

Construction Budget

Attachment VIII.19_A1 provides a summary construction budget of the total project costs in connection with Caesars New York. Attachment VIII.19_A2 provides further hard cost detail and Attachment VIII.19_A3 provides further soft and all other cost detail. The budget includes:

- · Hard costs inclusive of:
 - Site preparation including excavation
 - Grading and earth works
 - Storm water management
 - Water and sewer lines
 - Foundations
 - o Erection of structures
 - Building cladding
 - Heating ventilation and air conditioning
 - Electrical
 - o Plumbing
 - Landscaping
- · Soft costs inclusive of:
 - Architectural, engineering and consulting fees
 - VLT and table game procurement
 - FF&E and OS&E
 - o Signage and AV
 - Surveillance
 - o I7
- · Financing and other costs inclusive of:
 - o Interest reserve and financing fees
 - Ground lease agreements
 - Local mitigation expenses
 - License and application fees
 - Pursuit costs

Additionally, Attachment VIII.C.19_A4 breaks out an estimation of timing of such expenditures with a construction cash flow analysis.



Caesars New York Budget

Construction & Related	
Casino	\$168
Hotel	128
Parking Garage	75
Subtotal Gen. Construction	\$371
Offsite	29
Sitework & Utilities	32
Central Plant	26
Total Hard Costs	\$457
Architectural Fees/Reimbursables	\$19
Project Management	4
Design, Project Mgmt.	\$23
Soft Costs	
VLT procurement	\$40
Table games procurement	10
IT	15
Initial working capital	14
Pre-opening other	11
FF&E non-gaming	13
OS&E	7
F&B impressment	3
Signage & AV	3
Surveillance	3
Pre-opening marketing	5
Owner's Contingency	23
Total Soft Costs	\$146
Financing, License & Other	
Interest Reserve & Financing Fees	\$160
Ground Lease/Services Agreement Payments	9
License Fee	70
Local Mitigation	8
Pursuit Costs	5
Application Fee	1
Total Financing, License & Other	\$254
Grand Total	\$880

