



# Massachusetts Gaming Commission Project Update March 5, 2015



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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



# Agenda

- **Activity since licensure**
- **Construction Sequencing Diagram**
- **Construction Schedule**
- **Enabling Works**
- **Outreach Activities**
- **Project Delivery Method (CM v. GC)**
- **Historic Commission**



# Activity Since Licensure

- Paid \$85 million licensing fee
- Issued \$52 million construction bond
- Closed on ~\$50 million of land
- \$1.75 million in SC payments
- Submitted Diversity Plan to MGC
- Hired first Project Employees
- Vacating the site
- Issuing Initial Construction Contracts

# New Hires

MASS LIVE

## Western Massachusetts native and lawyer Seth Stratton to serve as VP of MGM Springfield casino



Seth Stratton, the new vice president and general counsel for MGM Resorts International's MGM Springfield project, is seen appearing in front of the Massachusetts Gaming Commission on Friday, May 2, 2014. Stratton, a Springfield native and Longmeadow resident, was named to the post this week, as MGM prepares to break ground on its \$800 million casino in downtown Springfield.



By [Robert Rizzuto](#) | [rrizzuto@repub.com](mailto:rrizzuto@repub.com)

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on January 20, 2015 at 10:13 AM, updated January 20, 2015 at 3:30 PM

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# New Hires



## MGM Springfield hires 4, including former political aspirant Chelan Brown



MGM Springfield had announced the hiring of, from left to right, Marikate Murren as director, training and workforce development; Anita Bird as a human resources specialist; Amanda Gagnon as executive assistant to the president, vice president and general counsel; and Chelan Brown as the manager of the MGM Springfield Community Office. *(Photos provided)*



By [Jim Kinney](#) | [jkinney@repub.com](mailto:jkinney@repub.com)

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on February 03, 2015 at 3:38 PM, updated February 03, 2015 at 11:49 PM



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# Brian Packer

**Full-Time, On-Site Owner's Representative  
13 Years of Experience with MGM Resorts Casino Development Projects**



**Borgata Hotel  
Casino & Spa**

**Atlantic City,  
New Jersey**

**2001 - 2003**



**Bellagio  
Spa Tower**

**Las Vegas,  
Nevada**

**2004 - 2005**



**Beau Rivage  
Resort & Casino  
Hurricane Katrina  
Reconstruction**

**Biloxi, Mississippi**

**2005 - 2006**



**CityCenter  
Las Vegas**

**Las Vegas,  
Nevada**

**2007 - 2015**

# Site Preparation

- Conducting extensive tenant coordination meetings
- Commenced lease termination and tenant relocation process
- Retained tenant relocation consultant
- \$750k in tenant payments





