

Aqueduct Bidders' Tour Questions

June 15, 2010

1. Has the asbestos abatement been completed? Is the report available?
A. Work is partially completed. The second floor is done, and NYRA staff believe the first floor is at least partially abated. The report was included on the DVD mailed to all bidders on June 2nd.
2. There is a required allowance of \$1 million for completion of asbestos and lead paint removal. That seems to indicate that there is a relatively small amount of work left at the site.
A. If costs exceed \$1 million, additional funding will be provided by the state.
3. Would NYRA be willing to co-locate racing and gaming features on the second or third floors?
A. NYRA does not object to discussions along those lines, but the bidders must consider the impact of any proposed space sharing on the SEQRA and avoid delaying the facility opening.
4. Has NYRA used the track for other events?
A. Not for some time, although they do not object to non-racing events. The Pope appeared at Aqueduct in 1995 and attracted a crowd of 80,000.
5. What is the square footage of the existing maintenance administrative office area north of the first breezeway?
A. 1980 square feet.
6. What are NYRA's staff levels at Aqueduct?
A. During racing, NYRA has between 1,200 and 1,400 employees onsite. Off season there are approximately 55 employees including about 20 security staff. Approximately 30 to 35 vehicles are parked on site.
7. Is the covered walkway from the MTA station part of the existing SEQRA?
A. It was included, along with the 2,000 space parking garage, in the 2009 review and should be considered a mandatory component of the proposals.
8. Does NYRA desire a physical separation between racing and casino patrons?
A. No. The vendors may decide how or if to include racing patrons.
9. Does NYRA charge an admission fee?
A. No.
10. Can the clubhouse entrance be used by patrons to access the gaming floor?
A. Yes, and it can be considered as an option for access to the facility during any initial phased opening.

11. Should bidders plan to negotiate specifics of shared space after selection of the winning bidder?
- A. Yes, many areas are already addressed in the lease, but NYRA will be flexible in discussions on space needs.
12. How will utility costs be allocated?
- A. NYRA will be responsible for its own costs. Previous discussions contemplated separate metering, although this has not yet been implemented.
13. Would the vendor be responsible for maintenance and utilities of space like the clubhouse entry?
- A. NYRA will be responsible for its own space. If space is shared, costs can be shared as well.
14. Will the Federal recognition of the Shinnecock tribe effect the Aqueduct procurement?
- A. No. See the Governor's press release of June 17.
15. Are there any restrictions on use of existing space?
- A. Restrictions all relate to the SEQRA. Moving vertically within the structure should have little impact. Expansion of the gaming footprint may delay the final approval.
16. NYRA pointed out that the tunnel through which vehicles access the docks, including the dock used for cash transfers is secure. Will a Sally Port be required?
- A. The vendors should use their own judgment to determine if a Sally port is required and the Lottery would encourage high security.
17. Will NYRA discuss sharing maintenance trades with the vendor?
- A. NYRA has existing workshops for the various trade groups – carpenter, plumbers, etc. Since they only race for six months annually, they are willing to discuss sharing space and staff with the vendor. They would want Human Resources staff from NYRA and the vendor to meet to discuss this.
18. Who is responsible for NYRA's electrical usage, and other utilities?
- A. The vendor is responsible for their own costs, as is NYRA. While there is no separate metering today, that can be added.

General Comments Made By NYRA Representatives

- The third floor of the building on the track side is four floors above grade on the parking side.
- NYRA does not use the Grandstand space except for a small part on the first floor.
- The first floor is about 40,000 square feet larger than the third floor.
- The second floor demolition was completed by MGM several years ago. There are temporary offices on the first floor built and available for the winning vendor to use.

- The cement structures in the grandstands area must be left in place. The cat-walk on 1 or 3 can be removed, but if they are they must be moved to another floor as NYRA uses them.
- The restaurant was set up to accommodate 55,000 people per day, so it should have more than enough capacity to support both NYRA and the casino.
- NYRA will be flexible regarding use of the docks and storage areas in the basement (ground level on the parking side.)