

**Exhibit VIII.C.20.e. – Proposed Opening Date of Gaming Facility**

*Submit as Exhibit VIII.C.20.e. a proposed date for the proposed Gaming Facility to open for gaming and indicate major risks to such proposed opening date and the range of probable delays associated with each. Describe plans to mitigate such risks. Indicate whether the proposed Gaming Facility will open in phases or all at one time. If the facility is to open in phases, provide a detailed description of what will open in each phase and the proposed opening date for each phase and/or what conditions each such opening date will be contingent upon. Provide Applicant’s commitment for a proposed outside date, notwithstanding any delays, for substantial completion of the initial fully operational phase of the proposed Gaming Facility.*

Assuming an award of a license by December 31, 2015, the proposed date for the completion of the expanded casino floor to accommodate table games, poker, and additional slot machines is July 2016. Since Tioga Downs already has the approvals and permits to begin this work, and as stated previously, the design is already completed and ready to go to bid, there are no major risks to completing this work by the proposed date.

The only minor risk we will face is winter weather. LPCiminelli is a Buffalo-based firm and has delivered \$400 million annually—invariably through Buffalo’s and Upstate New York’s stereotypical harsh winter conditions.



Facility under construction with panelized temporary shrouding.

experienced staff to creatively ensure the project stays on schedule and meets quality standards.

Examples of extra measures taken for winter conditions are as follows:

- Fully heated concrete, concrete accelerators, other concrete additives to allow concrete pours to take place
- Enclosing the building for concrete pours and for spray fire proofing operations inside
- Scaffolding, tenting and heating for exterior brick/masonry and exterior spray insulation work
- Use of special fire rated, yet weather resistant products, in lieu of spray fire proofing (which are moisture and temperature sensitive) where necessary
- Temporary roofing
- Temporary heaters and temporary gas piping to ensure heat reaches all areas needing it
- Glycol blanket system for frost removal
- Moveable, panelized enclosures to expedite follow on trades

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Whether pouring concrete, roofing or installing façade materials, we have the experience and

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experienced staff to creatively ensure the project stays on schedule and meets quality standards.

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Specifically for Tioga, we plan on mitigating this risk by working two shifts once the shell is erected and enclosed. Additionally, we are looking at pre-fabricating the building skin in an enclosed heated environment. We have also allowed adequate monies for winter protection (i.e. temporary heat, blankets, glycol machine, etc.) based on our experience working in the Southern Tier. For example, we spent \$140,000 on winter protection for Tioga Downs' new parking garage that broke ground on November 18, 2013.

Tioga Downs, CGL Architects, and LPCiminelli are firmly committed to meeting this date. The existing gaming floor will undergo a 2 phase renovation to replace the existing VLT's with Class III slot machines. This work would be completed by March 30, 2016. Concurrently, we will be converting the existing Winner's Circle Lounge and stage area into a new Poker Room. This work will also be completed by March 30, 2016. The Casino Expansion for table

Tioga Downs Works For The Southern Tier

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games, additional slot machines and an additional bar/entertainment venue will be completed by July 27, 2016. The new amenities building containing the Event Center, PJ Clarke's restaurant will open by December 22, 2016. The new hotel, outdoor pool and bar, and waterslide, will be completed by May 25, 2017. The new clubhouse for the golf

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course would open in the fall of 2017. The expansion off the west end of the building for the Virgil's BBQ, Honky Tonk and additional office space & storage on the back of the house will be completed by August 1, 2016.

Additionally, reference Exhibit VIII, C.20.a. for LPCiminelli's preliminary schedule.