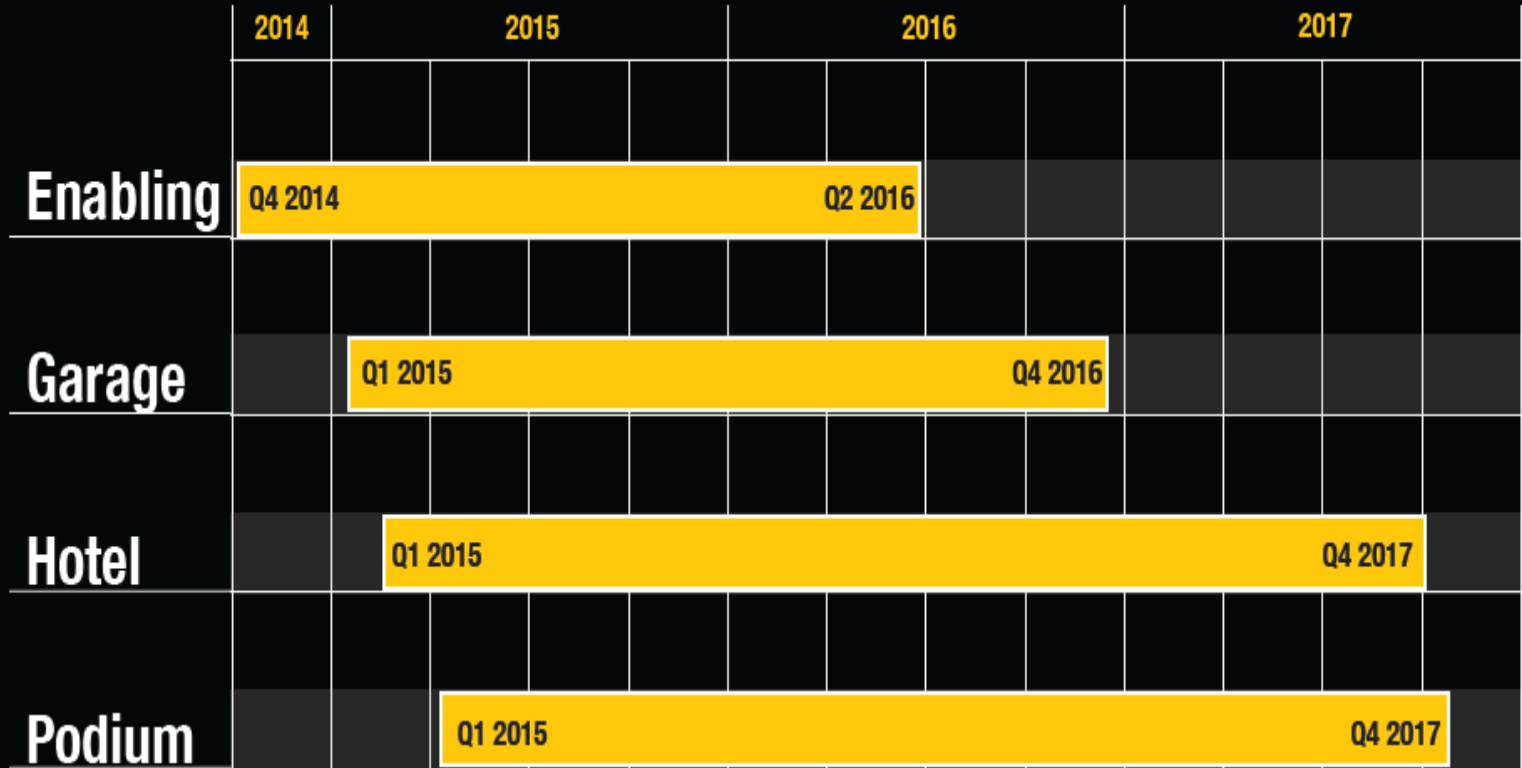
# Construction







# Project Timeline

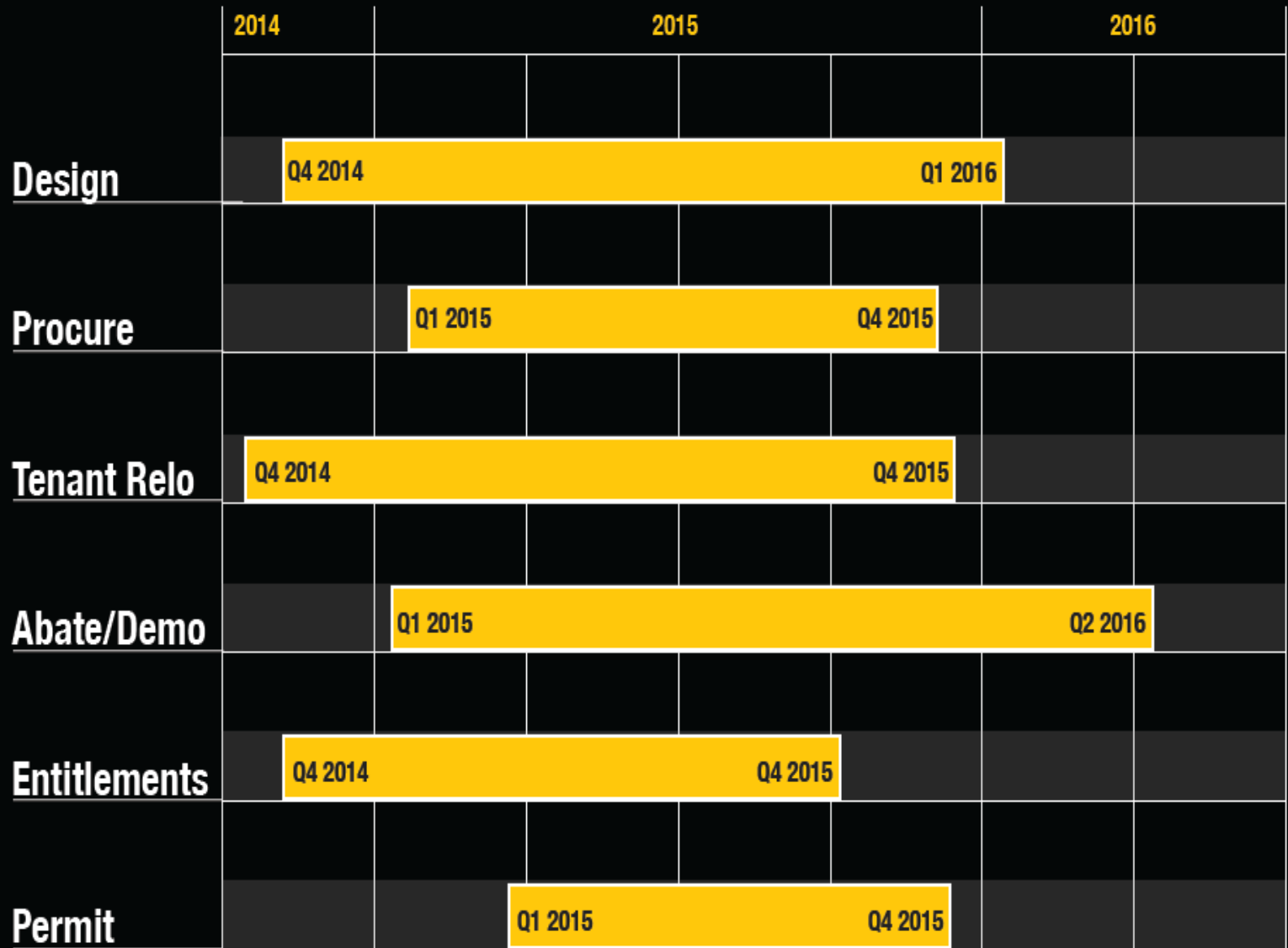


Sept 2017

The project timeline and other schedules included in this presentation are for discussion purposes only and subject to further modification. The final project timeline will be submitted to and approved by the Commission pursuant to 205 CMR 135.02.



# Enabling Timeline





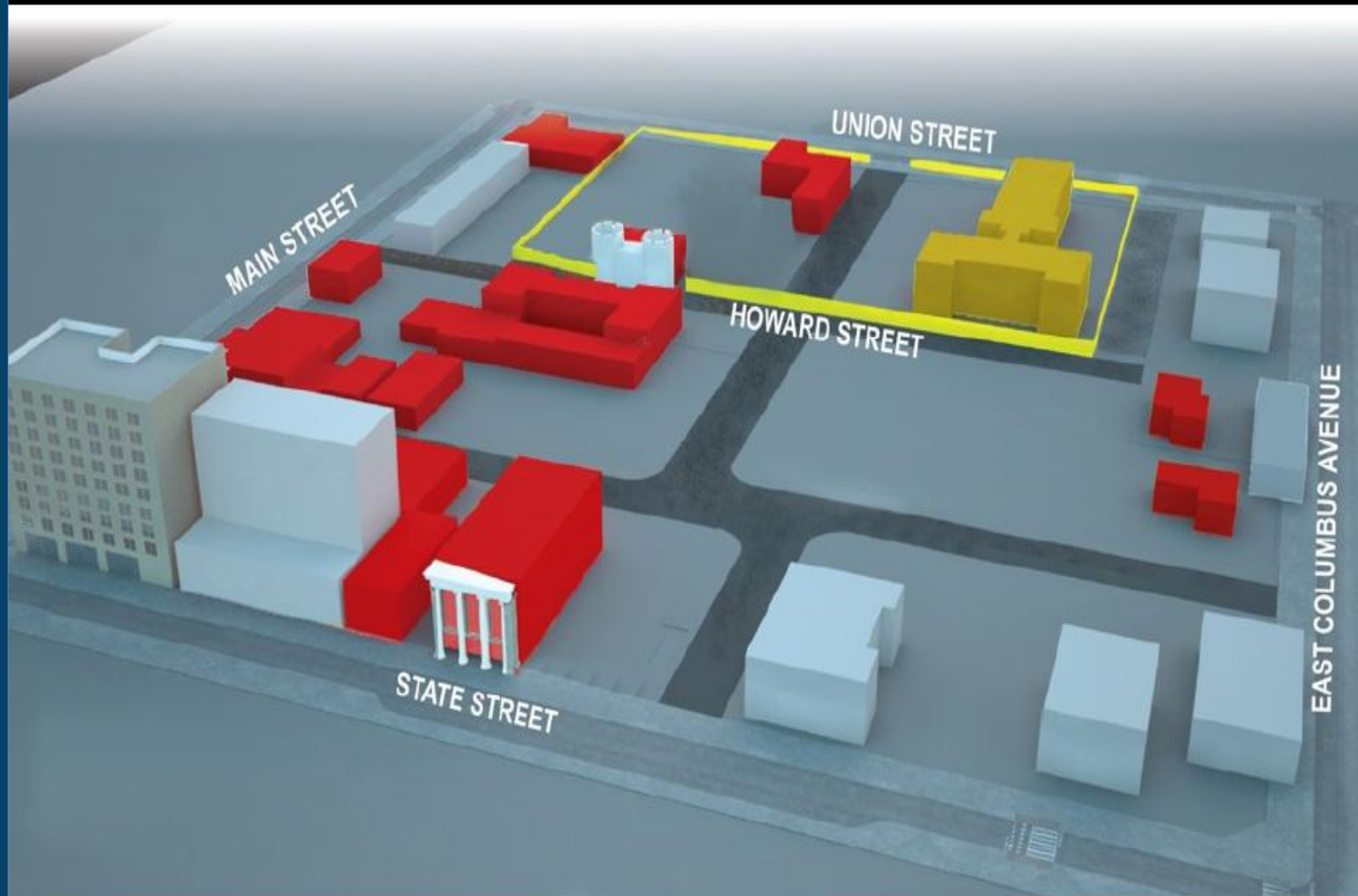
# **Project Delivery Method**

## **Construction Management Approach**

- **Tishman Construction has been retained as Construction Manager for Enabling Works**
- **Other delivery methods for remainder of project have not yet been awarded**
- **Construction Management approach allows flexibility in procuring targeted scopes of the project**
  - **Diversity**
  - **Local Participation**
- **This delivery method will allow for phased construction of the work**
- **Certain scope packages under the Construction Manager will likely involve small to medium size General Contractors**
  - **Maximizes local and diversity participation**



