



MASSACHUSETTS GAMING COMMISSION  
PUBLIC MEETING #164

September 24, 2015  
10:30 a.m.  
**MassMutual Center**  
1277 Main Street, Rooms 4 & 5  
Springfield, MA



Massachusetts Gaming Commission



## NOTICE OF MEETING and AGENDA

**September 24, 2015**

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, September 24, 2015**

**10:30 a.m.**

**MassMutual Center**

**1277 Main Street, Room 5**

**Springfield, MA**

### **PUBLIC MEETING - #164**

1. Call to order
2. Administration – Karen Wells, Interim Executive Director
  - a. General Update
  - b. Plainridge Park Casino After Action Project Discussion – Chairman Crosby and Joan Matsumoto, Chief Project Manager
3. Ombudsman – John Ziemba
  - a. MGM Quarterly Report
  - b. MGM/Springfield Representatives Design Discussion – Catherine Blue, General Counsel
  - c. Mass Gaming & Entertainment Request for Comment Discussion – Catherine Blue, General Counsel
4. 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](http://www.massgaming.com) and emailed to: [regs@sec.state.ma.us](mailto:regs@sec.state.ma.us), [melissa.andrade@state.ma.us](mailto:melissa.andrade@state.ma.us).

9/22/2015  
(Date)

Stephen P. Crosby  
Stephen P. Crosby, Chairman

**Date Posted to Website:** September 22, 2015 at 10:30 a.m.



Massachusetts Gaming Commission

**No Documents**

**No Documents**

# Massachusetts Gaming Commission

## 2nd Quarter 2015

September 24, 2015



SPRINGFIELD

An MGM Resorts  
Luxury Destination

# SUMMARY - 2nd QUARTER 2015

1. Enabling Activities - Project Site
2. Enabling Activities - Mission
3. Design/Construction Commitments
4. Diverse Contractor List
5. Workforce Statistics Looking Forward - Next 60 Days

# ENABLING ACTIVITIES - PROJECT SITE

## Abatement completed at:

- Howard Street School
- Robbie's Auto
- Car Wash
- Armory
- Rectory and 1120 Main Street
- 1126 Main Street
- Bliss Street Parking Garage
- The interiors of Edisonia and Union Chandler
- Underway at the French Church and 79 State Street.
- Abatement is complete at 10 of 19 buildings.

# ENABLING ACTIVITIES - PROJECT SITE

## Enabling Demolition completed at:

- Robbie's Auto
- 68 Union Street Car Wash
- The interiors of Edisonia
- 10 Mill Street/16 Bliss Street – State/Bliss Garage

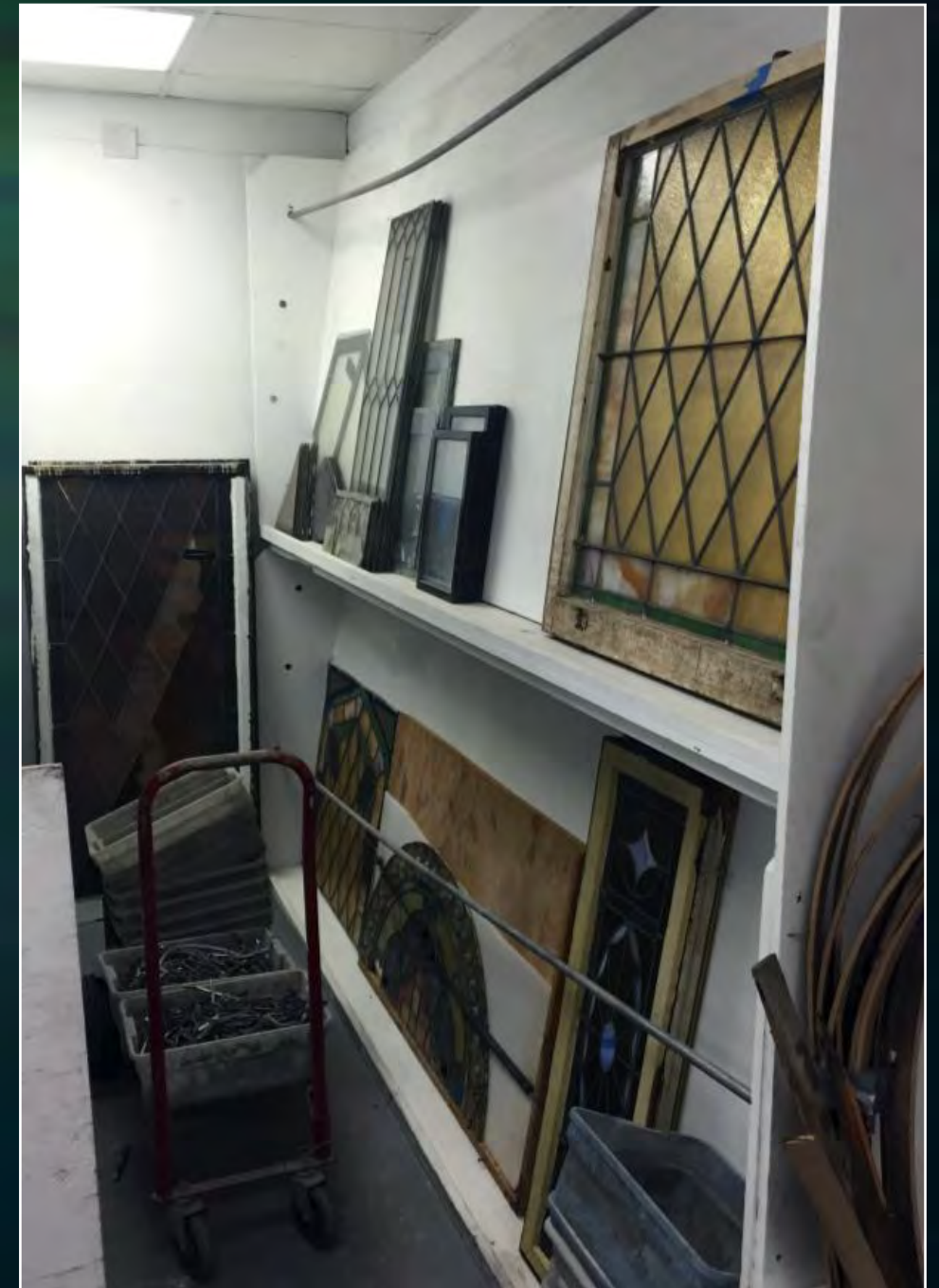


Reference Quarter 2 2015 Status Report Section 5A



# ENABLING ACTIVITIES - PROJECT SITE

- The salvage and storage of the stained glass dome at 73 State Street is ongoing.
- Additional historic and reusable items have been salvaged from around the site and placed in storage.
- All Underground Storage Tank removal work has been completed.
- The Salvage of Da Vinci Park playground equipment is continuing, with equipment being placed in storage for use by the city.



Reference Quarter 2 2015 Status Report Section 5A

# ENABLING ACTIVITIES - PROJECT SITE

- Verizon refeeds are underway, with overhead lines down.
- Utility disconnections for Comcast and Columbia Gas are complete.
- Eversource electrical Temporary Service Area 01 feed is completed.



Reference Quarter 2 2015 Status Report Section 5A

# ENABLING ACTIVITIES - PROJECT SITE

- Springfield Water and Sewer Commission exploratory pits are nearly complete, one remaining to complete at Howard and East Columbus Avenue in early July.
- Site Fence installation is completed except in areas where gate access points will be installed after street discontinuances.
- Approval was received on June 1 from the City of Springfield for the Construction Management Plan and Traffic Control Plan.



