from any race horse development fund escrow account then in existence that was created under 205 CMR 149.03.

(6) The commission may, upon the recommendation of the horse racing committee, transfer all or a portion of the funds held in a race horse development fund escrow account to any one or more harness racing associations or horse racing associations for distribution in accordance with M.G.L. c. 23K, § 60, and 205 CMR 149.00.

~~(6)(7)~~ In the event that there is more than one horsemen's organization representing owners and trainers at horse racing associations, the commission's appointee to the horse racing committee shall take into consideration the comments and concerns raised by the horsemen's organization that does not have a representative appointed to the horse racing committee under G.L. c.23K section 60.

REGULATORY AUTHORITY

205 CMR 149.00: M.G.L. c. 23K, §§ 2, 4(37), 4(38), 5, 7, 60; c. 128A, §§ 1, 2, 3, 9, 9B.

No Documents

205 CMR: MASSACHUSETTS GAMING COMMISSION

205 CMR 134.00: LICENSING AND REGISTRATION OF EMPLOYEES, VENDORS, JUNKET ENTERPRISES AND REPRESENTATIVES, AND LABOR ORGANIZATIONS

Section

- 134.01: Key Gaming Employee Licensees
- 134.02: Gaming Employee Licensees
- 134.03: Gaming Service Employees
- 134.04: Vendors
- 134.05: Labor Organizations
- (134.06: Junket Enterprises and Junket Representatives: Reserved)
- 134.07: Forms
- 134.08: Submission of Application
- 134.09: Investigation, Determination, and Appeals for Gaming Establishment Employees and Vendors
- 134.10: Affirmative License Standards for the Licensing of Employees and Vendors of the Gaming Establishment
- 134.11: Affirmative Registration Standards for the Registration of Employees and Vendors of the Gaming Establishment and Labor Organizations
- 134.12: Temporary Licenses
- 134.13: Fingerprinting
- 134.14: Identification
- 134.15: Fees
- 134.16: Term of Licenses
- 134.17: Renewals
- 134.18: Duties of Applicants and Licensees
- 134.19: Disciplinary Action

134.01: Key Gaming Employee Licensees

No individual shall be employed by or perform services for a gaming licensee as a key gaming employee, as defined by M.G.L. c. 23K, § 2, unless the individual has been licensed in accordance with M.G.L. c. 23K, §30 and 205 CMR 134.00. There shall be two categories of key gaming employee licensees: key gaming employee- executive and key gaming employee-standard.

(1) An individual holding one of the following positions at a gaming establishment, and any person in a similar or equivalent position, regardless of job title, whose employment relates to gaming shall be designated as a key gaming employee- executive:

- (a) Assistant General Manager;
- (b) Chief Internal Audit Officer;
- (c) Gaming Manager;
- (d) Chief Financial Officer;
- (e) Chief of Security;
- (f) General Manager;
- (g) Chief Surveillance Officer;
- (h) Chief Compliance Officer;
- (i) Principal executive Officer;
- (j) Principal operating Officer;
- (k) Principal accounting Officer;
- (l) Chief Information Officer;
- (m) Other executive level employees who are not identified as a key gaming employee-standard in accordance with 205 CMR 134.01(2) as determined by the commission.

(2) An individual holding one of the following positions at a gaming establishment, and any person in a similar or equivalent position, regardless of job title, whose employment relates directly to a gaming establishment shall be designated as a key gaming employee- standard:

- (a) Controller;
- (b) Electronic gaming device or slot machines manager;
- (c) Human resources manager;
- (d) Information technology manager;
- (e) Pit boss;

134.01: continued

- (f) Shift supervisor of table games, of a slot department, credit department, security, surveillance, accounting department, cage, or player development;
- (g) Credit manager;
- (h) Cage manager;
- (i) Hotel Manager;
- (j) Entertainment Director;
- (k) Food & Beverage Manager;
- (l) Other managerial employees who are not identified as a key gaming employee-executive in accordance with 205 CMR 134.01(1), but who are empowered to make discretionary decisions which impact gaming establishment operations, or as determined by the commission.

(3) Any individual who is a qualifier of a gaming licensee but who does not perform any of the duties of the positions identified in 205 CMR 134.01(1)(a) or (b) does not have to become licensed as a key gaming employee. Such individual does have to be approved as a qualifier and issued a positive determination of suitability in accordance with 205 CMR 111.00: *Phase 1 Application Requirements*, 115.00: *Phase 1 Suitability Determination, Standards and Procedures*, and 116.00: *Persons Required to Be Licensed or Qualified*. An individual who has been issued a positive determination of suitability in accordance with 205 CMR 111.00: *Phase 1 Application Requirements* and who will be performing the responsibilities requiring licensure as a key gaming employee shall apply for licensure in accordance with 205 CMR 134.08(2) subject to the term limitation of 205 CMR 134.16(4).