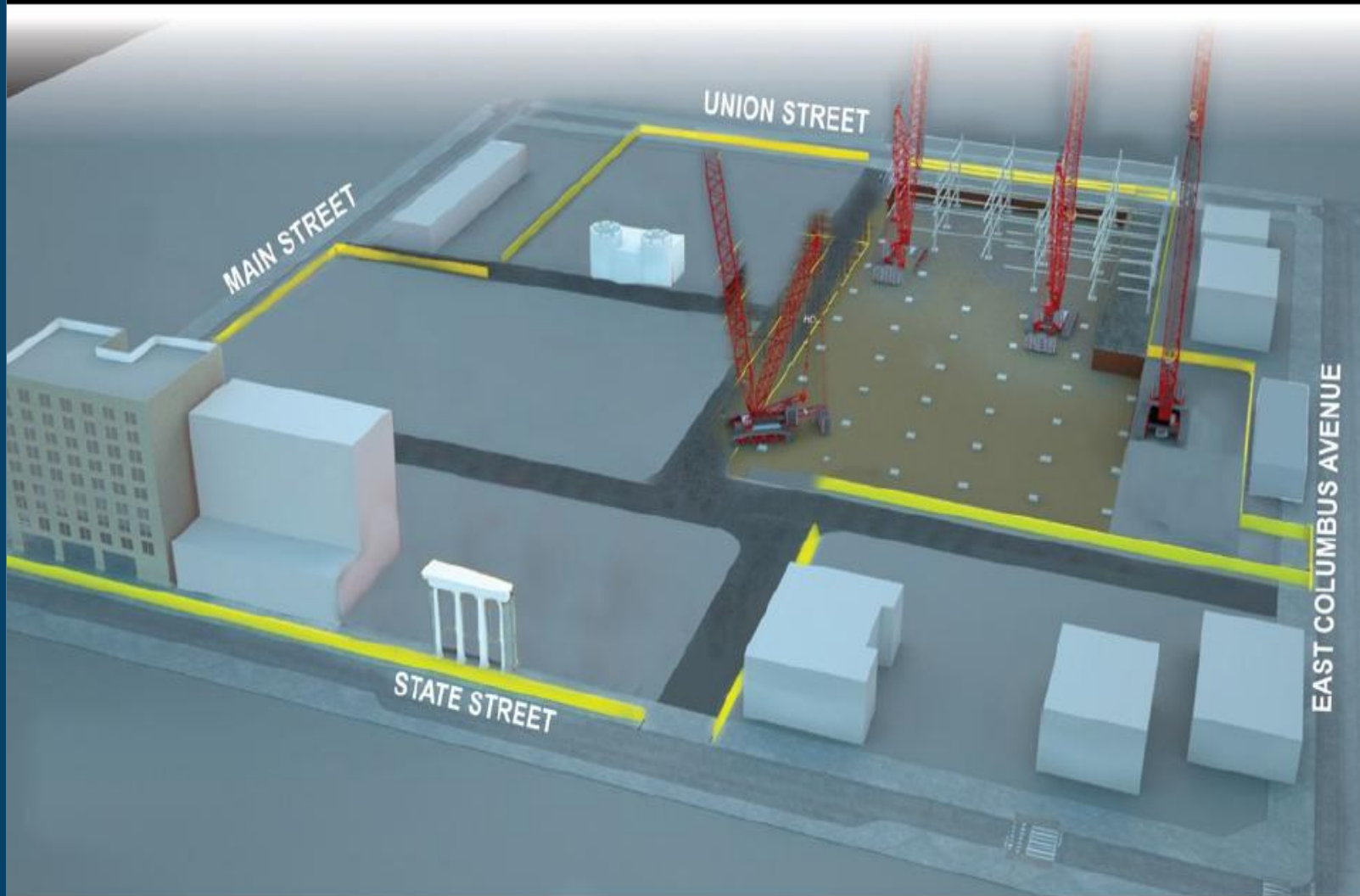
# Early Enabling Works







# Parking Garage





# Casino/Hotel Development



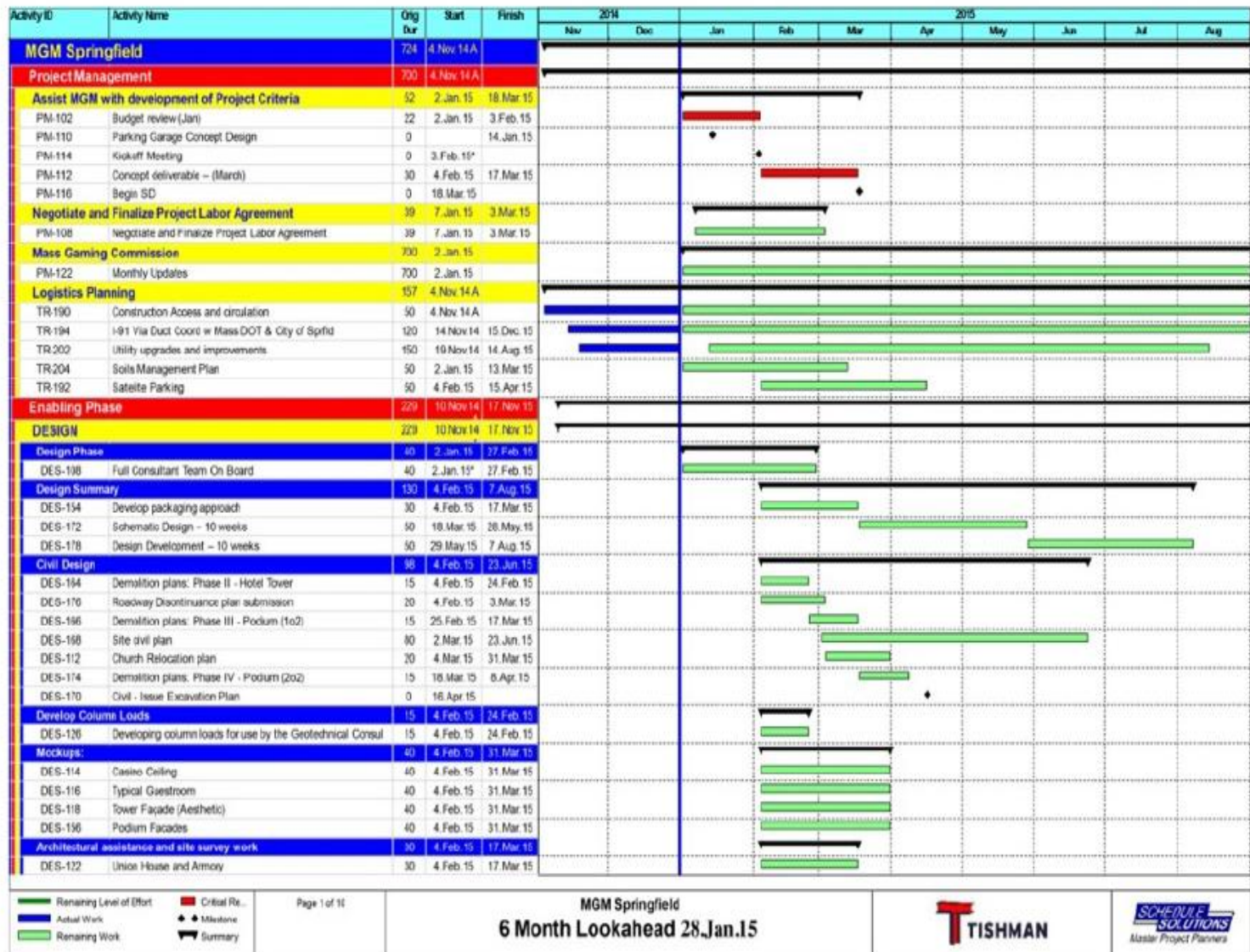


# Schedule





# 6 Month Look Ahead Schedule







**MGM**  
SPRINGFIELD

Activity ID	Activity Name	Orig Dur	Start	Finish	2014		2015									
					Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug		
DES-124	Church Relocation (including site planning)	30	4 Feb. 15	17 Mar 15												
DES-190	73 State incl. stone salvage)	30	4 Feb. 15	17 Mar 15												
<b>Historic Building pre-demolition planning and documentation</b>																
DES-120	Historic commission requirements (if any)	10	4 Feb. 15	17 Feb 15												
DES-138	Salvage (if Any)	10	4 Feb. 15	17 Feb 15												
<b>Temp Stabilizations Performance Criteria</b>																
DES-128	Union/Chandler – Maintain existing brick masonry façade wh	30	4 Feb. 15	17 Mar 15												
DES-130	Armory – Partial Demolition of rear bays in preparation of ne	30	4 Feb. 15	17 Mar 15												
DES-132	French Church Relocation – Evaluate existing 1-story wood-f	30	4 Feb. 15	17 Mar 15												
DES-162	73 State Street – Stabilize single bay allow for demolition of	30	4 Feb. 15	17 Mar 15												
<b>Add Enabling Phase Design Criteria</b>																
DES-134	Develop probe program to expose existing structures	10	4 Feb. 15	17 Feb 15												
DES-136	Complete code reviews/ analysis as needed to develop criteri	25	4 Feb. 15	10 Mar 15												
DES-138	Civil and MEP Design/ Engineering for temporary services	25	4 Feb. 15	10 Mar 15												
DES-140	MEP Planning – Project load letter refinement and coordinat	25	4 Feb. 15	10 Mar 15												
DES-142	Set column grid (spacing and set ceiling height) – Podium co	40	4 Feb. 15	31 Mar 15												
DES-146	Vertical Transportation requirements	20	4 Feb. 15	3 Mar 15												
DES-148	Utility corridors	20	4 Feb. 15	3 Mar 15												
DES-150	LEED – Registration (look in 2009 LEED scoring criteria)	20	4 Feb. 15	3 Mar 15												
DES-152	District Heating & Cooling – Need decision March	30	4 Feb. 15	17 Mar 15												
<b>Site Investigations:</b>																
<b>Geotech</b>																
DES-111	Geotech (Site Work)	50	10 Nov 14	24 Feb 15												
DES-113	Geotech Report & Fdn Recommendations	15	25 Feb 15	17 Mar 15												
<b>Existing Conditions Surveys Environmental:</b>																
TR-202	Develop Abatement Bid Scope	173	4 Feb. 15	8 Oct. 15												
<b>Phase 1</b>																
TR-206	Armory	20	4 Feb. 15	3 Mar 15												
TR-206	Howard St School	5	4 Feb. 15	10 Feb 15												
TR-223	68 Union Car Wash	20	4 Feb. 15	3 Mar 15												
TR-211	33-37 Bliss French Church	20	4 Feb. 15	3 Mar 15												
TR-209	82 Howard St	20	4 Feb. 15	3 Mar 15												
TR-220	Union/ Chandler House	20	2 Apr 15	30 Apr 15												
<b>Phase 2</b>																
TR-229	1345-1357 E Columbus - Robbie's Auto	5	3 Mar 15	9 Mar 15												
TR-210	United Electric / 73 State	20	4 Mar 15	31 Mar 15												
TR-212	Office Bldg 79 State	20	4 Mar 15	31 Mar 15												
TR-214	Office Bldg 96 State	20	1 Apr 15	29 Apr 15												
TR-218	Edisonia block / 1156-1178 Main St	20	2 Apr 15	30 Apr 15												
TR-207	16-36 Bliss St / Garage	10	15 Apr 15	28 Apr 15												
<b>Phase 3</b>																
TR-220	YWCA / Sheriff	10	1 Jun 15	12 Jun 15												
<b>Sustainability</b>																
