

MGM Construction Overview: Spending, Employment, and Economic Impacts

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Property Background

- Construction period was March 2015 through August 2018
- First integrated resort casino in the Commonwealth
- Urban casino in the middle of downtown

The Data

- MGM provided us the data at the conclusion of each contract. In some cases, the data was in draft form.
- Contract summaries included
 - Worker hours, wages, ZIP, and limited demographics
 - Company ZIP, total contract value, subcontractors, and payment schedule

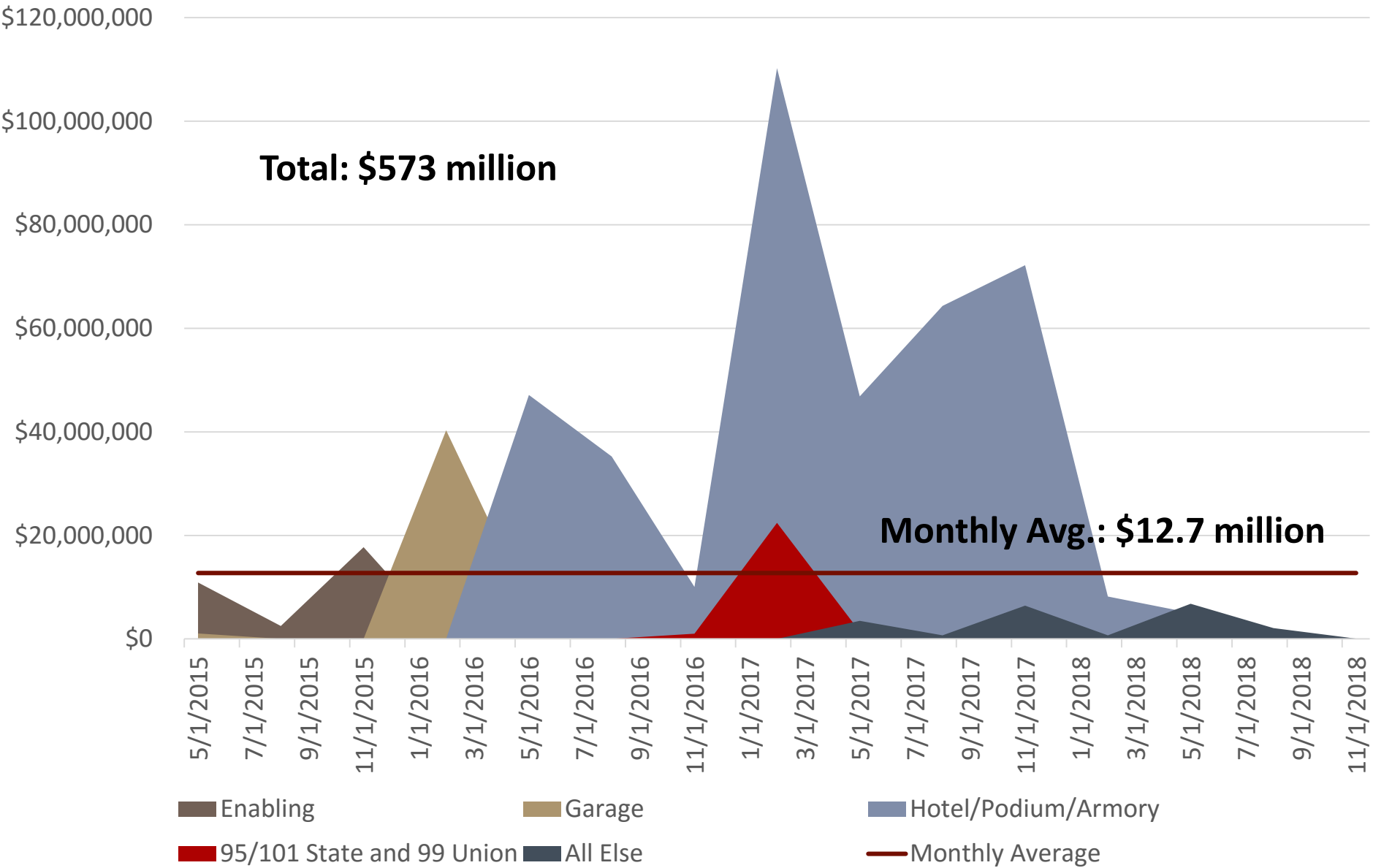
Construction Components

- Hotel/Podium/Armory
- Enabling
- Garage
- Daycare and Church
- Offsite improvements
- Signage
- 95 and 101 State Street and 99 Union projects