Attachment VIII.C.19_A2

Hard Cost Summary		Casino	,	Central	Plant	Hote	el	Garage	•	Sitework 8	d Utilities	Off-Site	TOTAL PROJECT			
Budget Update: 06-23-14		Area = 343,196 sf		Area = 16		Area = 28	,	Area = 1,497	,	Acre = 11			Area = 2,143,136 sf			
		Cost	Cost/SF	Cost	Cost/SF	Cost	Cost/SF	Cost	Cost/SF	Cost	Cost/acre	Cost	Cost	Cost/sf		
Division 1 - General Requirements	\$	2,145,880	\$6.25			\$ 2,012,27	\$7.04	\$ 973,000	\$0.65	536,907	\$4,628.51		\$5,668,058	\$2.64		
Division 2 - Site Utilities, Earth Work & Landscaping Site Utilities & Earth Work Landscaping	\$	3,447,870	\$10.05	93,420	\$5.56	\$ 63,500	\$0.22	\$ 1,596,458	\$1.07	11,546,679 4,296,402	\$99,540.34 \$37,037.95	20,375,000	\$37,122,927 \$4,296,402	\$17.32 \$2.00		
Division 3 - Concrete Concrete Precast Concrete	\$	6,901,625	\$20.11	395,025	\$23.50	\$ 4,135,82	7 \$14.46	\$ 3,383,603 \$ 36,689,247	\$2.26 \$24.51	2,786,803	\$24,024.17	75,000	\$17,677,883 \$36,689,247	\$8.25 \$17.12		
Division 4 - Masonry	\$	5,801,535	\$16.90 \$	918,000	\$54.61	\$ 121,500	\$0.42	\$ 1,039,500	\$0.69	1,748,149	\$15,070.25		\$9,628,684	\$4.49		
Division 5 - Structural Steel & Misc. Metals	\$	15,940,244	\$46.45 \$	269,699	\$16.04	\$ 11,672,339	\$40.81	\$ 4,281,116	\$2.86	542,351	\$4,675.44		\$32,705,748	\$15.26		
Divison 6 - Woods & Plastics Millwork	\$	10,792,279	\$31.45			\$ 9,977,576	\$34.89						\$20,769,855	\$9.69		
Division 7 - Thermal & Moisture Waterproofing and Roofing Spray Fireproofing	\$			37,823	\$2.25	\$ 578,889 \$ 2,144,394		\$ 459,907	\$0.31	216,203	\$1,863.81		\$5,600,768 \$3,071,029	\$2.61 \$1.43		
Division 8 - Doors and Windows Hollow Metal & Hardware Curtain Wall & Metal Panels Glazing	\$ \$	318,893 9,274,761 1,372,599	\$0.93 \$27.02 \$4.00	24,840	\$1.48	\$ 524,588 \$ 12,998,633 \$ 2,078,033	7 \$45.45	\$ 405,000	\$0.02 \$0.27 \$0.11				\$896,445 \$22,678,398 \$3,612,636	\$0.42 \$10.58 \$1.69		
Division 9 - Finishes Gypsum Drywall & Acoustic Ceilings Tille/Interior Stonework Wood Flooring (with Carpet)	\$	21,401,881 8,427,398	\$62.36 \$24.56		\$1.48	\$ 7,188,16 ² \$ 12,373,826			\$0.13 \$0.18	174,026 4,500	\$1,500.23 \$38.79		\$28,987,160 \$21,072,754	\$13.53 \$9.83		
Resilient Flooring & Carpet Computer Access Flooring (with Drywall)	\$	611,179	\$1.78 \$	1,800	\$0.11	\$ 3,365,828	\$11.77						\$3,978,807	\$1.86		
Painting & Wallcovering	\$	2,104,048	\$6.13 \$	236,316	\$14.06	\$ 6,916,860	\$24.18	\$ 148,828	\$0.10				\$9,406,052	\$4.39		
Division 10 - Specialties	\$	2,015,275	\$5.87 \$	1,620	\$0.10	\$ 499,550	\$1.75	\$ 327,509	\$0.22	9,000	\$77.59		\$2,852,957	\$1.33		
Division 11 - Equipment Food Service Equipment	\$	5,317,200	\$15.49			\$ 877,500	\$3.07						\$6,194,700	\$2.89		
Division 12 - Furnishings (in division10)																
Division 14 - Conveying Elevators/Conveying Equipment	\$	4,572,000	\$13.32			\$ 2,895,588	\$10.12	\$ 2,025,000	\$1.35				\$9,492,588	\$4.43		
Division 15 - Mechanical Fire Protection Plumbing HVAC - Sheetmetal HVAC - Piping	\$ \$ \$	2,062,172 3,956,263 15,995,038 1,258,470	\$6.01 \$ \$11.53 \$ \$46.61 \$ \$3.67 \$	27,000 955,849	\$7.68 \$1.61 \$56.86 \$294.49	\$ 8,067,004 \$ 5,945,445	\$28.21 \$20.79	\$ 4,199,283	\$1.13 \$2.80 \$0.91	671,119	\$5,785.51		\$5,102,333 \$16,920,670 \$24,258,341 \$10,809,990	\$2.38 \$7.90 \$11.32 \$5.04		
Division 16 - Electrical Electrical	\$	15,235,255	\$44.39	14,304,080	\$850.93	\$ 9,652,48	\$33.75	\$ 5,301,807	\$3.54	5,107,764	\$44,032.45	200,000	\$49,801,388	\$23.24		
TRADE TOTALS	\$	144,186,447	\$420.13	22,369,852	\$1,330.75	\$ 109,917,778	\$384.33	\$ 64,531,842	\$43.10 \$	27,639,903	\$238,275.02 \$	20,650,000	\$ 389,295,821	\$181.65		
GENERAL CONDITIONS & MARKUPS 5.30% General Conditions 2.00% Escalation 1.20% Subguard at 1.2% 0.90% General Liability Insurance 3.00% Construction Contingency 3.00% Construction Manager's Fee 0.00% Bond Not Required Utility Connection Fee Allowance	***	7,637,109 3,036,471 1,858,320 1,410,465 4,743,864 4,886,180	\$22.25 \$8.85 \$5.41 \$4.11 \$13.82 \$14.24	471,094 288,310 218,827 735,988	\$70.49 \$28.02 \$17.15 \$13.02 \$43.78 \$45.10	\$ 2,314,796 \$ 1,416,655 \$ 1,075,24 \$ 3,616,394	\$8.09 \$4.95 \$3.76 \$1 \$12.64	\$ 1,358,998 \$ 831,707 \$ 631,265 \$ 2,123,156	\$2.28 \$ \$0.91 \$ \$0.56 \$ \$ \$0.42 \$ \$ \$1.42 \$	582,078 356,232 270,380 909,378	\$12,620.69 \$5,017.91 \$3,070.96 \$2,330.86 \$7,839.46 \$8,074.65		\$ 19,526,027 \$ 7,763,437 \$ 4,751,223 \$ 3,606,179 \$ 12,128,781 \$ 12,492,644 \$ - \$ 7,850,000	\$9.11 \$3.62 \$2.22 \$1.68 \$5.66 \$5.83		
SUBTOTAL - GC's & MARKUPS	\$	23,572,411	\$68.68 \$	3,657,149	\$217.56	\$ 17,969,976	\$62.83	\$ 10,550,028	\$7.05 \$	4,518,727	\$38,954.54 \$		\$ 68,118,291	\$31.78		
PROJECT TOTALS	\$	167,758,858		, ,			\$ 447.16		\$ 50.15 \$. ,					
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Soft Cost & Other Detail