DES-192	MGN Register Project for LEED Certification - 2009	0	18 Feb 15	18 Feb 15												
<b>Site Investigations</b>																
		64	8 Dec 14 A	6 Apr 15												

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

MGM Springfield  
6 Month Lookahead 28 Jan 15









**MGM**  
SPRINGFIELD

Activity ID	Activity Name	Orig Dur	Start	Finish	2014		2015									
					Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug		
<b>Phase 1 Enabling</b>																
ENT-281	Submission	30	18 Mar 15	11 Jun 15												
ENT-282	Review by City	30	30 Apr 15	11 Jun 15												
ENT-283	Approval	0		11 Jun 15												
<b>Phase 2 Core &amp; Shell</b>																
ENT-278	Submission	30	13 Jul 15	21 Aug 15												
<b>De-Watering</b>																
ENT-275	De-Water - Submission	30	25 Feb 15	20 May 15												
ENT-276	De-Water - Review	40	25 Mar 15	20 May 15												
ENT-277	De-Water - Approval	0		20 May 15												
<b>Engagement and Coordination Activities</b>																
<b>Local Utilities</b>																
ENT-156	Springfield Water & Sewer	200	12 Jan 15	23 Oct 15												
ENT-158	Verizon	200	12 Jan 15	23 Oct 15												
ENT-160	Columbia Gas	200	12 Jan 15	23 Oct 15												
ENT-162	Misc additional (Cable, etc.)	200	12 Jan 15	23 Oct 15												
ENT-164	Western Mass Electric	200	12 Jan 15	23 Oct 15												
<b>Coordination with City of Springfield</b>																
ENT-170	DPW	200	4 Feb 15	17 Nov 15												
ENT-172	Engineering	200	4 Feb 15	17 Nov 15												
ENT-174	Parking Authority	200	4 Feb 15	17 Nov 15												
ENT-176	Fire/Police/EMS	200	4 Feb 15	17 Nov 15												
ENT-184	Liaison - Kickoff Mtg	0	4 Feb 15													
<b>Secure Initial Demo &amp; Bldg Permits (w/ MGM)</b>																
ENT-178	Secure initial demolition & building permits	25	4 Feb 15	10 Mar 15												
<b>Building Permits</b>																
ENT-124	Off site Mission - Core & Shell	0		6 Feb 15												
ENT-126	Howard St. School (Zanetti) - Demolition	5	11 Mar 15	17 Mar 15												
ENT-120	Parcels 10a, 11a,b,c,d, 12, 13a,b,c, 15 - Demolition Non-His	20	18 Mar 15	15 Apr 15												
ENT-198	Retain Façade United Electric Building (73 State) Stabil & C	20	18 Mar 15	15 Apr 15												
ENT-200	Demolition: Office Building (79 State)	20	18 Mar 15	15 Apr 15												
ENT-214	Demolition: Edison Theatre Block	20	18 Mar 15	15 Apr 15												
ENT-216	Retain Façade (portions) Union House/ Chandler House Sta	20	18 Mar 15	15 Apr 15												
ENT-220	Demolition: YWCA/ Connections (22-30 Howard)	30	18 Mar 15	15 Apr 15												
ENT-222	Partial reuse: State Armory Bldg. Stabil & Demo	20	18 Mar 15	15 Apr 15												
ENT-142	Site Perimeter Fence Plan	15	18 Mar 15	8 Apr 15												
ENT-129	Parcels 25a,b, 1c, 1d, Non-Historic	20	18 Mar 15	14 Apr 15												
ENT-154	Mass. Dig Safe Utility Mark Out Plan	10	1 Apr 15	15 Apr 15												
ENT-140	Temporary Project Water, Electrical, Lighting Plan	30	16 Apr 15	28 May 15												
ENT-240	Initial Mass Excavation Permit	10	30 Apr 15	13 May 15												
ENT-218	Relocate: French Congregational Church	20	27 May 15	23 Jun 15												
ENT-202	Reuse: Office Building (95 State)	30	29 May 15	10 Jul 15												
ENT-198	Establish Service Areas Plan	35	2 Jun 15	21 Jul 15												
<b>Mass Environmental</b>																
ENT-192	FEIR Reconlocation	40	4 Feb 15	31 Mar 15												