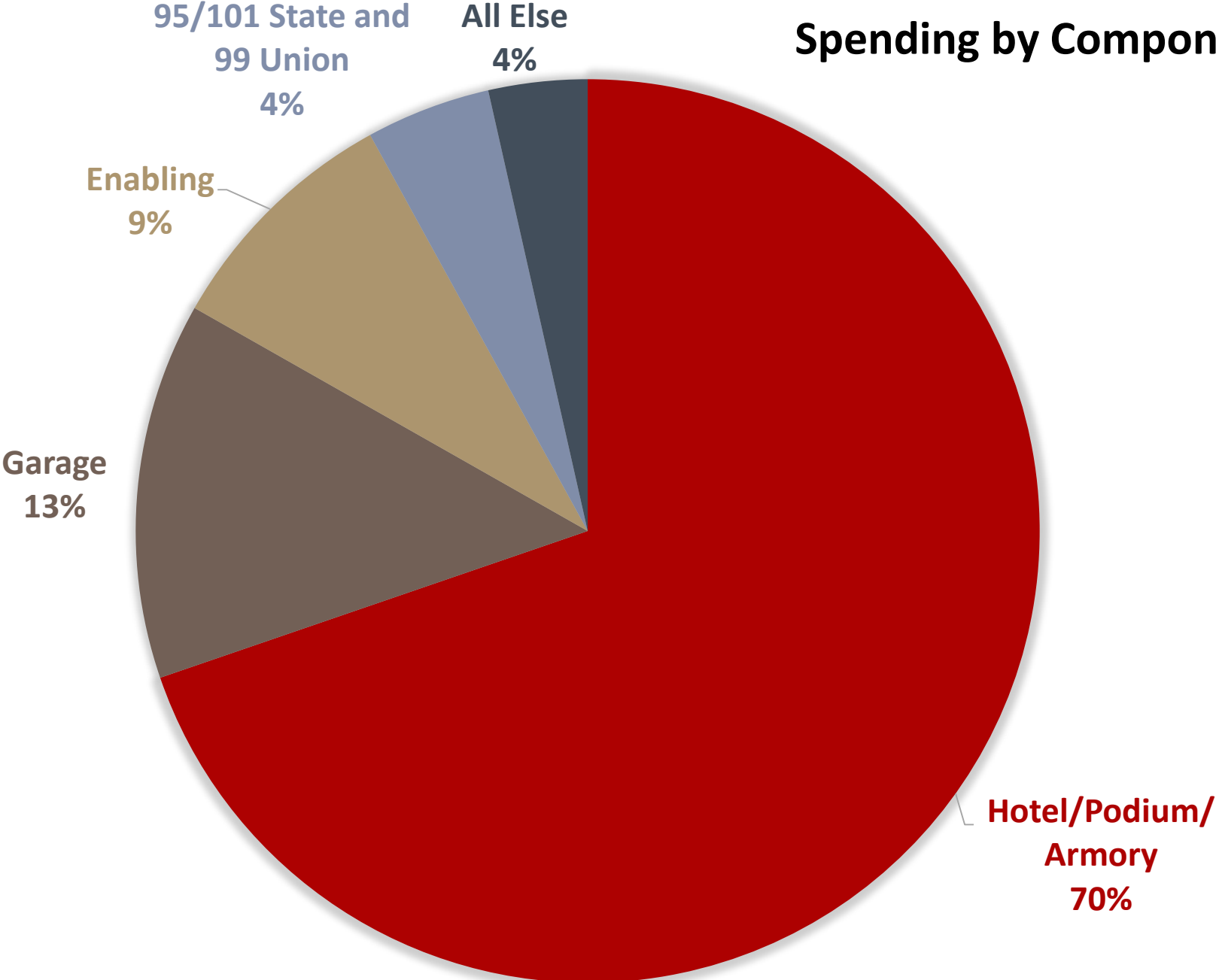
Construction Spending by Quarter

Total: \$573 million

Monthly Avg.: \$12.7 million