Reference Quarter 2 2015 Status Report Section 5A

# ENABLING ACTIVITIES - MISSION

## 10 Mill Street Mission Construction Activities

- Main building roof completed
- Rooftop HVAC units installed on main building
- Structural steel completed at east addition
- 50% of building masonry is complete
- MEP scopes are 60% complete
- Interior framing is 70% complete, with drywall being installed
- 50% of utility company work is complete

Reference Quarter 2 2015 Status Report Section 5A

# ENABLING ACTIVITIES - MISSION



# ENABLING ACTIVITIES - MISSION



# MISSION COMPLETION PHOTOGRAPHS



# MISSION COMPLETION PHOTOGRAPHS





# MISSION COMPLETION PHOTOGRAPHS



# DESIGN COMMITMENTS

Group	Project Goals	Commitments	Variance	Consultant Count	Value
Women	10.0%	1.7%	-8.3%	2	\$0.07M
Minority	5.0%	0.0%	-5.0%	0	\$0
Veteran	2.0%	0.0%	-2.0%	0	\$0

Note:

(1) Total Commitments Through June 30, 2015 are \$4.71M

# CONSTRUCTION COMMITMENTS

Group	Project Goals	Commitments	Variance	Consultant Count	Value
Women	10.0%	11.7%	1.7%	11	\$2.29M
Minority	5.0%	13.5%	8.5%	3	\$2.64M
Veteran	2.0%	0.1%	-1.9%	2	\$0.02M

Note:

(1) Total Commitments Through June 30, 2015 are \$19.54M

# DIVERSE CONTRACTOR LIST

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	Connecticut Drywall Finishing, Inc.	Drywall	West Springfield, MA 01089	WBE
4	Cronin Trucking & Excavation, Inc.	Trucking	West Warren, MA 01092	WBE
5	Evermore Light & Power, Inc.	Electrical	Somerville, MA 02145	WBE
6	Frisoli Electric, Inc.	Electrical	Holbrook, MA 02343	VBE
7	Granite City Electric Supply Company, Inc.	Electrical Supplier	Quincy, MA 02169	WBE
8	JM Environmental Corp., Inc.	UST Removal	Worcester, MA 01604	WBE
9	Kittredge Equipment Company, Inc.	Kitchen Equipment	Agawam, MA 01001	WBE
10	L.K. Sheet Metal, Inc.	Sheet Metal	East Hartford, CT 06108	WBE
11	Lindon Supply	Piping Materials	East Providence, RI 02914	WBE
12	Medeiros Hydroseeding & Landscaping Construction, Inc.	Trucking and Soil Materials	Monson, MA 01057	MBE
13	Performance Testing & Balancing LLC	Testing & Balancing	South Hampton, MA 01073	VBE
14	Rebars & Mesh, Inc.	Concrete	Haverhill, MA 01835	WBE
15	Security Construction Services, Inc.	Fencing	Hudson, MA 01749	WBE
16	Titan Roofing Company	Roofing	Springfield, MA 01104	MBE
17	Triton Leasing and Rental, Inc.	Demolition & Abatement	Feeding Hills, MA 01030	WBE
18	Ultimate Abatement Company, Inc.	Abatement	Plainfield, MA 01070	WBE
19	Willow Tree Outdoor, LLC	Landscape	Springfield MA 01105	WBE

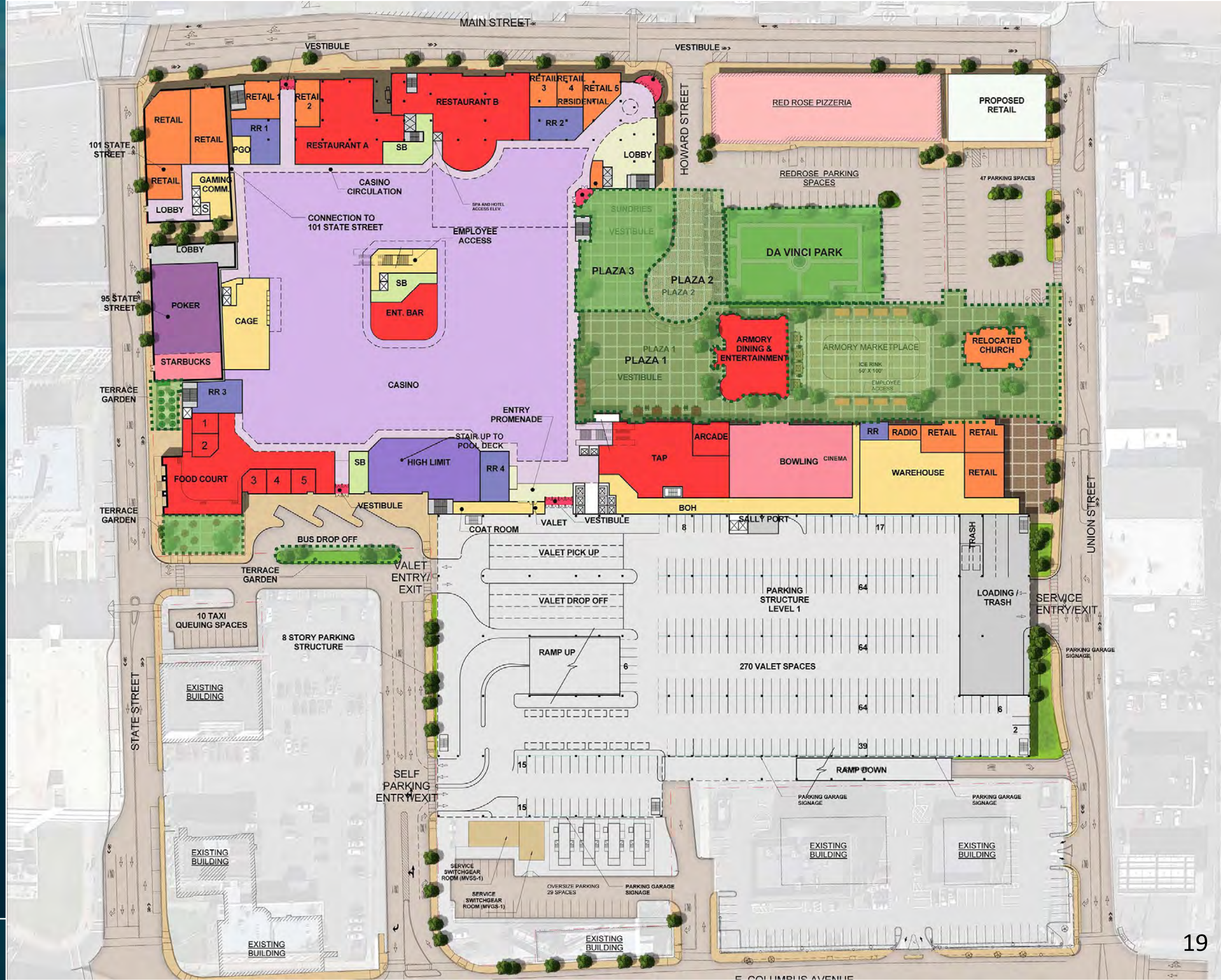
Reference Quarter 2 2015 Status Report Section 2A

# WORKFORCE STATISTICS

Group	Project Goals	Project to Date %	Delta
Women	6.9%	8.33%	1.43%
Minority	15.3%	34.28%	18.98%
Veteran	8.0%	6.72%	-1.28%