■ Remaining Level of Effort     ■ Critical Re...  
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**MGM Springfield**  
**6 Month Lookahead 28 Jan 15**





Activity ID	Activity Name	Orig Dur	Start	Finish	2014		2015									
					Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug		
<b>PROCUREMENT</b>																
<b>MWVBE, Local Contractor Outreach</b>																
PRO-102	MWVBE, Local Contractor Outreach	150	20 Jan 15	4 Sep 15												
PRO-112	Pre-Qual	150	20 Jan 15	4 Sep 15												
PRO-114	MGC Acceptance	150	20 Jan 15	4 Sep 15												
PRO-116	Expression of Interest - Enabling	0		9 Feb 15*												
PRO-166	Expression of Interest - Core & Shell	0		17 Mar 15												
<b>Early Works Packages</b>																
PRO-104	Site Fence, Guard Shanks, Construction Trailers	20	2 Feb 15	27 Feb 15												
PRO-106	Probe program	20	2 Feb 15	27 Feb 15												
PRO-108	Relocation of French Congregational Church	20	2 Feb 15	27 Feb 15												
PRO-124	Stabilization of existing structures	20	9 Feb 15	6 Mar 15												
PRO-126	Design - Build Mission	20	9 Feb 15	6 Mar 15												
PRO-128	Mockups - Table top mockup(s)	20	9 Feb 15	6 Mar 15												
PRO-132	Mockups - Discuss Status	20	9 Feb 15	6 Mar 15												
PRO-105	Abatement Demo Pkg 1 (Ind Clear & Grub) (Prequal-Procure)	20	11 Feb 15	10 Mar 15												
PRO-118	Temporary offsite parking (Courthouse)	20	18 Feb 15	17 Mar 15												
PRO-120	Utility cut, cap relocations	20	18 Feb 15	17 Mar 15												
PRO-122	Provision of temporary services (water, sewer, power, erosion)	20	18 Feb 15	17 Mar 15												
PRO-109	Abatement Demo Pkg 3 (Prequal-Procure)	30	1 Apr 15	13 May 15												
PRO-110	Abatement Demo Pkg 4 (Prequal-Procure)	30	30 Apr 15	11 Jun 15												
PRO-107	Abatement Demo Pkg 2 (Prequal-Procure)	30	1 May 15	12 Jun 15												
PRO-111	Abatement Demo Pkg 5 (Prequal-Procure)	30	1 May 15	12 Jun 15												
PRO-115	Abatement Demo Pkg 7 (Prequal-Procure)	30	15 Jun 15	27 Jul 15												
<b>TENANT RELOCATION</b>																
<b>Relocation of Church</b>																
TR-232	Feasibility Study	20	4 Feb 15	3 Mar 15												
TR-238	Confirm route	15	11 Feb 15	3 Mar 15												
<b>PHASE I (Parking Garage)</b>																
<b>1387 E. Columbia</b>																
TR-118	Vacated by	0		2 Mar 15*												
<b>PHASE II (Hotel Tower)</b>																
<b>United Electric Building (73 State)</b>																
TR-240	Vacated by	42	2 Jan 15	3 Mar 15												
<b>Office Building (79 State)</b>																
TR-252	Vacated by	42	2 Jan 15	3 Mar 15												
<b>16-30 Bliss Street</b>																
TR-130	16-36 Bliss St - Vacated by	0		15 Apr 15*												
<b>Office Building (95 State)</b>																
TR-292	Closed by	0		2 Jan 15												
TR-294	Vacated by	0		1 Apr 15*												
<b>PHASE III (Podium)</b>																
<b>27 Bliss Street</b>																
TR-140	Closed by	0		2 Jan 15												

■ Remaining Level of Effort  
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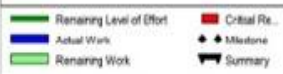
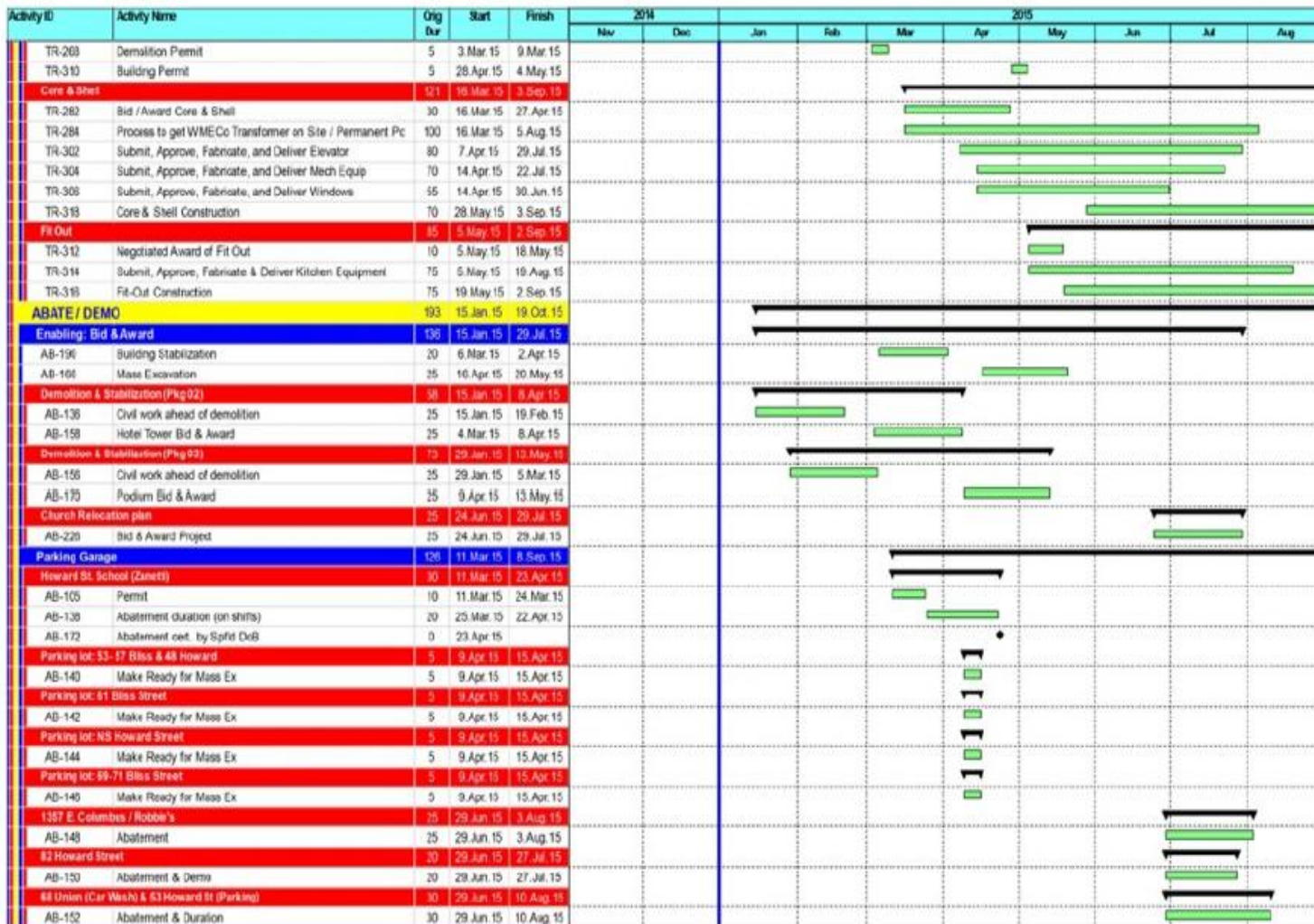