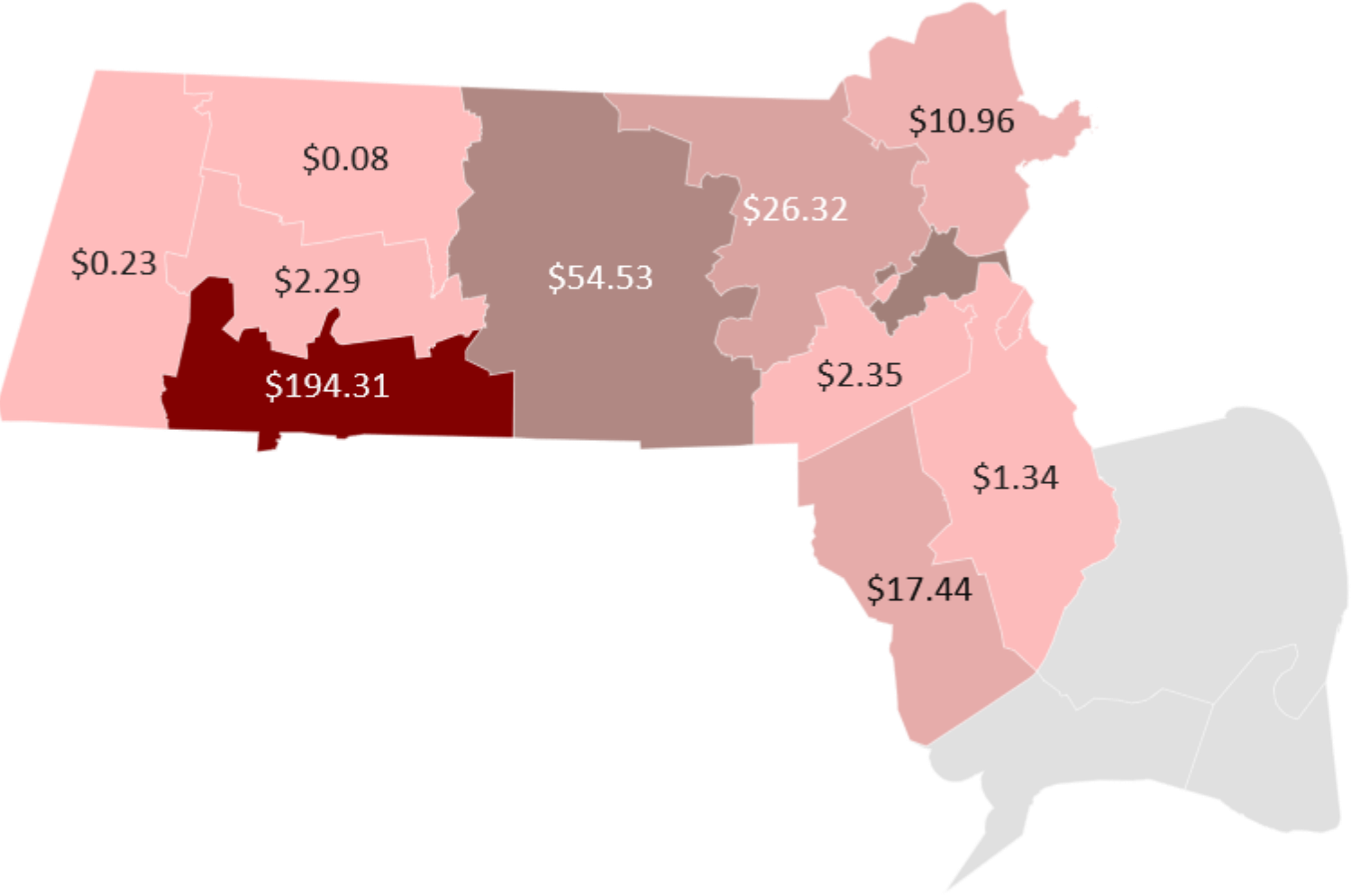


Spending by Component

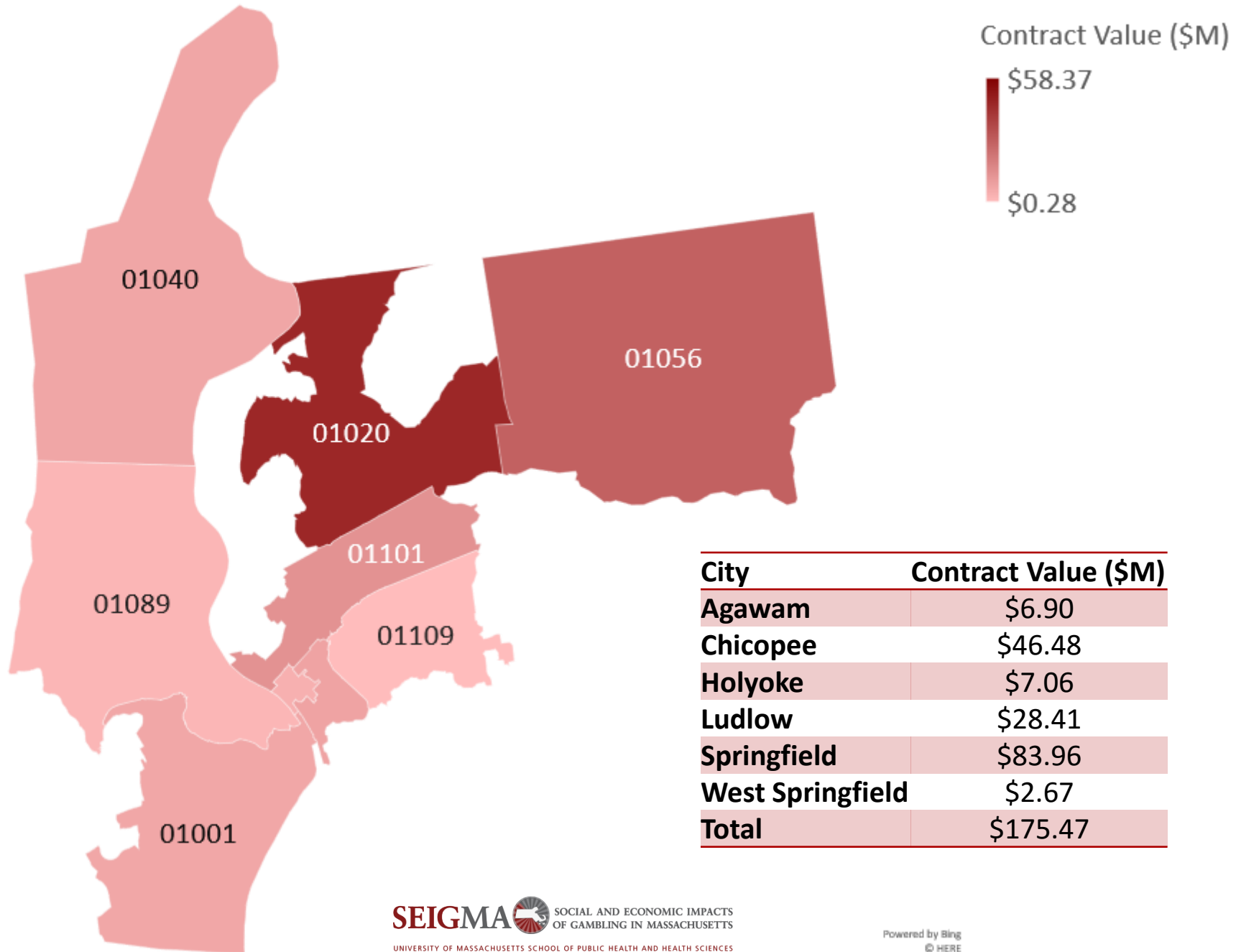


Spending by County

Contract Value (\$M)