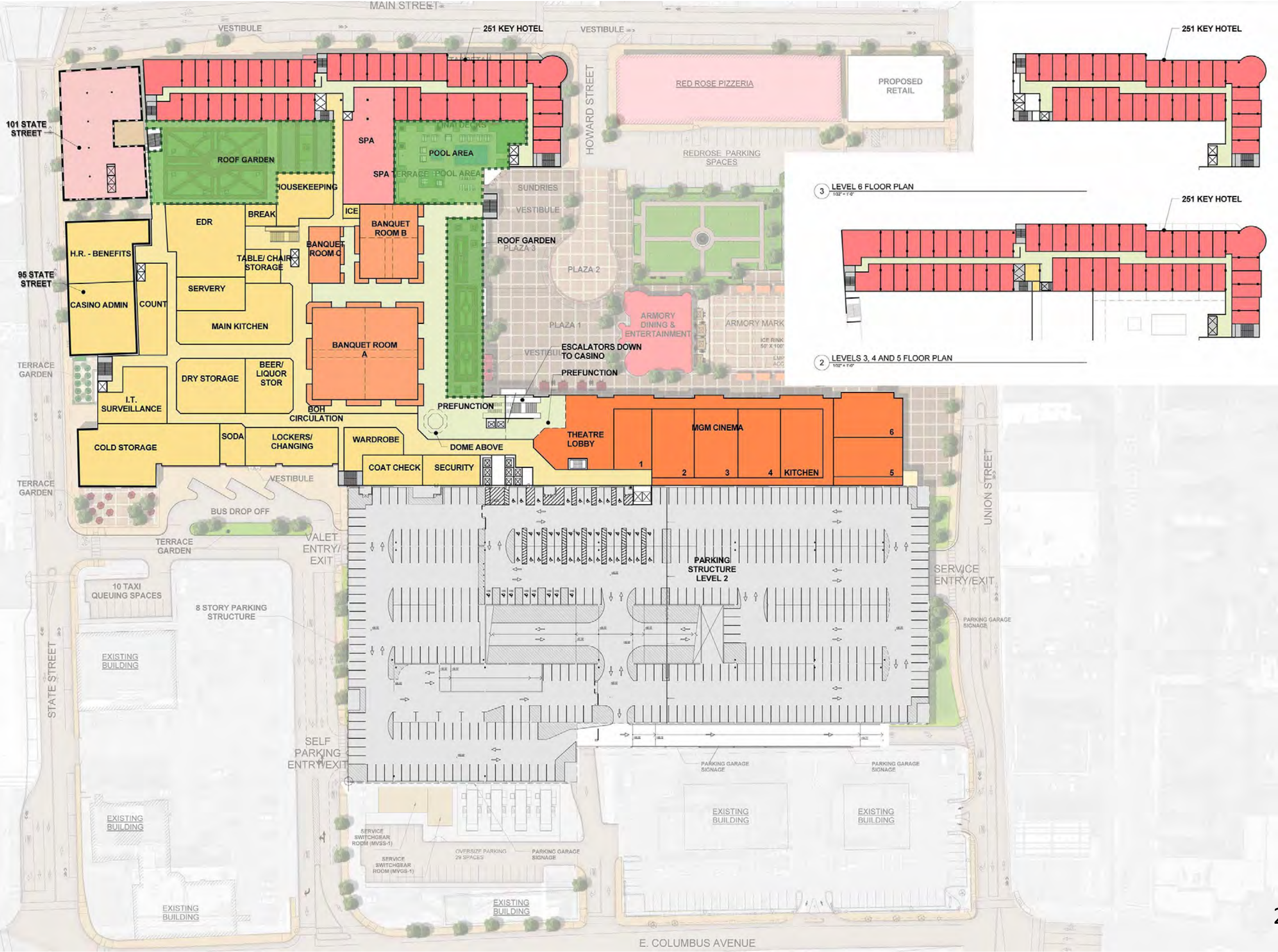
# LOOKING FORWARD - NEXT 60 DAYS

1. Formally present new proposed design to City Council and incorporate any input
2. Meet with Mayor's staff and consultants on new site plan
3. Work with our consultants and state agencies to finalize applicable permits
4. Proceed with detailed design drawings based on the new design
5. Bid Garage Contract
6. Finalize earthworks/foundation design
7. Obtain approvals for remaining demolition



# LEVEL 1 FLOOR PLAN

# LEVEL 2-6 FLOOR PLAN



















# MGM SPRINGFIELD

## QUARTERLY STATUS REPORT #2

Monitoring of Project Construction and  
Licensee Requirements  
205 CMR 135

For the Period:  
April–June 2015

# QUARTERLY STATUS REPORT: APRIL-JUNE 2015

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LETTER REGARDING COST OF CONSTRUCTION AND CAPITALIZATION OF GAMING LICENSE..	APPENDIX E





# QUARTERLY STATUS REPORT: APRIL-JUNE 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.*

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## **1 PROJECT SCHEDULE**

### **1a CURRENT SCHEDULE**

On June 25, at a meeting before the Massachusetts Gaming Commission, MGM presented a proposed schedule with an opening date of September 5, 2018. The primary factors driving the revised opening date discussed were the impact of the historic approvals timeline and the schedule of the MassDOT Viaduct Project.

The submitted Level 1 and Level 2 schedules are included in this document as Appendix A.

### **1b PROJECT SCHEDULE CHANGES**

MGM Springfield is in the development of the baseline schedule for the project; therefore there are no changes to report at this time.

## QUARTERLY STATUS REPORT: APRIL-JUNE 2015

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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.*

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## 2 CONSTRUCTION PHASE DIVERSITY PROGRAM FOR EQUAL OPPORTUNITY

### 2a DIVERSITY SUMMARY

The implementation of the Diversity Plan has commenced for Design and Construction. Construction workforce tracking has begun and reporting is included as Appendix B. Reporting on Design and Construction commitments is included as Appendix C.

Ongoing efforts are being made to identify and reach out to additional WBE/MBE/VBE firms in Springfield, the surrounding communities, and the State. Beyond those accounted for in the following reports, proposals have been received from an additional seven design and engineering WBE, MBE or VBE firms. 44 additional WBE/MBE/VBE construction companies have been contacted to understand potential future bid opportunities.



## QUARTERLY STATUS REPORT: APRIL-JUNE 2015

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### Design Commitments

The following is a snapshot of Design Diversity Commitments through June 30:

GROUP	PROJECT GOALS	COMMITMENTS	VARIANCE	CONSULTANT COUNT	VALUE
Women	10.00%	1.7%	-8.3%	2	\$0.07M
Minority	5.00%	0.0%	-5.0%	0	\$ -
Veteran	2.00%	0.0%	-2.0%	0	\$ -

Note: Total Commitments Through June 30, 2015 are \$4.17M

### Construction Commitments

The following is a snapshot of Construction Diversity Commitments through June 30:

GROUP	PROJECT GOALS	COMMITMENTS	VARIANCE	CONTRACTOR COUNT	VALUE
Women	10.00%	11.7%	1.7%	11	\$2.29M
Minority	5.00%	13.5%	8.5%	3	\$2.64M
Veteran	2.00%	0.1%	-1.9%	2	\$0.02M

Note: Total Commitments Through June 30, 2015 are \$19.54M

## 2b 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 B.

The reporting template for work force statistics has recently been revised to incorporate comments from the MGC Access and Opportunity Committee. The new template is included in this report as Appendix D. Reporting based upon the new template is expected to be available by September 2015.



## QUARTERLY STATUS REPORT: APRIL-JUNE 2015

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Workforce statistics as of June 30 have been tallied in the following summary:

GROUP	PROJECT GOALS	PROJECT TO DATE %	DELTA
Women	6.9%	8.33%	1.43%
Minority	15.3%	34.28%	18.98%
Veteran	8.0%	6.72%	-1.28%

## QUARTERLY STATUS REPORT: APRIL-JUNE 2015

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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.

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### 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: APRIL-JUNE 2015

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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

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### 4 DESIGN & CONSTRUCTION CONTRACTS

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

COMPANY	CONTRACT	MGC STATUS
1. Allen & Major	Civil Engineering and Permitting Services	Registrant
2. Communications for Design	Design Support Services	Registrant
3. Desert Construction Consulting Ltd	Construction Consulting Services	Registrant
4. DeSimone Consulting Engineers	Structural Consulting Services	Subcontractor Application Submitted
5. M. Arthur Gensler Jr & Associates, Inc.	Architectural Design Services	Registrant
6. The Kenrich Group LLC	Construction Consulting Services	Registrant
7. Shpritz and Associates LLC	Project Management Services	Registrant

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

## QUARTERLY STATUS REPORT: APRIL-JUNE 2015

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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)

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### 5 STATUS OF WORK COMPLETED / PROGRESS PHOTOGRAPHS

#### 5a STATUS OF WORK COMPLETED

The following construction activities have been completed or are underway for the 10 Mill Street Mission, which is tracking for completion on August 20:

- Main building roof completed
- Rooftop HVAC units installed on main building
- Structural steel completed at east addition
- 50% of building masonry is complete
- MEP scopes are 60% complete
- Interior framing is 70% complete, with drywall being installed
- 50% of utility company work is complete