Activity ID	Activity Name	Orig Dur	Start	Finish	2014		2015										
					Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug			
TR-142	Vacated by	0	2 Jan 15														
Union House Chandler House		63	2 Jan 15	2 Apr 15													
TR-144	Notification period	63	2 Jan 15	1 Apr 15													
TR-288	Closed by	1	1 Apr 15	1 Apr 15													
TR-266	Building Vacated	0	2 Apr 15														
Edisonia Theatre Block		63	2 Jan 15	1 Apr 15													
TR-146	Notification period	16	2 Jan 15	23 Jan 15													
TR-264	Edisonia Closed by	47	26 Jan 15	1 Apr 15													
TR-290	Edisonia Building Vacated	0	1 Apr 15														
Fresh Congregational Church		38	2 Jan 15	12 Feb 15													
TR-148	Notification period	28	2 Jan 15	11 Feb 15													
TR-200	Building Vacated	0	12 Feb 15														
YWCA 22-31 Howard		103	2 Jan 15	1 Jun 15													
TR-150	Notification period	65	2 Jan 15	6 Apr 15													
TR-298	Closed by	0	7 Apr 15														
TR-300	Building Vacated	0	1 Jan 15*														
1128 Main Street		45	2 Jan 15	6 Apr 15													
TR-152	Closed by	0	2 Jan 15														
TR-154	Vacated by	65	2 Jan 15	6 Apr 15													
1129 Main Street		65	2 Jan 15	6 Apr 15													
TR-156	Closed by	0	2 Jan 15														
TR-158	Vacated by	65	2 Jan 15	6 Apr 15													
1090-1104 Main Street		65	2 Jan 15	6 Apr 15													
TR-160	Closed by	0	2 Jan 15														
TR-162	Vacated by	65	2 Jan 15	6 Apr 15													
1006-1028 Main Street		64	2 Jan 15	6 Apr 15													
TR-164	Closed by	0	2 Jan 15														
TR-166	Vacated by	0	6 Apr 15*														
PHASE IV (Wisconsin)		90	2 Jan 15	11 May 15													
Mission - 19 Bliss		90	2 Jan 15	11 May 15													
TR-172	Notification period	90	2 Jan 15	11 May 15													
Orr Cadillac - New Springfield Rescue Mission		155	12 Jan 15	3 Sep 15													
TR-242	Negotiate and Execute DB Agreement	15	19 Jan 15	9 Feb 15													
Abatement & Demolition		95	12 Jan 15	27 May 15													
TR-240	Tishman scope Phase I Abatement	5	12 Jan 15*	16 Jan 15													
TR-244	Sarban Head Perform Phase II Hazmat Survey Services / Is	25	19 Jan 15*	23 Feb 15													
TR-258	Bid / Award Phase 1 Abatement & Demolition w/ allowance 1	20	3 Feb 15	2 Mar 15													
TR-264	Reconcile Phase 2 Abatement Costs	10	24 Feb 15	9 Mar 15													
TR-266	Abatement / Receive Clean Air	20	17 Mar 15	14 Apr 15													
TR-308	Demolition	30	15 Apr 15	27 May 15													
Design		65	2 Feb 15	4 May 15													
TR-256	Form & Place Completes Core & Shell Documents	30	2 Feb 15*	13 Mar 15													
TR-280	Form & Place Completes Fit Out Documents	35	16 Mar 15	4 May 15													
Permits		44	3 Mar 15	4 May 15													
TR-268	Asbestos Permit - 10 Day Notification	10	3 Mar 15	16 Mar 15													

■ Remaining Level of Effort     ■ Critical Re...  
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MGM Springfield  
6 Month Lookahead 28 Jan 15