Spending by H&SC ZIP Code

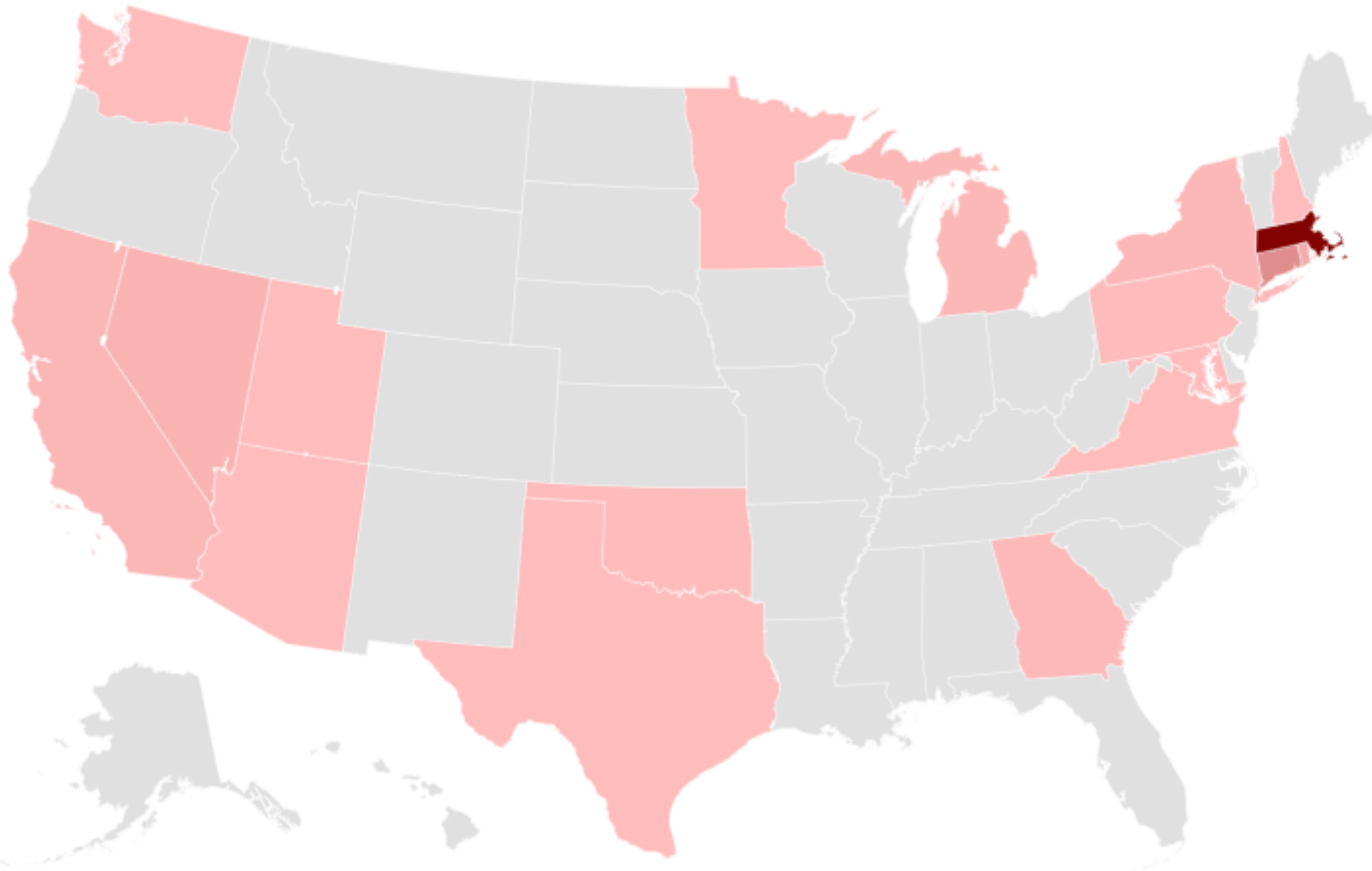


Spending by State

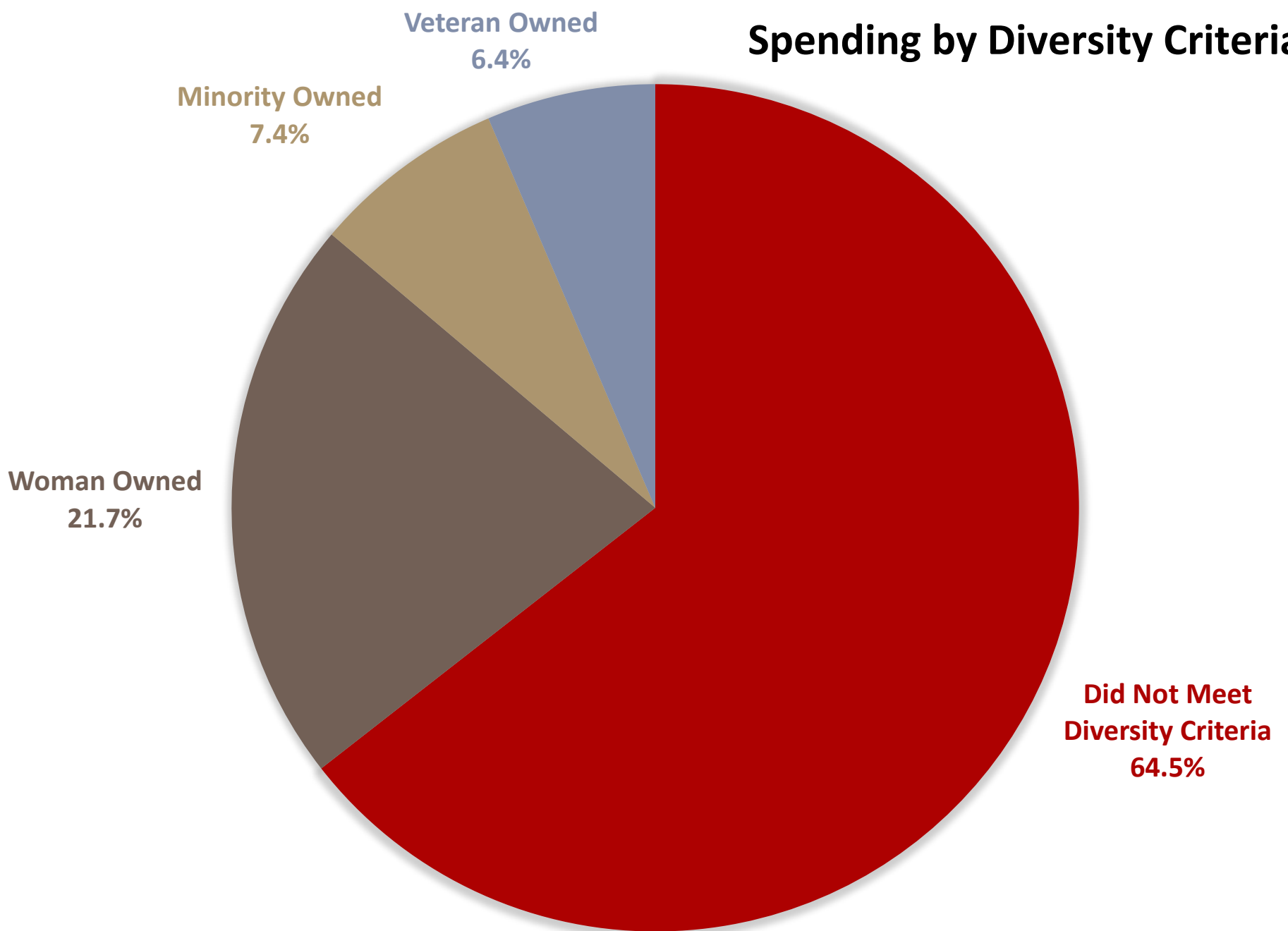
Contract Value (\$M)

\$373.75

\$0.02



Spending by Diversity Criteria



Workers and Wages

We estimate there were about **4,250 workers** who worked **2.6 million hours** over **16 quarters** and were compensated **\$173 million**.