The following construction activities have been completed or are underway for the Project Site:

- Abatement has been completed at the Howard Street School, Robbie's Auto, Car Wash, Armory, Rectory, and 1120 Main Street, 1126 Main Street, Bliss Street Parking Garage, the interiors of Edisionia and Union Chandler, and is underway at the French Church and 79 State Street. Abatement is complete at 10 of 19 buildings, with interior abatement complete at an additional 2 buildings.
- Cut and cap/termination of existing utilities is complete for Howard Street School, Robbie's Auto, Car Wash, Armory, Rectory, 79 State, 73 State, and Bliss Street Garage; and underway at 1028, 1158- 1178, and 1120-1126 Main Street.
- Demolition is complete of Robbie's Auto, 68 Union Street Car Wash, and the interior of Edisionia.
- Selective demolition of 10 Mill Street is complete.
- Demolition of 16 Bliss Street – State/Bliss Garage is underway, as well as interior selective demolition of the French Church in preparation for relocation.
- The salvage and storage of the stained glass dome at 73 State Street is ongoing.
- Additional historic and reusable items have been salvaged from around the site and placed in storage.
- All Underground Storage Tank removal work has been completed.
- The Salvage of Da Vinci Park playground equipment is continuing, with equipment being placed in storage for use by the city.

## QUARTERLY STATUS REPORT: APRIL-JUNE 2015

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- Verizon refeeds are underway, with overhead lines down.
- Utility disconnections for Comcast and Columbia Gas are complete.
- Eversource electrical Temporary Service Area 01 feed is completed, with cable pulled to the Bliss Street manhole and the vault and primary ductbank complete.
- Springfield Water and Sewer Commission exploratory pits are nearly complete, one remaining to complete at Howard and East Columbus Avenue in early July.
- Site Fence installation is completed except in areas where gate access points will be installed after street discontinuances.
- Approval was received on June 1 from the City of Springfield for the Construction Management Plan and Traffic Control Plan.



# QUARTERLY STATUS REPORT: APRIL-JUNE 2015

## 5b PROGRESS PHOTOGRAPHS



04-29-15 Car Wash Demolition



05-26-15 Utility Disconnects



05-26-15 Playground Equipment Salvage

# QUARTERLY STATUS REPORT: APRIL-JUNE 2015

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## PROGRESS PHOTOGRAPHS



05-28-15 Salvage Items



05-29-15 Mission Core and Shell Progress



05-29-15 Mission Core and Shell Progress

# QUARTERLY STATUS REPORT: APRIL-JUNE 2015

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## PROGRESS PHOTOGRAPHS



06-19-15 Aerial Flyover



06-19-15 Aerial Flyover

# QUARTERLY STATUS REPORT: APRIL-JUNE 2015

## PROGRESS PHOTOGRAPHS



06-17-15 Cut and Cap Utility Progress



06-10-15 Mission Construction Progress



06-22-15 Mission Construction Progress



06-26-15 Mission Construction Progress

# QUARTERLY STATUS REPORT: APRIL-JUNE 2015

## PROGRESS PHOTOGRAPHS



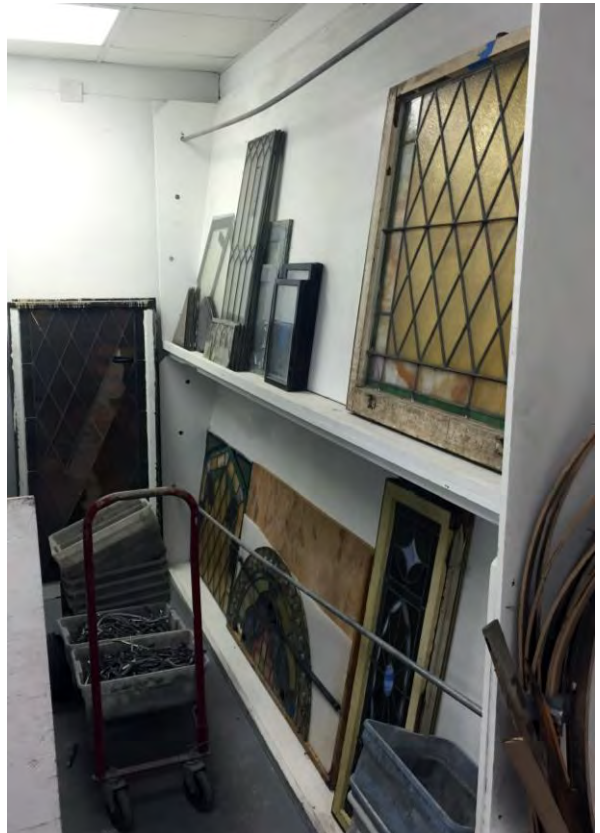
06-29-15 Demolition of Garage at State and Bliss



06-29-15 Mission Construction Progress



06-30-15 Demolition of Garage at State and Bliss



07-01-15 Dome Salvage Facility Site Visit

# QUARTERLY STATUS REPORT: APRIL-JUNE 2015

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## PROGRESS PHOTOGRAPHS - WEBCAM



**04-30-15 Webcam View**



**05-31-15 Webcam View**



**06-30-15 Webcam View**

## QUARTERLY STATUS REPORT: APRIL-JUNE 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
<b>FEDERAL</b>		
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
<b>STATE</b>		
1. Massachusetts Gaming Commission	Gaming License	Received 11/7/14
	Findings issued pursuant to M.G.L. ch. 30 sec. 61	Draft Findings to be presented at August 20, 2015 MGC Meeting; tentative final vote/approval: TBD
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
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
5. Massachusetts Historical Commission (MHC)	Review of project relative to potential effects of State Register historic/	Memorandum of Understanding anticipated to be signed August 2015

## QUARTERLY STATUS REPORT: APRIL-JUNE 2015

	archeological resources	
6. Massachusetts Department of Transportation (MassDOT)	Category III Application for Permit to Access State Highway	MassDOT will participate in several Road Safety Audits (RSAs) as required within the MEPA Certificate (historic crash data pending from the City of Springfield). MassDOT will issue a Section 61 Finding consistent with their review of the FEIR and may include a reference to supplemental low-cost safety improvements that may be identified through the RSAs. 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 multi-modal 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
<b>LOCAL PERMITS RECEIVED IN SECOND QUARTER 2015</b>		
1. City of Springfield Department of Public Works	Columbia Gas Special Excavation Permit	Main St. between Gridiron St. and Union St., 5/22/15: 20151070, 20151071, 20151072, 20151074, 20151074, 20151075
		State St. between W. Columbus Ave. and Main Street, 5/22/15: 20151068, 20151069
		Main St. between Gridiron St. and Union St., 4/28/15: 20150758, 20150759
		East Columbus Ave. between S. End Bridge Ramp and Bruno St., 4/28/15: 20150753
		State St. between W. Columbus Ave. and Main Street, 4/28/15: 20150756, 20150757
		Union Street between E. Columbus Ave. and Walnut Street, 4/28/15: 20150755
		Howard Street between Main St. and E. Columbus Ave., 4/28/15: 20150754
		Bliss St. between Main St. and East Columbus Ave., 4/22/15: 20150698, 20150694
		Howard Street between Main St. and E. Columbus