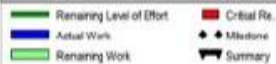
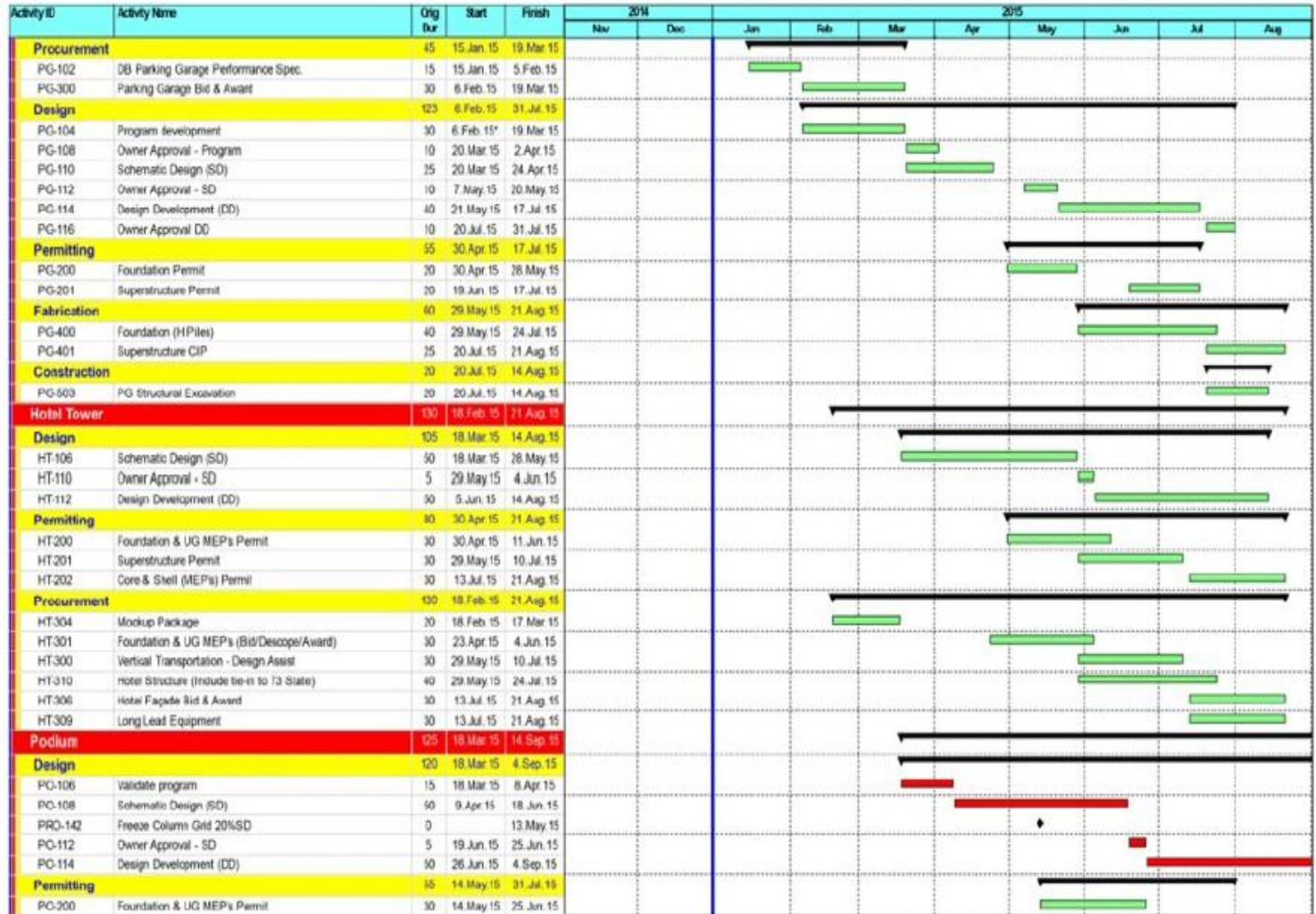
Activity ID	Activity Name	Orig Dur	Start	Finish	2014		2015									
					Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug		
State Armory Bldg		50	29 Jun 15	8 Sep 15												
AB-154	Abatement duration (Allow)	50	29 Jun 15	8 Sep 15												
Hotel Tower		100	29 May 15	19 Oct 15												
United Electric Building (73 State)		40	20 May 15	7 Aug 15												
AB-164	Abatement duration (Allow)	30	29 May 15	10 Jul 15												
AB-194	Abatement cert. by Spfd DcB	10	27 Jul 15	7 Aug 15												
Office Building (79 State)		40	29 May 15	27 Jul 15												
AB-168	Abatement duration (Allow)	30	29 May 15	10 Jul 15												
AB-196	Abatement cert. by Spfd DcB	0	27 Jul 15													
16-30 Bliss Street / Parcel 1C		25	29 Jun 15	3 Aug 15												
AB-174	Abatement duration (Allow)	25	29 Jun 15	3 Aug 15												
Office Building (95 State)		30	20 Jun 15	19 Oct 15												
AB-168	Abatement duration (Allow)	30	26 Jun 15	19 Oct 15												
Podium		40	15 Jun 15	10 Aug 15												
27 Bliss Street		5	15 Jun 15	19 Jun 15												
AB-200	Make ready for Mass Ex	5	15 Jun 15	19 Jun 15												
Union House Chandler House		30	29 Jun 15	10 Aug 15												
AB-202	Abatement duration (Allow)	30	29 Jun 15	10 Aug 15												
Edison Theatre Block		25	29 Jun 15	3 Aug 15												
AB-204	Edison Abatement duration (Allow)	25	29 Jun 15	3 Aug 15												
French Congregational Church		30	29 Jun 15	10 Aug 15												
AB-182	Abatement duration (Allow)	30	29 Jun 15	10 Aug 15												
1126 Main Street		25	15 Jun 15	20 Jul 15												
AB-208	Abatement & Demo	25	15 Jun 15	20 Jul 15												
1139 Main Street		25	15 Jun 15	20 Jul 15												
AB-210	Abatement & Demo	25	15 Jun 15	20 Jul 15												
1090-1104 Main Street		25	15 Jun 15	20 Jul 15												
AB-212	Abatement & Demo	25	15 Jun 15	20 Jul 15												
1098-1028 Main Street / Daves Furniture		25	15 Jun 15	20 Jul 15												
AB-214	Abatement & Demo	25	15 Jun 15	20 Jul 15												
Demolition/ Stabilization		148	20 Feb 15	21 Sep 15												
Phase I Parking Garage		35	1 Apr 15	21 May 15												
AB-193	Relocated Overhead Lines (Verizon)	10	1 Apr 15	15 Apr 15												
AR-108	Demo / Stabilize Howard St School / Zanetti	30	23 Apr 15	30 May 15												
AB-240	Ready to begin mass excavation	0	21 May 15													
Phase I (Hotel Tower)		148	20 Feb 15	21 Sep 15												
AB-162	Cut, cap, make safe	30	20 Feb 15	2 Apr 15												
AB-186	Demolish 79 State Street	40	27 Jul 15	21 Sep 15												
Phase II (Podium)		60	12 Jun 15	4 Sep 15												
AB-220	Cut, cap, make safe	60	12 Jun 15	4 Sep 15												
AB-124	Demolition - Daves furniture	30	21 Jul 15	31 Aug 15												
Site Prep / Construction		40	21 May 15	17 Jul 15												
AB-304	Mass Ex Parking Garage	40	21 May 15	17 Jul 15												
Parking Garage		153	15 Jan 15	21 Aug 15												

- █ Remaining Level of Effort
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**MGM**  
SPRINGFIELD







Activity ID	Activity Name	Orig Dur	Start	Finish	2014		2015								
					Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	
PO-201	Superstructure Permit	30	19 Jun 15	31 Jul 15											
<b>Procurement</b>		55	14 May 15	31 Jul 15											
PO-300	Foundations	30	14 May 15	25 Jun 15											
PO-306	Vertical Transportation	30	19 Jun 15	31 Jul 15											
<b>Fabrication</b>		20	26 Jun 15	24 Jul 15											
PO-302	Foundations (Piles)	20	26 Jun 15	24 Jul 15											
<b>Construction</b>		80	21 May 15	14 Sep 15											
<b>Phase 1</b>		90	21 May 15	14 Sep 15											
PO-510	Mass Ex Ph 1	80	21 May 15	14 Sep 15											
<b>Residential</b>		125	9 Apr 15	4 Sep 15											
<b>Design</b>		125	9 Apr 15	4 Sep 15											
RES-108	Schematic Design (SD)	90	9 Apr 15	18 Jun 15											
RES-110	Owner Approval - SD	5	19 Jun 15	25 Jun 15											
RES-112	Design Development (DD)	90	26 Jun 15	4 Sep 15											
<b>Satellite: Retail</b>		125	18 Mar 15	14 Sep 15											
<b>Design</b>		125	18 Mar 15	14 Sep 15											
RTL-106	Validate program	20	18 Mar 15	15 Apr 15											
RTL-108	Schematic Design (SD)	90	16 Apr 15	25 Jun 15											
RTL-110	Owner Approval - SD	5	20 Jun 15	2 Jul 15											
RTL-112	Design Development (DD)	90	6 Jul 15	14 Sep 15											
<b>Satellite: Daycare</b>		120	18 Mar 15	4 Sep 15											
<b>Design</b>		120	18 Mar 15	4 Sep 15											
DAY-102	Validate program	120	18 Mar 15	4 Sep 15											
<b>Satellite: Armory</b>		125	18 Mar 15	14 Sep 15											
<b>Design</b>		125	18 Mar 15	14 Sep 15											
ARM-102	Program Development / Site Investigations	45	18 Mar 15	20 May 15											
ARM-104	Owner Approval - Program	10	21 May 15	4 Jun 15											
ARM-106	Validate program	20	5 Jun 15	2 Jul 15											
ARM-108	Schematic Design (SD)	90	6 Jul 15	14 Sep 15											

