Exhibit VIII.C.16

PHYSICAL PLANT AND MECHANICAL SYSTEMS

Submit as Exhibit VIII. C.16. a brief description of plans for mechanical systems and on---site infrastructure, with particular emphasis on unique features (e.g. district hot or cold water, on--- site power generation, on---site water or waste treatment, etc.). Indicate whether the project relies on distributed or building HVAC, chilled and hot water, and other systems. Describe plans for systems redundancy, if any. Describe significant dedicated physical plant spaces by location and approximate square footage. Describe plans for emergency power generation and uninterruptable power supply.

PHYSICAL PLANT AND MECHANICAL SYSTEMS

Core Systems

The following systems are described in this section:

- Domestic Cold Water System
- Domestic Hot Water System
- Emergency Power Generation
- Uninterruptable Power Supply (UPS) Systems
- Site and Storm Water Treatment
- Security and IT UPS
- Mechanical Butler Building

Domestic Cold Water System

Domestic cold water will be provided to Nevele Resort, Casino & Spa by an existing 8" cold water main. This 8" main will enter the butler building on site and fill a 15,000 gallon wooden suction tank, which will be located on the butler building roof. From the suction tank, an 8" line will feed domestic booster pumps and cooling tower pumps.

The domestic booster pumps shall be provided in a quadraplex arrangement, with each pump being capable of providing 50% of the required domestic cold water flow. This arrangement provides redundancy such that no reduction in discharge capacity occurs in the case that one of the four pumps is disconnected. Each pump will be provided with a variable frequency drive controller.

The domestic booster pumps discharge will be piped to the casino, with distribution piping occurring on the sub-grade level. The domestic booster pumps will also feed any irrigation systems installed adjacent to the casino.

The cooling tower pumps shall be provided in a triplex arrangement, with each pump being capable of providing 100% of the required cooling tower make-up water flow. This arrangement provides redundancy such that no reduction in discharge capacity occurs in the case that one of the three pumps is disconnected. Each pump will be provided with a variable frequency drive controller.

The cooling tower pumps will provide make-up water to the cooling towers, which are located on the butler building roof.

Domestic Hot Water System:

Domestic hot water will be provided by double wall plate and frame heat exchangers and storage tanks located on the sub-grade level of the casino. Heat will be provided by boiler hot water feeds to each heat exchanger.

The building will be broken up into zones for the purposes of hot water distribution as follows:

- Existing hotel #1 and partial casino.
- Existing hotel #2.
- New Hotel #3.
- Laundry facilities.
- Partial casino, food service and spa facilities.

The domestic hot water generation systems will be fed by pre-heated domestic cold water, which is provided heat by way of double wall plate and frame heat exchanger with cooling tower condenser water return being piped through the hot side of the heat exchanger.

Emergency Power Generation

An femergency power system for the proposed and renovated spaces will be provided by four diesel fueled, standby, engine-generator sets each rated at 13.2KV, 3-phase, 2500KW. The engine generator sets will be complete with control for starting upon loss of normal utility power, local manual and remote automatic controls. All four generators shall be paralleled together via a 13.2KV paralleling switchgear located adjacent to the four generators in the butler building.

The engine-generator sets will be packaged indoor units each with an integral 2000 gallon skid-mountable double wall fuel tank. The four generators shall be located within a walk-in, sound attenuated, weatherproof enclosure, or the butler building depending

on the selected scheme. The bulk fuel storage tank has been sized to allow a 48-hour run time at full capacity, and will back up the entire Nevele site.

13.2KV shall be distributed from the emergency paralleling gear located within the butler building to various substations positioned throughout the facility via underground concrete encased duct banks.

Uninterruptable Power Supply (UPS) Systems

Casino UPS

All gaming machines in the casino are required to be backed up by an uninterruptable power supply (UPS) for equipment operation and data protection. There will be approximately 2,000 gaming machines with a diversified load of about 1200KW. Three 600KW modules shall be paralleled together to allow N+1 redundancy. The system will have an integral 20 minute battery run-time and will be provided with generator back-up. Each of the three modules shall have an integral static-bypass. The paralleling board shall be equipped with a wrap-around maintenance bypass.