## QUARTERLY STATUS REPORT: APRIL-JUNE 2015

		Ave., 4/22/15: 20150696, 20150697
		East Columbus Ave. between Bruno St. and State St., 4/22/15: 20150695
General Roadway Excavation, Trenching		Main Street between Gridiron and Union, 6/29/15: 20151577, 20151411
		Bliss St. between Main St. and East Columbus Ave., 6/9/15: 20151258
		Howard Street between Main St. and E. Columbus Ave., 6/9/15: 20151257
		Union Street between E. Columbus Ave. and Walnut Street, 6/9/15: 20151256
		East Columbus Ave. between S. End Bridge Ramp and Bruno St., 6/3/15: 20151204
		Bliss St. between Main St. and East Columbus Ave., 5/26/15: 20151118
		Bliss St. between Main St. and East Columbus Ave., 5/21/15: 20150999
		East Columbus Ave. between Bruno St. and State St., 5/21/15: 20150998
		Union Street between E. Columbus Ave. and Walnut Street, 5/14/15: 20150913
		Union Street between E. Columbus Ave. and Walnut Street, 5/12/15: 20150883
		Union Street between E. Columbus Ave. and Walnut Street, 5/8/15: 20150856
		East Columbus Ave. between Bruno St. and State St., 5/5/15: 20150814
		Howard Street between Main St. and E. Columbus Ave., 5/4/15: 20150796
		Howard Street between Main St. and E. Columbus Ave., 4/14/15: 20150620
		State St. between W. Columbus Ave. and Main Street, 4/9/15: 20150577
Non Excavation Occupancy		Union Street between E. Columbus Ave. and Walnut Street, 4/27/15: 20150262 (Phase 2 of 4)
Private Property Trenching		East Columbus Ave. between S. End Bridge Ramp and Bruno St., 4/28/15: 20150746
Special (Water & Sewer Commission)		East Columbus Ave. between S. End Bridge Ramp and Bruno St., 5/8/15: 20150859

## QUARTERLY STATUS REPORT: APRIL-JUNE 2015

		Bliss St. between Main St. and East Columbus Ave., 5/4/15: 20150808
		Main St. between Gridiron St. and Union St., 5/4/15: 20150802
		Main St. between Gridiron St. and Union St., 4/23/15: 20150705
		State St. between W. Columbus Ave. and Main Street, 4/14/15: 20150616
	Approved Construction Management and Traffic Control Plan	Project Site, 6/1/15
	Approved Site Plan	Mission, 10 Mill Street, 6/1/15
2. City of Springfield – Code Enforcement/Building Division	Permit to Do Electrical Wiring	10 Mill Street, 5/19/15: 15BDOT-00858EL and 15BDOT-00842EL
		66 Union Street, 4/13/15: 15BDOT-0613EL and 15BDOT-00614EL
		82 Howard Street, 4/13/15: 15BDOT-00612EL
	Approval for Temporary Construction Office Trailer	10 Mill Street, 5/26/15
	Demolition Approved Application	1357 East Columbus Avenue, 5/13/15
		68 Union Street, 4/21/15
		59 Howard Street, 4/21/15
	Application for Demolition	16-30 Bliss Street, 6/18/15
		1357 East Columbus Ave., 5/14/15: 15DEMO-0038
	Building Permit Demolition	68-70 Union Street, 5/4/15: 15DEMO-0027
3. City of Springfield Historical Commission	MHC Review Concurring Party; Demolition Delay	Pending final MOA with Massachusetts Historic Commission
4. City of Springfield Planning Board	Overlay District Special Permit	Submission expected in June/July 2015
5. Springfield City Council	Site Plan Review	Submission expected in 3 <sup>rd</sup> quarter 2015
6. City of Springfield Department of Health and Human Services	Food Service Establishment Permit	TBD as venues are finalized
7. City of Springfield Fire	Storage Tank Removal	18 Bliss Street, 6/5/15: 150515, 150517 and 150518

## QUARTERLY STATUS REPORT: APRIL-JUNE 2015

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Department	Permit	
		1120 Main Street, 6/5/15: 150516 and 150514
		61 Howard Street, 6/3/15: 206
		73 State Street, 5/29/15: 150492
		82 Howard Street, 5/22/15: 150476
		1357 E. Columbus Avenue, 5/19/15: 150458, 150459, 150460 and 150461

## QUARTERLY STATUS REPORT: APRIL-JUNE 2015

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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).*

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### **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.

## QUARTERLY STATUS REPORT: APRIL-JUNE 2015

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*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.*

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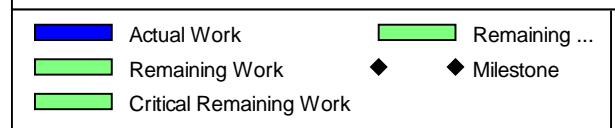
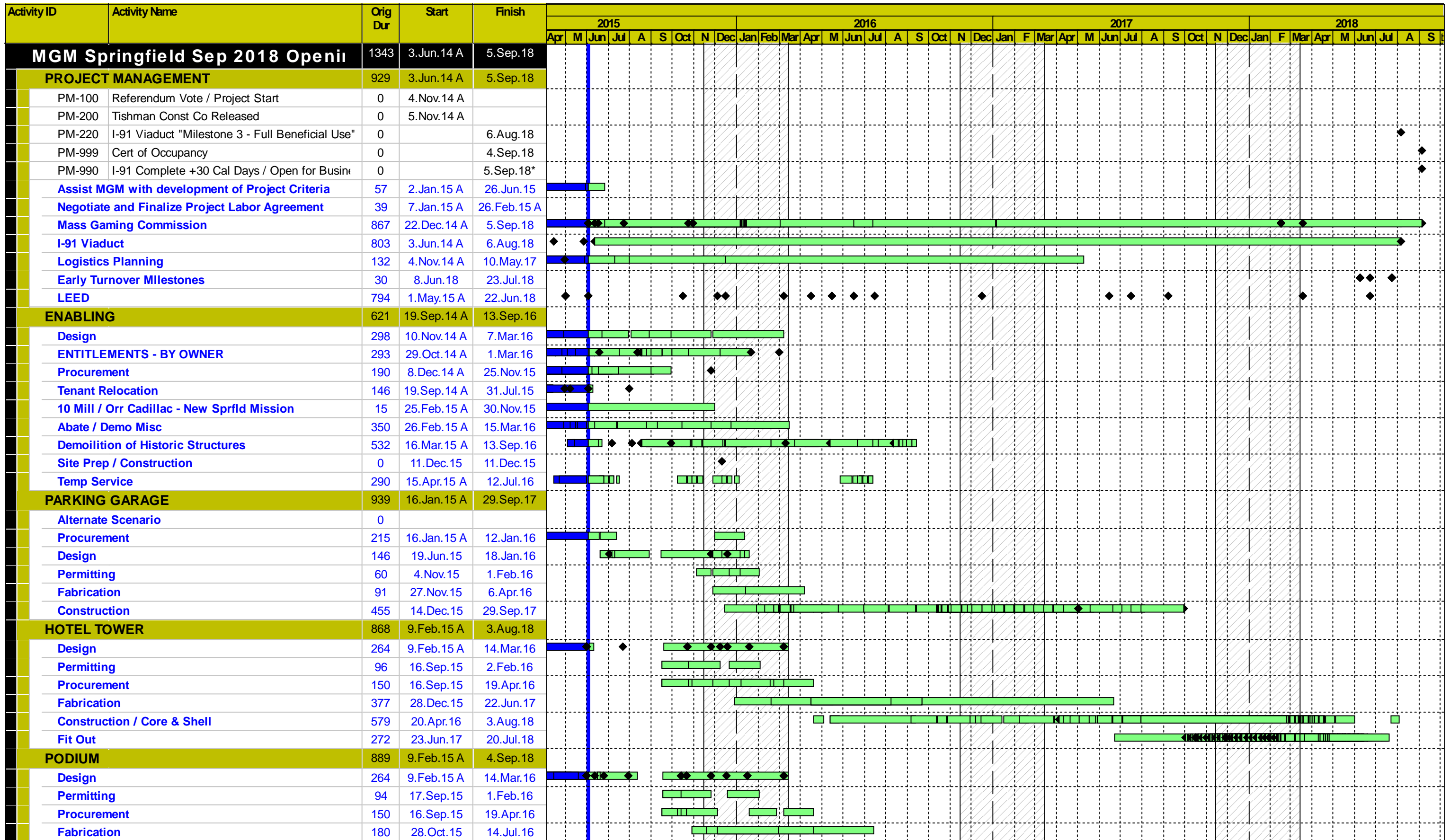
### **8 OPERATIONAL PHASE DIVERSITY PROGRAM FOR EQUAL OPPORTUNITY**

MGM's Diversity and Affirmative Marketing Program, 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 AND LEVEL 2 CONSTRUCTION SCHEDULE – JUNE 25, 2015**

