

EXHIBIT

4

4-Exhibit VIII. A.2.a
COST SUMMARIES

Construction costs	\$	84,845,984.00
Architecture and Engineering	\$	7,211,908.64
permits insurance and other soft costs		\$2,000,000
FF&E	\$	26,094,000.00
	\$	120,151,892.64



Resort
Construction Level Estimate RFA Summary
6/9/2014



Casino Podium Building	130478	\$	41,019,673.64
General Trades & finishes	\$ 150.00	\$	19,571,700.00
Plumbing	\$ 16.00	\$	2,087,648.00
Fire Protection	\$ 2.52	\$	328,804.56
HVAC	\$ 45.00	\$	5,871,510.00
Electrical	\$ 55.00	\$	7,176,290.00
Surveillance	\$ 16.86	\$	2,199,859.08
A/V Systems	\$ 12.00	\$	1,565,736.00
F&B Equipment	\$ 17.00	\$	2,218,126.00
		\$	314.38 Per sq foot
Hotel (100 Keys)	68264	\$	13,290,318.16
General Trades & finishes	\$ 130.00	\$	8,874,320.00
Plumbing	\$ 18.00	\$	1,228,752.00
Fire Protection	\$ 2.52	\$	172,025.28
HVAC	\$ 22.00	\$	1,501,808.00
Electrical	\$ 20.00	\$	1,365,280.00
Surveillance	\$ 0.67	\$	45,736.88
A/V Systems (allow \$1000/key)	\$ 1.50	\$	102,396.00
		\$	194.69 Per sq foot
Site Development	20 acres - \$209,843.00	\$	10,344,505.00
Sitework	\$209,843.00	\$	4,196,860.00
Site Architecture/Improvements		\$	3,147,645.00
Off Site improvements		\$	3,000,000.00
		\$	11.78 Per sq foot
Site Electrical		\$	4,372,000.00
Loop Feed Power & High Voltage Distribution		\$	511,000.00
Casino Secondary Power Systems incl Emergency Generator		\$	1,056,000.00
Site Communication infrastructure		\$	240,000.00
Site Security infrastructure		\$	145,000.00
Site Parking & Roadway Lighting		\$	1,870,000.00
Site Landscape Lighting		\$	200,000.00
Temporary Power		\$	350,000.00
Residential 100 units	100	\$	9,900,000.00
General Trades & finishes	\$ 60,000.00	\$	6,000,000.00
Plumbing	\$ 15,000.00	\$	1,500,000.00
Fire Protection	\$ 2,000.00	\$	200,000.00
HVAC	\$ 5,000.00	\$	500,000.00
Electrical	\$ 12,000.00	\$	1,200,000.00
Site work & landscape	\$ 5,000.00	\$	500,000.00
			\$100,000 per unit
CONSTRUCTION TOTAL		\$	78,926,496.80
CM GENERAL CONDITIONS	5.00%	\$	3,946,324.84
CM FEE	2.50%	\$	1,973,162.42
Construction Cost Total		\$	84,845,984.06

Ney York Development Project FF&E Schedule - Categories	Reference Number	Detail	Number of Units/Sets	Unit/Set Cost	Component Cost	Category Cost
Gaming Equipment - Slots	2.01	Slot machines	1,250	0	14,500	18,125,000
		Slot bases	1,200	0	250	300,000
		Chairs	1,200	417	500	600,000
		Slot Management System	0	0	0	0
		Slot Player Tracking System	0	0	0	0
		TITO	0	0	250,000	0
		NRT	1	0	0	0
		Tech equipment and supplies	1	80,000	80,000	0
		Office Furniture	1	50,000	50,000	395,250
Gaming Equipment - Tables	2.02	BJ-style tables	24	3,000	72,000	
		Roulette table	2	7,000	14,000	
		Poker tables	12	3,000	36,000	
		Roulette equipment and display	1	10,000	10,000	
		Chipper Champ	1	26,000	26,000	
		Chairs	600	360	216,000	
		Shuffle machines	0	0	0	
		General equipment	1	100,000	100,000	
		Office Furniture	1	50,000	50,000	524,000
Gaming Furnishings	2.03	Floor art	0	0	0	
		Floor public seating	0	0	0	
		Floor display cabinets	0	0	0	
		Public facing furniture and features	0	0	0	
		All above	1	200,000	200,000	200,000
Surveillance Equipment	2.04	DVR System	0	0	0	In construction Budget
		Camera Computer System	0	0	0	
		Software	0	0	0	
		All above	1	50,000	50,000	50,000
Security Equipment	2.05	Access controls	0	0	0	
		Other security equipment	0	0	0	
		All above	1	50,000	50,000	50,000
Cage Equipment	2.06	Vault	0	0	0	
		Coin Vault	0	0	0	
		Count Tables	0	0	0	
		Chip Bank	0	0	0	
		Bill Counters	0	0	0	
		Currency display boards	0	0	0	
		Jet sorts	0	0	0	
		Scales	0	0	0	
		All above	1	350,000	350,000	350,000
Guest Services Equipment	2.07	Display Case	0	0	0	
		Coat Check Equipment	0	0	0	
		All above	1	150,000	150,000	150,000
F&B Equipment	2.08	Chairs and Tables	0	0	0	
		Operating Equipment	0	0	0	
		All above	1	200,000	200,000	200,000
IT Equipment	2.09	Phone Switch	0	0	0	In construction
		Work Stations and Software	0	0	0	
		All above	0	10,000	10,000	50,000
Entertainment (AV) Equipment	2.10	General AV System	0	0	0	In Construction
		Stage Lighting and Sound	0	0	0	
		Flat Screen TVs	0	0	0	
		All above	1	100,000	100,000	100,000
Marketing Features	2.11	Construction A&P	0	0	0	
		Hoarding Display	0	0	0	
		All above	1	100,000	100,000	100,000
Racebook Equipment	2.12	Seating	0	0	0	
		Flat Screen TVs	0	0	0	
		All above	1	50,000	50,000	50,000
Hotel FF&E	2.13	Room Fit Out	0	0	0	
		Dressers	0	0	0	
		Tables	0	0	0	
		Night Stands	0	0	0	
		TVs	0	0	0	
		Etc.	0	0	0	
		All above	100	16,000	1,600,000	1,600,000
Conference Center	2.14	Tables	0	0	0	
		Chairs	0	0	0	
		Racking Equipment	0	0	0	
		PA System	0	0	0	
		Podium	0	0	0	
		All above	1	150,000	150,000	150,000
Site landscaping	2.15	Maintenance Equipment	0	0	0	
		Storage Facility and Equipment	0	0	0	
		Removable Boards	0	0	0	
		All above	1	100,000	100,000	100,000
Facility Maintenance Equipment	2.17	Lift	0	0	0	
		Cart	0	0	0	
		Racking	0	0	0	
		All above	1	100,000	100,000	100,000
FF&E Other	2.18	Golf - Amp theater	0	0	0	
			0	0	0	
			0	0	0	
			0	0	0	750,000
Gaming Floor Signage	3.01	Slot Signage		0	0	
		Table Signage	0	0	0	
		All above	0	650,000	0	650,000
Way Finding Fixtures	3.02	General Building Signage	0	0	0	
		Parking Lot Signage	0	0	0	
		RGB Board (Large)	0	0	0	
		All above	1	1,000,000	1,000,000	1,000,000
Sub-total						25,594,250
FF&E Contingency						500,000
Total FF&E Costs						<u>26,094,250</u>