Distribution shall be achieved via eight (8) 225KVA power distribution units (PDU's) fed by the bypass / paralleling board. Two shall be located on the northern side of the lower level of the casino, while four are located centrally to the proximity of the casino. The last two remaining PDU's are located on the southern side of the lower casino level. Each PDU shall have a minimum of four output sections, each 42-poles (168 poles total).

Security, Surveillance and IT UPS

A UPS will be installed to serve security, surveillance and IT equipment to offer continued equipment operation and data protection. The UPS system will have an integral 20 minute battery run time and generator back-up. The anticipated security and surveillance load is estimated to be 250KW, while the IT load is expected to be close to 225KW. Two separate UPS's shall be sized at a total capacity of 500KW. The two systems shall be paralleled together to offer N+1 redundancy. Each UPS shall have an integral static-bypass. The paralleling board shall be equipped with a wrap-around maintenance bypass.

One PDU shall be fed to the main IT room, while the other shall serve the main security room as well as surveillance equipment. Each PDU shall have a minimum of four output sections, each 42-poles.

Site and Storm Water Treatment

Nevele Resort, Casino & Spa contains a network of stormwater collection and conveyance practices (i.e. yard drains, catch basins, and underground pipes) that direct stormwater run-off into an adjacent 12-acre pond. This pond results from a dam located downstream from the confluence of Sandburg Creek and the old Delaware and Hudson Canal.

A Master Stormwater Pollution Prevention Plan (SWPPP) has been prepared to support project planning. The intent of this Master SWPPP is to provide sufficient documentation for the environmental review, the gaming license, and to serve as the baseline for the overall site development plan. The design concepts are provided for stormwater collection and conveyance systems, and water quality and quantity control facilities. Stormwater quality and quantity controls designed for this Master SWPPP are conceptual in nature and are intended to demonstrate their location, approximate size, and design concept.

The stormwater management plan will incorporate Low Impact Development methods, such as those identified by the Institute for sustainable infrastructure, in order to mimic the pre-development site hydrology by using site design techniques that store, infiltrate, evaporate and detain site run-off. The primary focus of these techniques will be to reduce off-site run-off and ensure maximum groundwater recharge.

As the development plan has evolved, a primary focus has been to promote innovative engineering and site planning with respect to stormwater management. The development plan will incorporate micromanagement and multi-functional landscape features (i.e. bioretention areas, swales and areas to remain undeveloped in perpetuity). Other multifunctional site design elements will include green roof top amenities, open drainage swales, reduced impervious surface through the use of pervious pavement and depression storage to increase run-off travel time. The development plan will also detain and reuse stormwater for site and golf course irrigation in the summer as well as for snow making activities in the winter.

The NYSDEC Stormwater Design Manual states that runoff reduction shall be achieved by infiltration, groundwater recharge, reuse, recycle, evaporation/evapo-transpiration of 100-percent of the post-development water quality volumes to the maximum extent practical.

Education and outreach are key components to any successful stormwater program. Customized signs describing LID techniques will serve to heighten public awareness of the specific measures this project has implemented to reduce stormwater pollution-potential.

By applying the above-mentioned LID techniques it is anticipated that our project will satisfy, if not exceed, the NYSDEC run-off reduction requirements. This level of run-off reduction, along with an effective public awareness program will serve to make Nevele a benchmark for New York State sustainable LID stormwater design.

As requested, a copy of the project Master SWPPP has also been provided on the designated jump drives.

Mechanical Butler Building

Nevele Resort, Casino & Spa will be served mechanically by a heating hot water central plant and a condenser water central plant housed in a butler building located adjacent to the property line across an existing service road from the resort. This butler building will also house domestic water pumps, fire protection pumps, emergency switchgear and emergency generators. Cooling Towers and fire protection storage tanks will be mounted on the roof. All piping and electrical feeds going from the butler building to the resort facility will be routed through a new access tunnel built under the existing road.