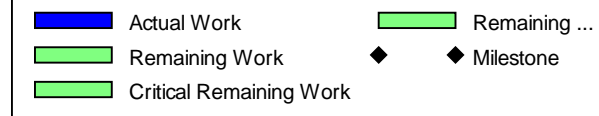
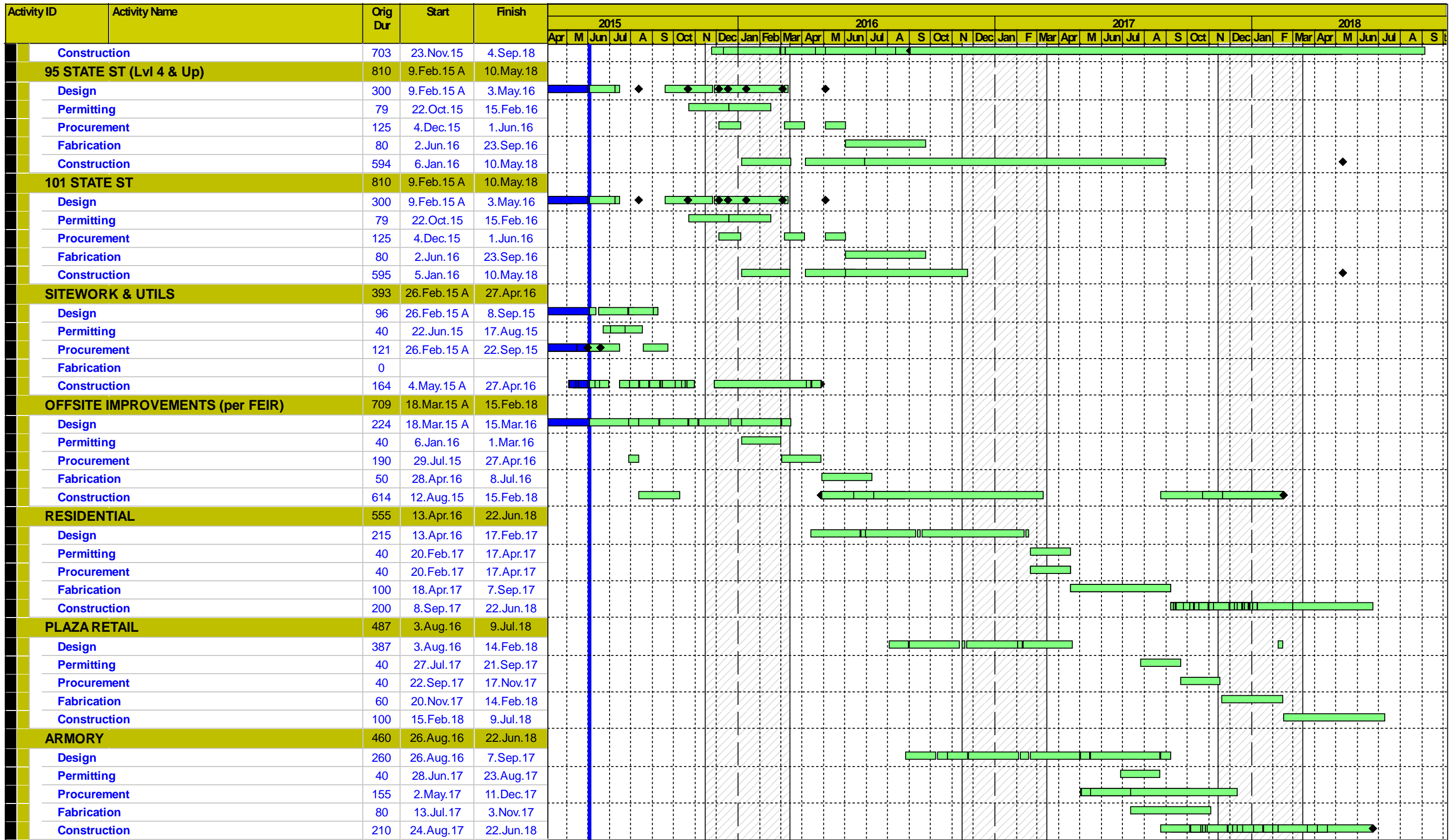




**MGM Springfield Sep 2018 Opening  
Level 2 Exec Summary 20.Jun.15**












**MGM Springfield Sep 2018 Opening  
Level 2 Exec Summary 20.Jun.15**



Activity ID	Activity Name	Orig Dur	Start	Finish	2015												2016												2017												2018														
					Apr	M	Jun	Jul	A	S	Oct	N	Dec	Jan	Feb	Mar	Apr	M	Jun	Jul	A	S	Oct	N	Dec	Jan	F	Mar	Apr	M	Jun	Jul	A	S	Oct	N	Dec	Jan	F	Mar	Apr	M	Jun	Jul	A	S	Oct	N	Dec						
<b>DaVINCI PARK</b>					400	8.Dec.16	9.Jul.18																																																
	Design	180	8.Dec.16	23.Aug.17																																																			
	Permitting	40	20.Nov.17	17.Jan.18																																																			
	Procurement	40	24.Aug.17	20.Oct.17																																																			
	Fabrication	60	23.Oct.17	17.Jan.18																																																			
	Construction	120	18.Jan.18	9.Jul.18																																																			
<b>DAYCARE</b>					399	9.Dec.16	9.Jul.18																																																
	Design	299	9.Dec.16	14.Feb.18																																																			
	Permitting	40	19.Dec.17	14.Feb.18																																																			
	Procurement	40	22.Sep.17	17.Nov.17																																																			
	Fabrication	60	20.Nov.17	14.Feb.18																																																			
	Construction	309	19.Apr.17	9.Jul.18																																																			
<b>ENTERTAINMENT BLK (F/O)</b>					307	21.Apr.17	9.Jul.18																																																
	Interior Fit Outs	307	21.Apr.17	9.Jul.18																																																			

 Actual Work  
 Remaining Work  
 Critical Remaining Work  
 Remaining ...  
 Milestone