FTEs: 1,251

Avg. Hours/Worker: 612 (approx. 15 weeks @ 40 hrs./week)

Avg. Hourly Comp/Worker: \$66

H&SC Summary Hours and Compensation

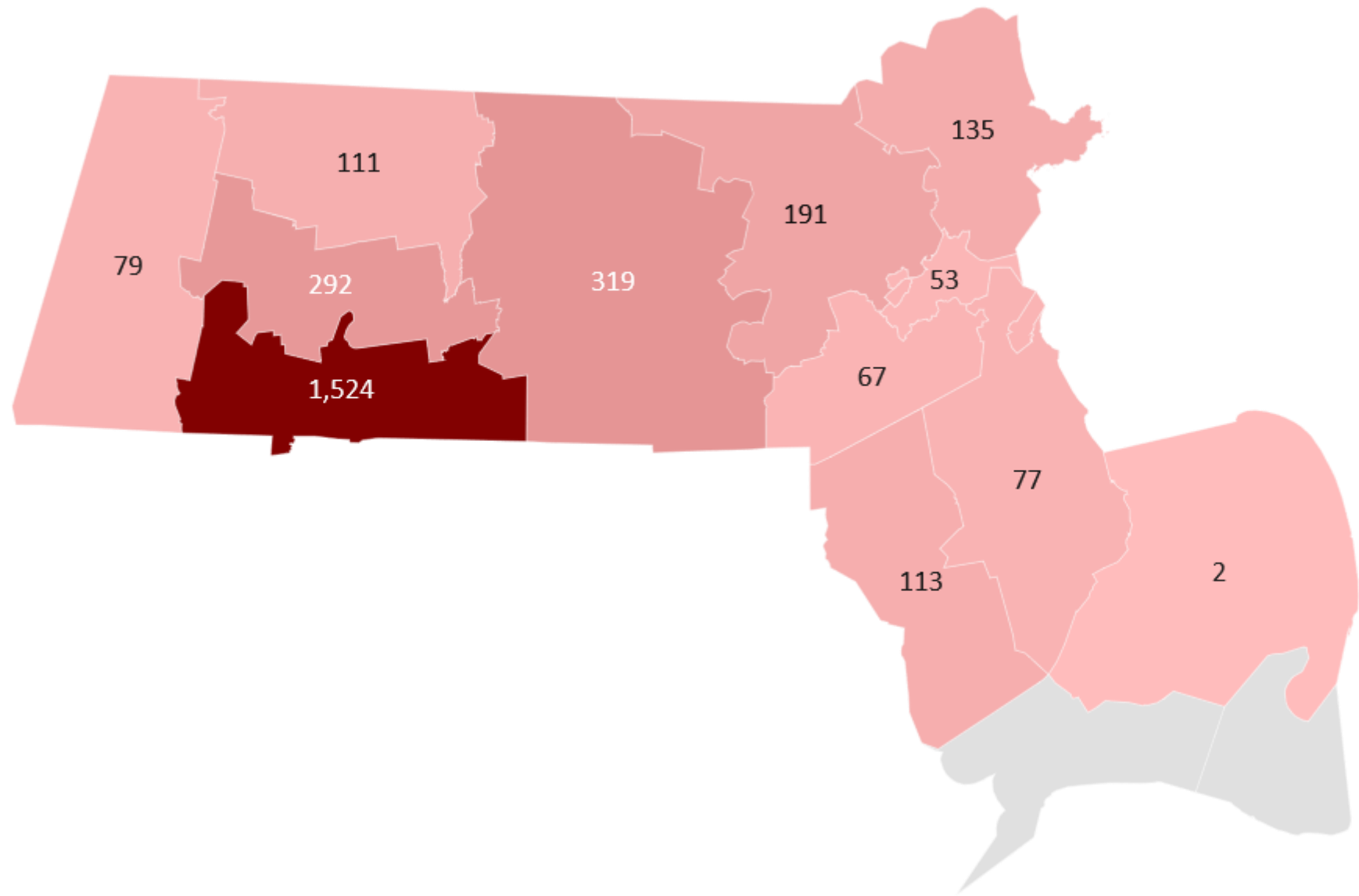
Geography	Average Hours	Average Compensation
Springfield	806	\$45,212
Surrounding Communities	769	\$47,640