134.02: Gaming Employee Licensees

No individual shall be employed by or perform services for a gaming licensee as a gaming employee, as defined by M.G.L. c. 23K, § 2, unless the individual has been licensed in accordance with M.G.L. c. 23K, § 30 and 205 CMR 134.00. An individual holding one of the following positions at a gaming establishment, and any person in a similar or equivalent position, regardless of job title, whose employment relates directly to a gaming establishment shall be designated as a gaming employee:

- (a) Boxpersons;
- (b) Cashiers;
- (c) Change personnel;
- (d) Clerks;
- (e) Count room personnel;
- (f) Data processing personnel;
- (g) Dealers and croupiers;
- (h) Floorpersons;
- (i) Gaming Hosts;
- (j) Internal audit and accounting personnel whose duties include reviewing, verifying, and recording gaming revenue entries, the processing or control of active accounting documents related to gaming activity, or that have access to active accounting documents related to gaming activity;
- (k) An individual who is directly connected to the operation or maintenance of a slot machine or game taking place in a gaming establishment (whether employed by the gaming licensee or a vendor licensed in accordance with 205 CMR 134.00);
- (l) Personnel authorized to extend complimentary services, including employees performing functions similar to those performed by a junket representative;
- (m) Junket representative employed by the gaming licensee or affiliate of the gaming license or a junket enterprise licensed as a gaming vendor in accordance with 205 CMR 134.00;
- (n) Personnel authorized to issue credit;
- (o) Personnel authorized to issue promotional play including persons who identify patrons or groups of patrons who shall receive complimentary based on actual patron play, authorize such complimentary, or determine the amount of such complimentary;
- (p) Personnel with security administrator access to a slot machine tracking system;
- (q) Security personnel, including guards and game observers, or an employee with knowledge of security procedures of the gaming establishment;

134.02: continued

- (r) Surveillance personnel, including surveillance equipment maintenance and repair technicians (whether employed by the gaming licensee or a vendor licensed in accordance with 205 CMR 134.00);
- (s) Any employee who conducts or participates in the conduct of gaming, who participates in the transfer or handling of chips, tokens or money, or who participates in audit or accounting functions;
- (t) Any employee whose has access to a restricted area of a gaming establishment;
- (u) A person who supervises a person required to be licensed as a gaming employee in accordance with 205 CMR 134.02;
- (v) An employee of a gaming establishment whom the Bureau deems necessary to be licensed to ensure compliance with the M.G.L. c. 23K and 205 CMR and to protect the public and ensure the credibility and integrity of gaming in the Commonwealth.

134.03: Gaming Service Employees

(1) An individual employed in a gaming establishment who is not classified as a key gaming employee in accordance with 205 CMR 134.01, or a gaming employee in accordance with 205 CMR 134.02, shall be designated as a gaming service employee and shall register in accordance with 205 CMR 134.09 prior to engaging in the provision of employment services. An individual employed by a vendor of a gaming establishment for work in a gaming establishment shall be considered a gaming service employee unless otherwise specified in 205 CMR 134.02.

(2) During the pre-opening phase of a gaming establishment, and continuing for up to 30 days from the date an Operation Certificate is issued in accordance with 205 CMR, a gaming licensee may temporarily allow an individual(s) who is employed at a gaming property which is owned and/or operated by it, its parent, or an affiliated company to assist with gaming establishment employee training and related purposes for up to 60 days without those individuals having to become licensed or registered in accordance with 205 CMR 134.00, provided that the gaming licensee does the following:

- (a) Supplies the IEB a reasonable time in advance of arrival with the name of the individual, name of the gaming property at which they are employed, the position at the gaming property at which they are employed, a description of the reason for the individual being at the gaming establishment including the services to be performed, the anticipated duration of their stay, and any other information requested by IEB;
- (b) Ensures all individuals performing services under 205 CMR 134.03(2) carry identification and wear a badge issued by the gaming licensee that is distinguishable from those that are issued to employees of the gaming establishment and that is clearly visible at all times while at the gaming establishment;
- (c) If the individual is licensed, certified, or otherwise approved for employment by the jurisdiction which the gaming property in which they are employed is located, an individual licensed as a key gaming employee in accordance with 205 CMR 134.00 shall attest in writing that the individual is in good standing in that jurisdiction; and
- (d) Ensures that the individual is accompanied by an individual who is licensed or registered in accordance with 205 CMR 134.00 anytime they are in a restricted area of the gaming establishment.

134.04: Vendors

No person shall conduct business with a gaming licensee as a vendor to a gaming establishment unless such person has been licensed as a gaming vendor, as defined by M.G.L. c. 23K, § 2, or registered as a non-gaming vendor, as defined by M.G.L. c. 23K, § 2, in accordance with 205 CMR 134.00. A person shall be considered to be conducting business upon commencement of performance of a contract or provision of a good or service.

A subcontractor to a vendor shall not be required to obtain licensure or registration under 205 CMR 134.00. For purposes of 205 CMR 134.00 a subcontractor shall be considered a person that contracts with a licensed or registered vendor to provide goods or services necessary to fulfill the licensed or registered vendor's contract with a gaming licensee. As part of the application process, vendors shall be required to identify all of its known or anticipated