The heating hot water system will include packaged water-tube boilers, primary distribution pumps, distribution piping and the necessary hydronic accessories. Four boilers rated at 9,600 MBH each will be provided, each sized for 1/3 of the total calculated heat load for the building. These boilers shall be arranged in an N+1 configuration (3 duty, 1 standby) in order to provide system redundancy and increased boiler modulation capabilities to support the system at part load operating conditions. Each boiler will be equipped with an inline booster pump located immediately upstream of the boiler on the return side. Four base mounted end suction pumps will be provided

for the purposes of heating water distribution. Each primary pump will be sized for 1/3 of the building's total flow and arranged in an N+1 configuration. The primary pumps shall be provided with variable frequency drives to support variable system flow operation based on a system differential pressure set point. The boilers will be configured to maintain a constant leaving water temperature and operate based on an outdoor air reset schedule. When the outdoor air temperature drops below the set point, the heating system will be activated to meet the requirements of the hydronic heating coils in various terminal devices throughout the building. The design entering water temperature to all terminal devices is 200 deg. F with a leaving water temperature of 160 deg. F. Combustion air for all boilers shall be pulled into the butler building through a dedicated louver with all air delivered directly from outdoors. Venting of the boiler flue gases shall be achieved through a common flue piping system that penetrates the roof of the building at a single point.

The fuel oil system will provide #2 fuel oil to the heating hot water boilers and the emergency generators. The system will be fed from two 30,000 gallon underground storage tanks. One 620 gallon day tank and two prepackaged duplex distribution pumps rated at 980 gph each and arranged in a duty, standby configuration will serve the boilers. There will be four emergency generators, each with its own 2,000 gallon belly tank. Four sets of duplex pumps rated for 700 gph each shall be provided in an N+1 configuration (3 duty, 1 standby) for the emergency generators. Both fuel oil distribution systems will also be equipped with the required piping accessories and a packaged controls system. All fuel oil equipment besides the underground storage tanks will be housed in the butler building. The fuel oil storage capacity will be sized to run all four generators at full load for 48 hours and three boilers at full load for 72 hours, with all equipment running simultaneously.

The primary or central plant condenser water system will be comprised of open cooling towers, circulation pumps, piping, plate-and-frame heat exchangers and the necessary condenser water accessories. Four double-cell cooling towers will be provided with fan motors running on variable speed drives, equalizing lines, dual basin heater, individual condenser water bypass lines and potable water makeup connections. Each tower shall be sized for 1/3 of the facility's total heat rejection load for an N+1 configuration (3 duty, 1 standby). This tower configuration promotes design separation for equipment redundancy and part load capacity control. The total capacity of the condenser water plant will be rated at 3,500 tons. The cooling towers shall be designed for a 100°F

entering water temperature (EWT) with a corresponding 85°F leaving water temperature (LWT) at 95°F DB/78°F WB ambient air conditions. Primary condenser water distribution will be achieved through the use of four 1,500 gpm base mounted, end-suction pumps. Each pump shall be sized for 1/3 of the condenser water plant's total flow for an N+1 configuration (3 duty, 1 standby). Variable frequency drives shall be provided on the primary condenser water pumps for balancing purposes. However the primary distribution system will be configured in a constant water flow configuration. Primary system capacity control shall be achieved through variable cooling tower air flow as well as tower bypass valve modulation to maintain the condenser water system temperature. The condenser water shall then be pumped through a set of plate-and-frame heat exchangers for heat transfer to the secondary distribution loop. A chemical treatment plant including tanks, injection pumps, and corrosion coupon racks will be located in the butler building. The primary loop will also be equipped with a sand filter, duplex basket strainer and makeup water connection.

The secondary loop will circulate condenser water from the central plant to the rest of the facility and provide heat rejection for all terminal HVAC equipment that provide cooling. The secondary loop will consist of four 1,500 gpm base mounted, end-suction pumps, distribution piping and the necessary hydronic accessories. Each pump shall be sized for 1/3 of the building's total flow for an N+1 configuration (3 duty, 1 standby). Variable frequency drives shall be provided on each pump for greater efficiency in part-load operation. Condenser water will be provided to terminal equipment in the building at 88 deg. F entering water temperature with a design leaving water temperature of 103 deg. F. The secondary condenser water distribution pumps will be set for variable flow operation based on a differential pressure set-point.

Supporting Documentation

To fully respond to this Exhibit, the following graphics are included on the following page:

- 16a. Central Plant
- 16b. Mechanical Single-Line Diagrams
- 16c. Electrical Single-Line Diagram

As requested, these graphics are also provided on the designated jump drives.