Workers by County

Workers

1,524

2

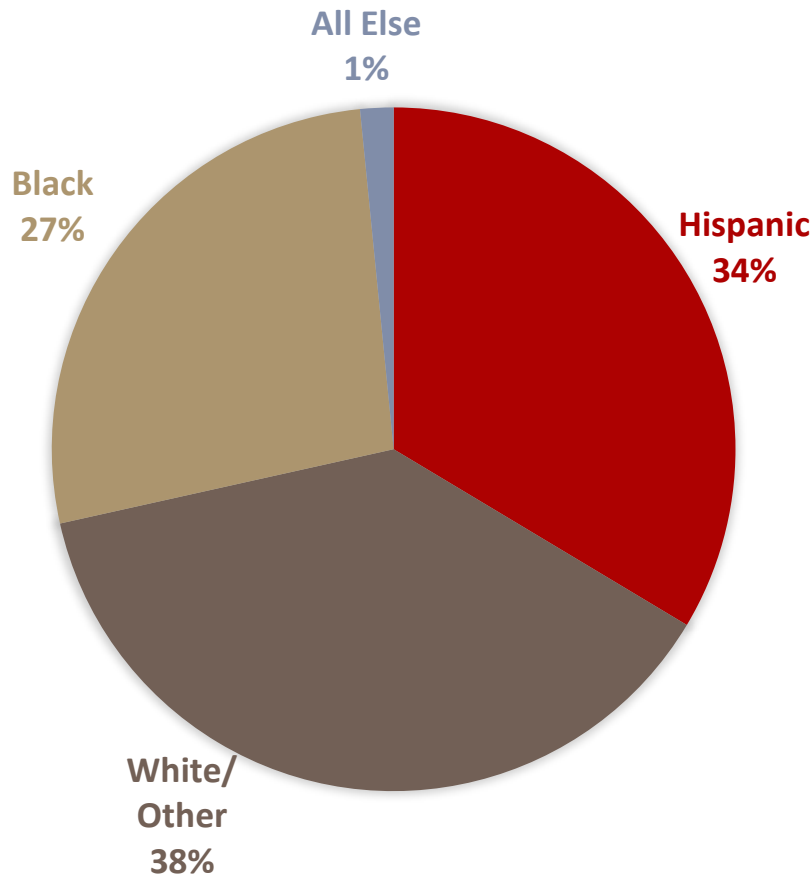


Workers by H&SC

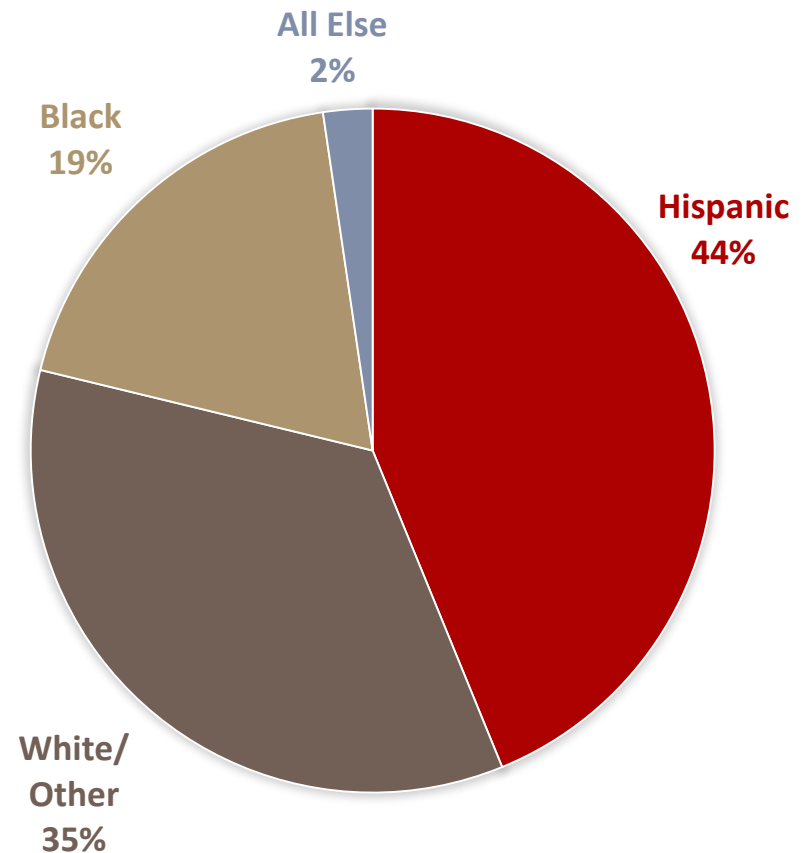
Town/City	Workers
Agawam	54
Chicopee	185
East Longmeadow	44
Holyoke	81
Longmeadow	8
Ludlow	125
Springfield	509
West Springfield	84
Wilbraham	30
Total	1,120