**APPENDIX B**

**CONSTRUCTION WORKFORCE STATISTICS**

**AS OF JUNE 30, 2015**

Workforce Diversity Statistics Report - Construction

As of: June 30, 2015

Reference	Subcontractor	This Month's Workforce Diversity Statistics						Project To Date Workforce Diversity Statistics							
		This Month's Total Hours	Minority		Women		Veteran		Project To Date Hours	Minority		Women		Veteran	
			Hours	%	Hours	%	Hours	%		Hours	%	Hours	%	Hours	%
1	Tishman Construction	3,480.00	40.00	1.15%	440.00	12.64%	640.00	18.39%	11,152.00	40.00	0.36%	1,040.00	9.33%	2,352.00	21.09%
2	American Environmental, Inc.	4,698.00	4,330.00	92.17%	424.00	9.03%	98.00	2.09%	12,273.75	11,562.75	94.21%	1,045.00	8.51%	195.50	1.59%
3	Security Construction Services, Inc.	1,143.50	300.00	26.24%	172.00	15.04%	0.00	0.00%	2,774.00	877.25	31.62%	236.00	8.51%	0.00	0.00%
4	Gagliarducci Construction, Inc.	472.50	48.50	10.26%	123.50	26.14%	75.50	15.98%	1,501.00	214.50	14.29%	155.50	10.36%	306.50	20.42%
5	Triton Leasing & Rental, Inc.	174.00	106.00	60.92%	34.00	19.54%	0.00	0.00%	3,569.00	1,547.50	43.36%	384.50	10.77%	0.00	0.00%
6	Collins Electric Co.	166.50	0.00	0.00%	47.00	28.23%	67.50	40.54%	555.00	50.00	9.01%	167.50	30.18%	230.50	41.53%
7	TJ Conway Company	70.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	259.00	17.00	6.56%	0.00	0.00%	0.00	0.00%
8	Allen & Major Associates, Inc.	62.00	16.00	25.81%	0.00	0.00%	0.00	0.00%	312.00	27.00	8.65%	0.00	0.00%	3.00	0.96%
9	Form + Place Inc.	99.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	790.00	0.00	0.00%	0.00	0.00%	0.00	0.00%
10	Howard Stein Hudson	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	202.50	0.50	0.25%	61.50	30.37%	0.00	0.00%
11	JDC-Cyn Environmental Services	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	70.00	24.00	34.29%	0.00	0.00%	0.00	0.00%
12	Fontaine Bros, Inc.	5,718.50	1,818.50	31.80%	309.00	5.40%	25.00	0.44%	7,290.50	2,155.00	29.56%	467.50	6.41%	57.00	0.78%
13	P. Gioioso and Sons, Inc.	566.00	0.00	0.00%	114.50	20.23%	0.00	0.00%	834.50	0.00	0.00%	114.50	13.72%	0.00	0.00%
14	Northeast Steel Erectors, Inc.	537.00	114.00	21.23%	34.00	6.33%	143.00	26.63%	963.00	183.00	19.00%	34.00	3.53%	271.00	28.14%
15	Universal Electric Co., Inc.	1,465.00	377.00	25.73%	193.00	13.17%	0.00	0.00%	1,921.50	458.50	23.86%	272.50	14.18%	0.00	0.00%
16	Harry Grodsky & Co., Inc.	1,596.00	18.00	1.13%	94.00	5.89%	0.00	0.00%	2,405.50	26.00	1.08%	182.00	7.57%	0.00	0.00%
17	RoadSafe Traffic Systems, Inc.	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	25.00	0.00	0.00%	0.00	0.00%	0.00	0.00%
18	Titan Roofing, Inc.	1,375.00	129.00	9.38%	0.00	0.00%	83.50	6.07%	1,711.00	161.50	9.44%	0.00	0.00%	83.50	4.88%
19	Marr Scaffolding, Inc.	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	48.00	0.00	0.00%	0.00	0.00%	0.00	0.00%
20	Allied Fire Protection, Inc. - Sub to Harry Grodsky & Co., Inc.	609.00	147.00	24.14%	0.00	0.00%	0.00	0.00%	609.00	147.00	24.14%	0.00	0.00%	0.00	0.00%
21	L.K. Sheet Metal - Sub to Harry Grodsky & Co., Inc.	1,075.50	0.00	0.00%	54.00	5.02%	0.00	0.00%	1,075.50	0.00	0.00%	54.00	5.02%	0.00	0.00%
22	William Roberts Electric Co., Inc. - Sub to Harry Grodsky & Co., Inc.	63.00	14.00	22.22%	0.00	0.00%	0.00	0.00%	63.00	14.00	22.22%	0.00	0.00%	0.00	0.00%
23	Northeastern Steel Corp - Sub to Fontaine Bros, Inc.	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%
24	Professional Drywall Construction Inc. - Sub to Fontaine Bros, Inc.	371.50	125.50	33.78%	30.00	8.08%	40.00	10.77%	371.50	125.50	33.78%	30.00	8.08%	40.00	10.77%
25	T & M Equipment Corporation - Sub to Fontaine Bros, Inc.	171.00	47.50	27.78%	0.00	0.00%	0.00	0.00%	428.00	86.50	20.21%	11.50	2.69%	0.00	0.00%
26	Tech Valley Contracting, LLC - Sub to Fontaine Bros, Inc.	643.00	0.00	0.00%	89.00	13.84%	0.00	0.00%	643.00	0.00	0.00%	89.00	13.84%	0.00	0.00%
27	Champlain Masonry, Inc. - Sub to Fontaine Bros, Inc.	793.50	330.00	41.59%	40.00	5.04%	0.00	0.00%	793.50	330.00	41.59%	40.00	5.04%	0.00	0.00%
<b>Total</b>		<b>25,349.50</b>	<b>7,961.00</b>	<b>31.40%</b>	<b>2,198.00</b>	<b>8.67%</b>	<b>1,172.50</b>	<b>4.63%</b>	<b>52,640.75</b>	<b>18,047.50</b>	<b>34.28%</b>	<b>4,385.00</b>	<b>8.33%</b>	<b>3,539.00</b>	<b>6.72%</b>

Group	Project Goals	Project To Date %	Delta
Minority	15.30%	34.28%	18.98%
Women	6.90%	8.33%	1.43%
Veteran	8.00%	6.72%	-1.28%

**APPENDIX C**

**DIVERSITY COMMITMENTS – DESIGN AND CONSTRUCTION**

**AS OF JUNE 30, 2015**

*MGM Springfield*

**Diversity Commitment Summary - Design And Construction**

As of: June 30, 2015

<b>Ref</b>	<b>Group</b>	<b>Project Goals</b>	<b>Commitments</b>	<b>Variance</b>	<b>Contractor Count</b>	<b>Value (In Millions)</b>
1	Women	10.0%	9.96%	-0.04%	13	\$ 2.36
2	Minority	5.0%	11.12%	6.12%	3	\$ 2.64
3	Veteran	2.0%	0.08%	-1.92%	2	\$ 0.02

***MGM Springfield***

**Diversity Commitment Summary - Construction**

**As of: June 30, 2015**

<b>Ref</b>	<b>Group</b>	<b>Project Goals</b>	<b>Commitments</b>	<b>Variance</b>	<b>Contractor Count</b>	<b>Value (In Millions)</b>
1	Women	10.0%	11.7%	1.7%	11	\$ 2.29
2	Minority	5.0%	13.5%	8.5%	3	\$ 2.64
3	Veteran	2.0%	0.1%	-1.9%	2	\$ 0.02

**MGM Springfield**

**Diversity Company Details - WBE**

As of: June 30, 2015

<b>Ref</b>	<b>Company</b>	<b>Scope</b>	<b>Location</b>	<b>Diversity Status</b>
1	Connecticut Drywall Finishing, Inc.	Drywall	West Springfield, MA 01089	WBE
2	Cronin Trucking & Excavation, Inc.	Trucking	West Warren, MA 01092	WBE
3	Evermore Light & Power, Inc.	Electrical	Somerville, MA 02145	WBE
4	Granite City Electric Supply Company, Inc.	Electrical Supplier	Quincy, MA 02169	WBE
5	JM Environmental Corp., Inc.	UST Removal	Worcester, MA 01604	WBE
6	Kittredge Equipment Company, Inc.	Kitchen Equipment	Agawam, MA 01001	WBE
7	L.K. Sheet Metal, Inc.	Sheet Metal	East Hartford, CT 06108	WBE
8	Rebars & Mesh, Inc.	Concrete	Haverhill, MA 01835	WBE
9	Security Construction Services, Inc.	Fencing	Hudson, MA 01749	WBE
10	Triton Leasing and Rental, Inc.	Demolition & Abatement	Feeding Hills, MA 01030	WBE
11	Ultimate Abatement Company, Inc.	Abatement	Plainfield, MA 01070	WBE



***MGM Springfield***

**Diversity Company Details - MBE**

As of: June 30, 2015

<b>Ref</b>	<b>Company</b>	<b>Scope</b>	<b>Location</b>	<b>Diversity Status</b>
1	American Environmental, Inc.	Abatement	Holyoke, MA 01040	MBE
2	Ayala Excavating and Trucking, LLC	Trucking	Springfield, MA 01107	MBE
3	Titan Roofing Company	Roofing	Springfield, MA 01104	MBE

***MGM Springfield***

**Diversity Company Details - VBE**

As of: June 30, 2015

<b>Ref</b>	<b>Company</b>	<b>Scope</b>	<b>Location</b>	<b>Diversity Status</b>
1	Frisoli Electric, Inc.	Electrical	Holbrook, MA 02343	VBE
2	Performance Testing & Balancing LLC	Testing & Balancing	South Hampton, MA 01073	VBE

***MGM Springfield***

**Diversity Commitment Summary - Design**

**As of: June 30, 2015**

<b>Ref</b>	<b>Group</b>	<b>Project Goals</b>	<b>Commitments</b>	<b>Variance</b>	<b>Contractor Count</b>	<b>Value (In Millions)</b>
1	Women	10.0%	1.7%	-8.3%	2	\$ 0.07
2	Minority	5.0%	0.0%	-5.0%	0	\$ -
3	Veteran	2.0%	0.0%	-2.0%	0	\$ -