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





Activity ID	Activity Name	Orig Dur	Start	Finish	2014		2015								
					Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	
PO-201	Superstructure Permit	30	19 Jun 15	31 Jul 15											
<b>Procurement</b>		55	14 May 15	31 Jul 15											
PO-300	Foundations	30	14 May 15	25 Jun 15											
PO-306	Vertical Transportation	30	19 Jun 15	31 Jul 15											
<b>Fabrication</b>		20	26 Jun 15	24 Jul 15											
PO-302	Foundations (Piles)	20	26 Jun 15	24 Jul 15											
<b>Construction</b>		80	21 May 15	14 Sep 15											
<b>Phase 1</b>		90	21 May 15	14 Sep 15											
PO-510	Mass Ex Ph 1	80	21 May 15	14 Sep 15											
<b>Residential</b>		125	9 Apr 15	4 Sep 15											
<b>Design</b>		125	9 Apr 15	4 Sep 15											
RES-108	Schematic Design (SD)	90	9 Apr 15	18 Jun 15											
RES-110	Owner Approval - SD	5	19 Jun 15	25 Jun 15											
RES-112	Design Development (DD)	90	26 Jun 15	4 Sep 15											
<b>Satellite: Retail</b>		125	18 Mar 15	14 Sep 15											
<b>Design</b>		125	18 Mar 15	14 Sep 15											
RTL-106	Validate program	20	18 Mar 15	15 Apr 15											
RTL-108	Schematic Design (SD)	90	16 Apr 15	25 Jun 15											
RTL-110	Owner Approval - SD	5	20 Jun 15	2 Jul 15											
RTL-112	Design Development (DD)	90	6 Jul 15	14 Sep 15											
<b>Satellite: Daycare</b>		120	18 Mar 15	4 Sep 15											
<b>Design</b>		120	18 Mar 15	4 Sep 15											
DAY-102	Validate program	120	18 Mar 15	4 Sep 15											
<b>Satellite: Armory</b>		125	18 Mar 15	14 Sep 15											
<b>Design</b>		125	18 Mar 15	14 Sep 15											
ARM-102	Program Development / Site Investigations	45	18 Mar 15	20 May 15											
ARM-104	Owner Approval - Program	10	21 May 15	4 Jun 15											
ARM-106	Validate program	20	5 Jun 15	2 Jul 15											
ARM-108	Schematic Design (SD)	90	6 Jul 15	14 Sep 15											

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





# **Outreach Activities**

## **1. Outreach Complete to Date:**

- **Site Fence**
- **Abatement & Demolition**

## **2. Outreach Scheduled during March:**

- **Mass Excavation**
- **Underground MEPs & Site Utilities**
- **Foundations & Waterproofing**

## **3. Subcontract Awards to Date:**

- **American Environmental (MBE) based out of Holyoke MA**
- **Collins Electric based out of Chicopee MA**
- **Gagliarducci Site Work based out of Springfield MA**



# Entitlements







# Abatement/Demolition Permits

	Location	Target	Location	Target	
1.	Howard Street School	3/18/15	11.	1132 - 1142 Main	6/29/15
2.	26 Howard	5/1/15	12.	84 Howard	6/29/15
3.	79 State	5/29/15	13.	66 - 74 Union	6/29/15
4.	73 State	5/29/15	14.	1345 - 1357 E. Columbus	6/29/15
5.	1126 Main	6/15/15	15.	16 Bliss	6/29/15
6.	1120 Main	6/15/15	16.	37 Bliss (Relocate)	6/29/15
7.	1090 - 1104 Main	6/15/15	17.	29 Howard	7/28/15
8.	1008 - 1028 Main	6/15/15	18.	15 Bliss	12/9/15
9.	95 State	6/26/15	19.	19 Bliss	12/9/15
10.	1156 - 1178 Main	6/29/15			



# Entitlements

	Description	Start	Targeted Finish
1.	US EPA / NPDES	2/4/15	4/8/15
2.	FAA – No Hazard	2/4/15	4/8/15
3.	Mass Historic Commission	12/16/14	4/1/15
4.	FEIR / Mass Environmental Policy Act	10/29/14	12/31/14
5.	SWPPP (EPA)	2/4/15	4/29/15
6.	City of Springfield:		
1.	Planning Board	2/25/15	4/30/15
2.	City Council	1/2/15	4/29/15
3.	Dept of Public Works (Phased Permitting)	2/4/15	4/23/15
4.	City of Springfield Project Design Review (HCA)	5/6/15	12/17/15
5.	Springfield Water & Sewer Commission	2/26/15	8/24/15
6.	CMP Constr Mgt Plan / TTCP Temp Traffic Cntrl Plan	3/18/15	10/5/15
7.	Springfield Historical Commission	12/16/14	4/1/15
7.	MASS DOT	3/9/2015	3/9/2016



# Howard St. School Entitlements

**1. Entitlements Status – in place as of 2/19/15 w/ exception of MHC**

**2. DEP Notification – complete**

**3. Utility Releases**

**Columbia Gas – received 2/20/15**

**Verizon – anticipated 3/6/15**

**Comcast - received 2/27/15**

**Eversource - anticipated 3/13/15**

**Springfield Water & Sewer - anticipated 3/13/15**

**4. Demo Permit Status - anticipated 3/18/15**

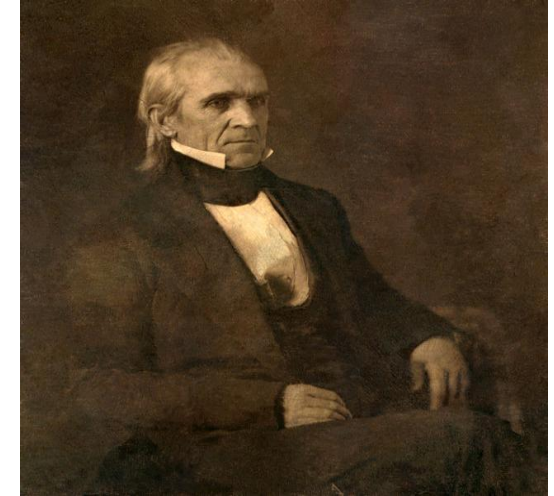


# Historic Commission Update





# Springfield Historical Commission abandons call to save old Union House hotel after touring building with MGM casino representatives



Built in 1846, the soon-to-be demolished Union House is the third oldest commercial buildings left in Downtown Springfield. It was designed by regional architect Henry Sykes, who also designed the Mills-Stebbins Villa in Springfield and the Amherst College observatory. For many years, it was Springfield's finest hotel. In 1847, it hosted President James Polk during a trip through the Northeast. In his entourage were Attorney General Nathan Clifford and Secretary of State James Buchanan. The building continued as a hotel until the Great Depression and has been used for retail since then. MGM plans to demolish this four-story building and replace it with a new four-story building with retail and restaurants on the ground floor and apartments above. The Historical Commission was granted a concession by MGM which says it will retain the building's facade along Main and Bliss streets. (Republican file photo by Robert Rizzuto) (Robert Rizzuto / The Republican)



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on February 25, 2015 at 6:00 AM, updated February 25, 2015 at 4:45 PM





# Massachusetts Gaming Commission Project Update March 5, 2015



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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