Race/Ethnicity of Workers

SPRINGFIELD WORKERS

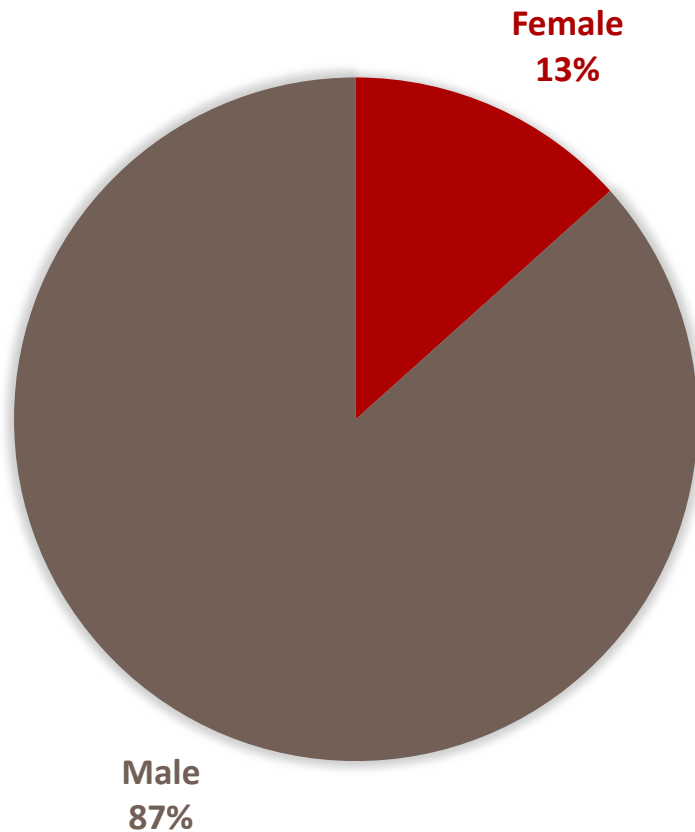


SPRINGFIELD POPULATION

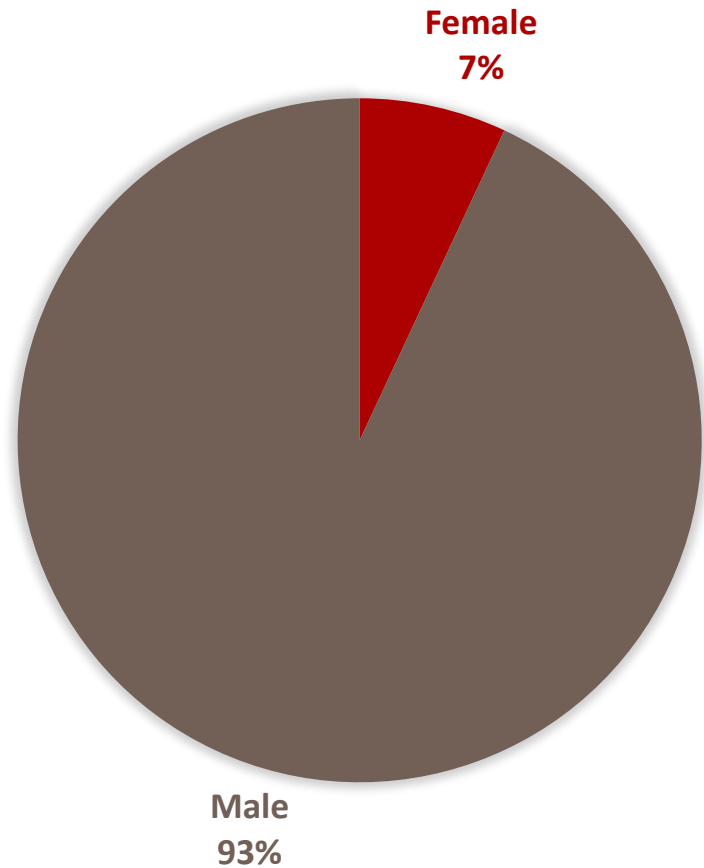


Gender of Workers

SPRINGFIELD WORKERS

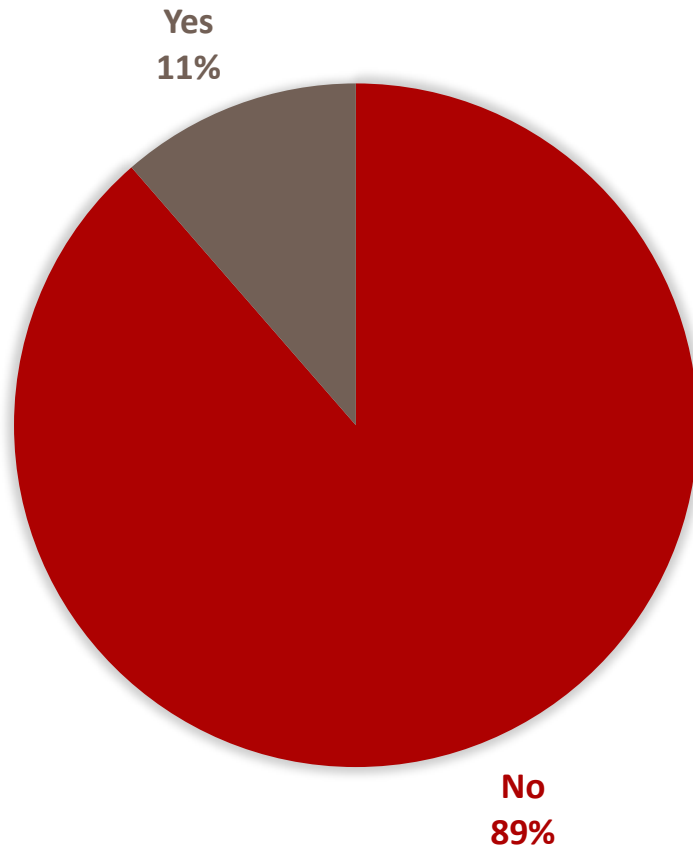


MA WORKERS

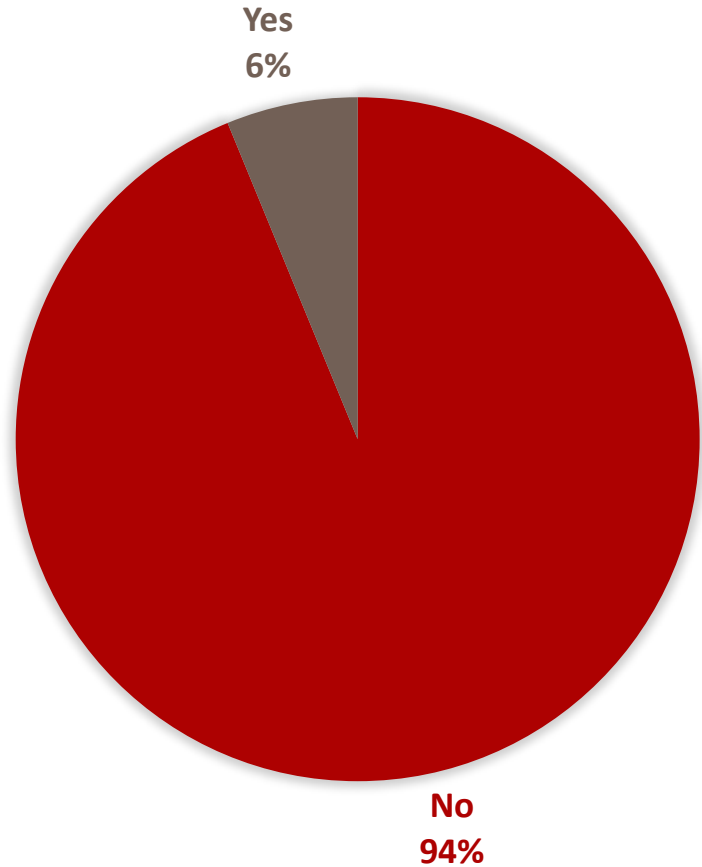


Veteran Status

SPRINGFIELD WORKERS



MA WORKERS

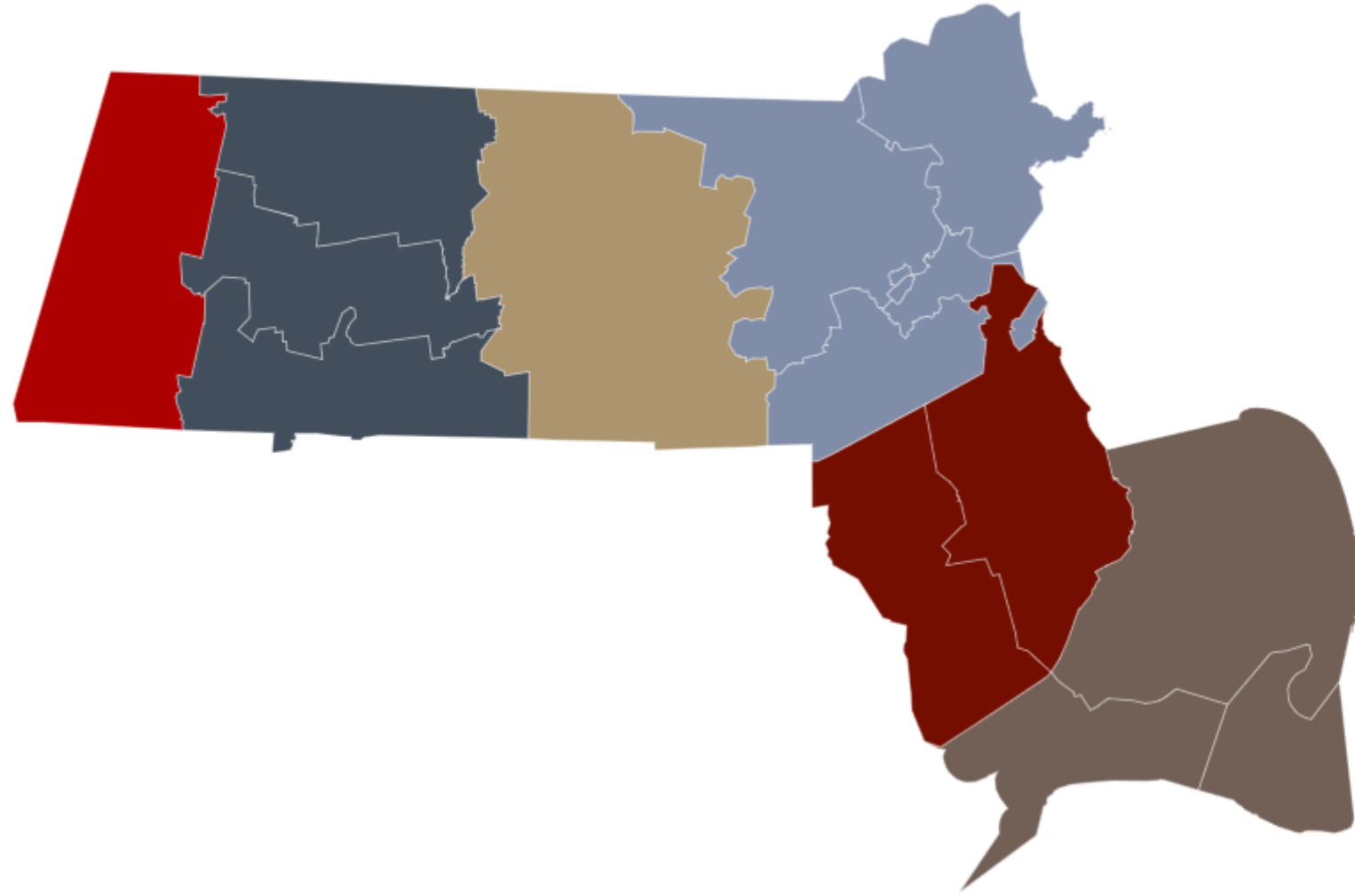


Key Concepts for Economic Impacts

- How do economic models work? What are their structure and methods?
- What are the key results and how are they defined:
 - Employment
 - Output
 - Value Added

REMI Regions

- Berkshire
- Cape and Islands
- Central
- Metro Boston
- Pioneer Valley
- Southeast



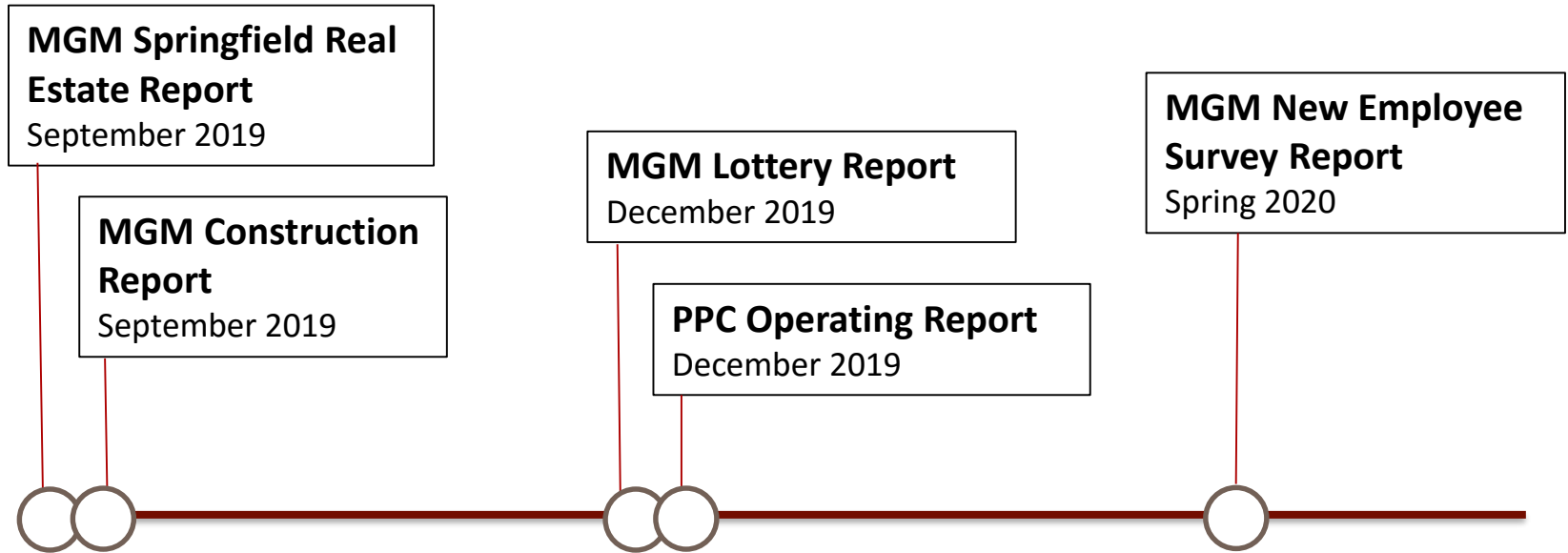
Summary of Employment Impacts

Total Employment	2015	2016	2017	2018	2019	Avg.
Direct	189	697	1,629	447	1	593
Business to Business (Indirect)	40	85	145	10	5	57
Total Induced	133	446	1,000	338	83	400
<i>Consumption-Based Induced</i>	77	255	560	134	32	212
<i>Other Induced</i>	56	191	440	204	51	188
Total	362	1,229	2,774	795	89	1,050

New Economic Activity (\$M)

Economic Activity	Total (Output)		Net New (Value Added)	
	Annual Avg.	Cum.	Annual Avg.	Cum.
Metro Boston	\$52	\$259	\$32	\$158
Southeast	\$9	\$47	\$6	\$28
Pioneer Valley	\$82	\$409	\$49	\$246
Central	\$23	\$115	\$14	\$69
Berkshires	\$2	\$12	\$2	\$8
Cape and Islands	\$1	\$6	\$1	\$4
MA	\$170	\$849	\$102	\$512

Timeline of Upcoming Products



Thank you!

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