CONFIDENTIAL. *Refer to the accompanying redacted copy and FOIL Statement of Necessity.*

SUBMIT EVALECON1.AVENIR.CAPITALINVESTMENTDETAILS

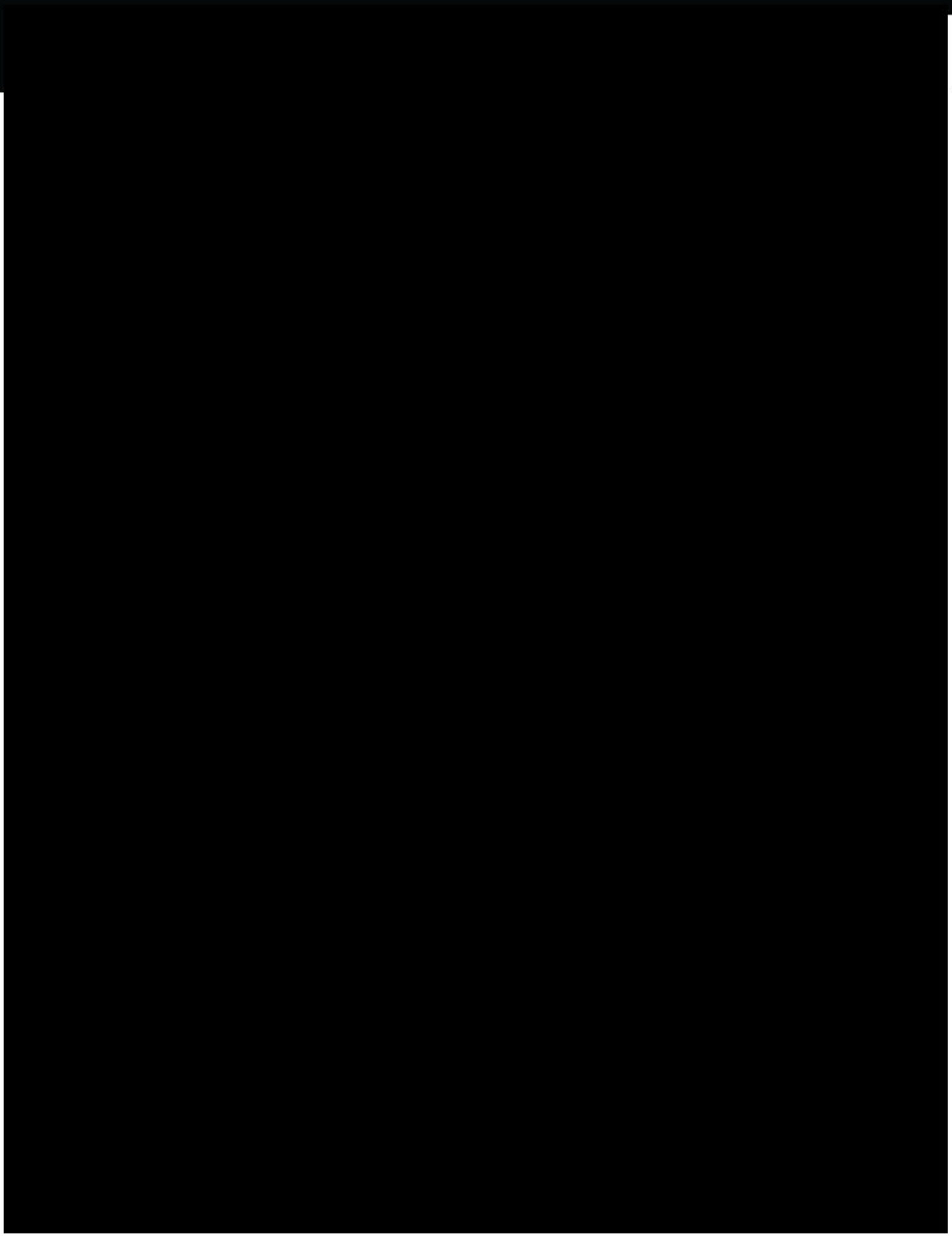
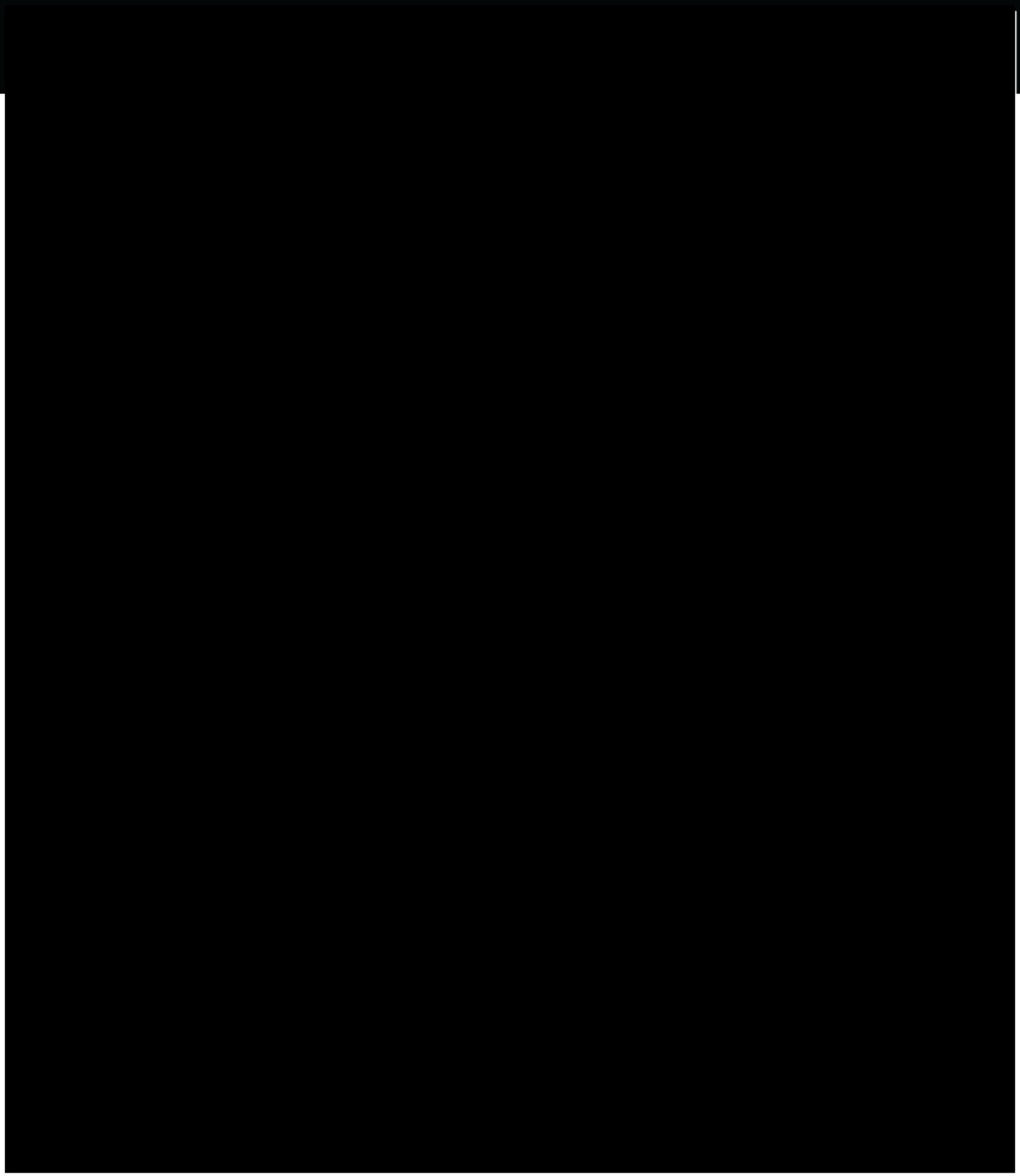
A summary detailing the capital investments that will be made prospectively if the Applicant receives a gaming license, including without limitation:

- *Actual construction of the Gaming Facility including any hotel, gaming area, restaurants, convention space, back-of-house and other amenities;*
- *Preparation of the site including demolition, excavation, clearing, grading, earthwork and abatement;*
- *Remediation of environmental conditions or hazardous materials;*
- *Improvement of the existing or construction of new infrastructure, including those related to drainage, utility support, roadways, parking, interchanges, fill and soil or groundwater or surface water contamination issues, sewer, storm water, landscaping and public transportation;*
- *Pre-opening purchase of furniture, fixtures, equipment, gaming equipment, information technology equipment and personal property to be used within the Gaming Facility including those within hotels, restaurants, retail and other components associated with the Gaming Facility;*
- *Design of the Gaming Facility including building design, interior design and exterior site design;*
- *Professional and management fees including for engineers, architects, developers, contractors, or operators to the extent that they represent indirect and overhead costs related to the development of the Gaming Facility and do not represent profits or payout as part of partnership agreements; and,*
- *A summary of the percentage of each investment that will be to firms located in the host community (which, for purposes of a municipality with a local community board, shall mean the area within the jurisdiction of such board), the host municipality and New York State.*

RESPONSE

Please refer to the Development Budget in the following pages for a breakdown of estimated costs related to construction of the facility, addition of infrastructure, pre-opening costs (including FF&E, technology equipment, etc.), financing costs, insurance costs, design fees for all applicable design and engineering disciplines, and fees related to the management of the consultants and the construction of the development.

There are minimal costs related to the preparation of the site since it has already been environmentally abated and excavated down to rock.

The Development budget includes the anticipated construction costs related to the Concept Design located in the "EvalEconCaliber11.AVENIR.Layout", "EvalEconCaliber14.AVENIR.PhysicalPlantMech", " EvalEcon8.AVENIR.Construction-Budget", "EvalWorkSus3.AVENIR.Water", "EvalWorkSus5.AVENIR.Electricity", and other related sections included in this Application.

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