

Exhibit VIII.A.2.a (Minimum Capital Investment):

Submit as Exhibit VIII.A.2.a. a calculation of Applicant's Minimum Capital Investment for its Gaming Facility (which capital investment shall not be less than the applicable Minimum Capital Investment for the particular Region in which the Gaming Facility will be located). Include with such calculation a detailed description of the costs included in such calculation. Applicants may propose an aggregate capital investment in excess of the Minimum Capital Investment.

Exhibit VIII. A.2.a.

<u>Capital Investment</u>		<u>Amount</u>
Casino Construction Hard Costs	\$	308,519,283
Hotel		78,081,637
Gaming Equipment		61,904,550
Professional Fees		25,000,000
IT and Other Equipment		20,470,280
F&B Equipment and FF&E		14,000,000
Other FF&E		6,940,000
Exterior Signage		3,000,000
Owners' Contingency		27,190,577
Total Capital Investment	\$	545,106,327
Requirement:	\$	350,000,000

Estimated total Gaming Facility project cost is \$825.2 million. For full breakdown, please see [Exhibit VIII C.19.](#)

"Casino Construction Hard Costs" includes actual construction costs of the Gaming Facility including gaming area, restaurants, back-of-house and other amenities as well as the parking garage, preparation of the site and landscaping.

"Hotel" includes actual construction costs related to the hotel including the rooms and proper amenities.

"Gaming Equipment" includes the purchases of all slot machines and related equipment, table games and related equipment, ticket redemption machines, cage equipment and count equipment.

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"Professional Fees" includes all costs and fees for engineers, architects, developers, contractors that represent indirect and overhead costs related to the development of the Gaming Facility.

"IT and Other Equipment" includes the purchases of all software and hardware for all operations of the casino.

"F&B Equipment and FF&E" includes all costs related to the purchases of food and beverage operations such as walk-in coolers, ovens, grills, cooking stations, sinks, etc.

"Other FF&E" includes the purchase of hotel FF&E and personal property such as security vehicles, cleaning and facility maintenance equipment, etc.

"Exterior Signage" includes all signs at the site.

"Owners' Contingency" includes any unforeseen expenditures related to the minimum capital investment items listed above and is in addition to the anticipated contractors' contingency that is included in Hard Costs.