***MGM Springfield***

**Diversity Company Details - WBE**

As of: June 30, 2015

<b>Ref</b>	<b>Company</b>	<b>Scope</b>	<b>Location</b>	<b>Diversity Status</b>
1	Convergent Technologies Design Group, Inc. *	Acoustics/ Audio Visual/ IT/ Low Voltage	Lockport, NY 14094	WBE
2	Soden Sustainability Consulting, LLC*	LEED	Winchester, MA 01890	WBE

\*Engaged in Q2 2015

**APPENDIX D**

**CONSTRUCTION WORKFORCE DIVERSITY REPORTING TEMPLATE**

Company Name:  
Company Address:  
Company Contact:  
Company Contact #:  
Company Contracted With:  
Payroll Ending Week Of:

All Contractors/ Subcontractors/ Vendors to provide this weekly report in excel along with certified payroll report to Tishman Construction. Send by email to **Mei-Ling Rodriguez** ([mei-ling.rodriguez@acem.com](mailto:mei-ling.rodriguez@acem.com)) by close of business on Monday of the following week.

Employee Count	Employee Name	Employee Position / Title	Union / Trade Affiliation	Gender	Ethnicity	Veteran	Zip Code	Hours This Week	This Week's Gross Pay
1									
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3									
4									
5									
6									
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**APPENDIX E**

**LETTER REGARDING COST OF CONSTRUCTION AND CAPITALIZATION OF GAMING LICENSE**



September 18, 2015

Massachusetts Gaming Commission  
101 Federal Street, 12<sup>th</sup> Floor  
Boston, MA 02110

**Re: Quarterly Report – Second 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 June 30, 2015 in connection with the development of MGM Springfield project in Springfield, Massachusetts (the “Project”) compared to the estimates provided in MGM’s RFA-2, 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 June 30, 2015, filed with the SEC on August 7, 2015, each of which are available at [www.sec.gov](http://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**

	<b>Cost Incurred</b>	<b>Est. Remaining Cost</b>	<b>Total Estimated Cost<sup>1</sup></b>
<b>Eligible Capital Costs</b>			
Building/Construction <sup>2</sup>	\$ 6,986,553	\$390,305,447	\$397,292,000
FF&E	\$ 0	\$107,500,000	\$107,500,000
Operating Supplies & Equipment <sup>3</sup>	\$ 0	\$ 31,500,000	\$ 31,500,000
<b>Subtotal of Eligible Capital Costs</b>	<b>\$ 6,986,553</b>	<b>\$529,305,447</b>	<b>\$536,292,000</b>
<b>Ineligible Costs</b>			
Land	\$ 46,680,288	\$ 3,452,712	\$ 50,133,000
Off-site Orr Parcel Improvements <sup>4</sup>	\$ 1,340,989	\$ 9,659,011	\$ 11,000,000
License/Application Fees	\$ 85,000,000	\$ 0	\$ 85,000,000
Preopening Expenses	\$ 13,887,992	\$ 16,112,008	\$ 30,000,000
Financing Costs	\$ 293,522	\$ 57,706,478	\$ 58,000,000
Host Community Costs	\$ 1,300,008	\$ 3,849,992	\$ 5,150,000
Project Contingency <sup>5</sup>	\$ 0	\$ 24,425,000	\$ 24,425,000
<b>Subtotal of Ineligible Costs</b>	<b>\$148,502,799</b>	<b>\$115,205,201</b>	<b>\$263,708,000</b>
<b>Total Project Costs</b>	<b>\$155,489,352</b>	<b>\$644,510,648</b>	<b>\$800,000,000</b>
Cage Cash/Working Capital	\$ 0	\$ 25,000,000	\$ 25,000,000
<b>TOTAL</b>	<b>\$155,489,352</b>	<b>\$669,510,648</b>	<b>\$825,000,000</b>

<sup>1</sup> Estimates provided herein are based on the development budget included in MGM's RFA-2 in order to track expenditures against commitments set forth therein.

<sup>2</sup> Costs incurred includes site preparation costs of \$4,801,464 and design cost of \$1,682,116.

<sup>3</sup> This line item is included under Eligible Capital Costs as it is anticipated that expenditure in this category will be for "information technology equipment, and personal property to be used within the gaming establishment and site including those within hotels, restaurants, retail and other service businesses associated with the establishment" as set forth in 205 CMR 122.03(7).

<sup>4</sup> The costs in connection with off-site improvements to the Orr Parcel, the transfer of which is consideration for transfer of the Springfield Rescue Mission Parcel, were removed from the Building/Construction line item and have been categorized as a separate ineligible costs line item for purposes of reporting under 205 CMR 122.03.

<sup>5</sup> MGM anticipates that a considerable portion of the budgeted project contingency will be spent on eligible capital costs under the Building/Construction line item.



September 22, 2015

**By mail and email**

The Honorable Domenic J. Sarno  
Office of the Mayor  
36 Court Street  
Springfield, MA 01103

**Re: Final Project Design**

Dear Mayor Sarno:

I wanted to follow up on a meeting I participated in last Thursday with Bill Hornbuckle, Kevin Kennedy, and Ed Pikula.

As we discussed during that meeting, one of the benefits of having to extend our opening date due to circumstances beyond our control was our ability to spend additional time reviewing our plans and validating pricing. As we explained, that pricing exercise confirmed that the frenzied construction activity in this region has shown no signs of subsiding, and ironically all of the economic activity that our teams have collectively worked so hard to create in Western Massachusetts, has exacerbated labor and commodity prices. Accordingly, we initiated a design review to see if we could better align the plans and budget, as is customary for this type of project. We also took this opportunity to review the project design. Our review caused us to rethink our hotel and residential program.

As contemplated by our host community agreement, we have revised our design, and in so doing, have developed a concept that we believe will permit more cost effective construction, address the interests raised by the state and local historic commissions, and serve as a catalyst for increased economic activity in Springfield. Specifically, we plan to relocate our residential program to a nearby location that is outside of the current footprint. This permits us to advance a Main Street hotel program by eliminating the hotel tower and relocating the 250 hotel guest rooms to the front of the project along Main Street between State and Howard Streets. This is reflected in the new proposed site plan and renderings we previewed with your team, which are attached to this letter.

These renderings show a new front-facing hotel that would allow tourists and visitors to engage Main Street and its businesses more easily. We believe that this revised design is more consistent with the historic Main Street imagery upon which we gained such tremendous local support. Nevertheless, the State Street location and prior design of that component is still extremely viable and would be reserved for a second-phase expansion if and when market conditions mandate.



Our new residential concept directly extends our development beyond the four corners of our property, and we believe will make for a market changing residential experience. We have identified a few locations that we would like to discuss with you. Further, we believe that a benefit of bringing that program offsite is that we would be able to develop it and bring it to market in advance of our opening, and start bringing young professionals and all of the economic activity that comes with them, back downtown that much sooner.

These proposed changes otherwise leave our original design largely untouched, with the exception of the historic-related modifications we have previously discussed with your staff. Rest assured that the proposed changes will not jeopardize our planned completion date of September 2018 and will result in no reduction, but instead likely an increase, to the \$800 million investment in the Project committed to in our RFA-2 application.

We anticipate that you will share our excitement over this new design, and we look forward to continuing to refine it as we proceed with Site Plan Review by the Office of Planning and Economic Development, its consultants and the City Council. We hope that you will join us with your support as we present this design development to the Massachusetts Gaming Commission this Thursday at our project update.

Sincerely,

A handwritten signature in black ink that reads 'Michael C. Mathis'. The signature is written in a cursive, flowing style.

Michael C. Mathis,  
President & COO

Cc: Kevin Kennedy  
Edward J. Pikula  
Chairman Stephen Crosby  
Bill Hornbuckle



1 OVERALL LEVEL 1 FLOOR PLAN  
1/2" = 1'-0"