Soft Costs	
Architectural Fees/Reimbursables	
Concept / Master Planning	\$1,145,000
Architect Of Record	7,754,333
MEPS - w/AOR	2,016,000
Civil Engineer	2,295,000
Landscape Architect	825,000
Consultants & Other	4,800,000
Total	\$18,835,333
Project Management	
Plaza D&C	\$1,534,600
Caesars D&C / Reimbursables	2,465,400
Total	\$4,000,000
VLT procurement	
IGT	\$9,271,104
Bally	7,723,246
WMS	6,154,521
Aristocrat	6,141,834
Konami	2,248,936
Interblock	2,019,961
Ainsworth	994,085
Spielo	624,427
MGAM	386,917
Used Games	1,850,000
Leased Games	0
Laminates and Other	2,332,114
Total	\$39,747,146
Table games procurement	
Tables	\$2,564,173
Table Signs	461,400
Chips	1,151,408
Chairs	592,389
Cards	691,564
Dice	9,400
Pit Stands	690,000
Shufflers	2,263,080
Estimated Shipping Charges	685,013
Tax	685,013
Total	\$9,793,441

Internal Labor \$1,294,469 External Labor 331,353 Travel 213,872 Corporate IT Capital 431,394 Property Capital 12,928,913 Total \$15,200,000 sitial working capital 84,931,488 NRT \$4,931,488 NRT Backup Cassettes 2,465,744 Cage 5,856,500 Slot Banks/Wallets 191,250 Non Gaming Banks 318,750 Total \$13,763,731 re-Opening Other \$6,497,076 F&B 1,341,487 Executive & Admin 2,049,357 Other 958,321 Total \$10,846,240 F&E Non-Gaming \$2,975,000 Food and Beverage 1,785,000 Flex Entertainment 510,000 Other 1,928,820 Hotel 5,965,322 Total \$13,164,142	ІТ	
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Parking Lot Sweeper 52,488		
Total \$6,969,675	-	
	Total	\$6,969,675

F&B impressment	Ć1 C21 704
Restaurants	\$1,621,784
Bars / Lounges Banquet Space SF	\$554,005 \$669,800
EDR	\$100,915
Total	\$2,946,505
Total	72,340,303
Signage & AV	\$2,805,000
Surveillance	\$3,400,000
Pre-opening marketing	\$5,100,000
Owners Contingency	\$22,596,257
Total Soft Costs	\$169,167,470
Financing, License & Other	
Interest Reserve & Financing Fees	
Interest Reserve	\$136,400,000
Financing Fees	24,000,000
Total	\$160,400,000
Ground Lease/Services Agreement Payments	\$9,000,000
Local Mitigation	\$8,431,200
License Fee	\$70,000,000
Pursuit Costs	\$5,000,000
Application Fee	\$1,000,000
Total Financing, License & Other	\$253,831,200

Attachment VIII.C.19_A4

	Construction Cash Flow Analysis																								
Total Budget	Total	2/15 & Prior	Mar 15	Apr 15	May 15	Jun 15	Jul 15	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16	Jul 16	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16	Jan 17
Construction & Related																							-		
Total Hard Costs	\$457	\$0.0	\$0.4	\$3.7	\$1.6	\$2.6	\$8.8	\$5.1	\$9.1	\$13.0	\$13.0	\$17.0	\$16.6	\$27.8	\$21.1	\$35.4	\$35.2	\$34.0	\$50.4	\$51.0	\$51.0	\$27.9	\$25.8	\$4.8	\$1.9
Design, Project Mgmt.	\$23		0.6	1.5	0.7	0.9	0.7	0.8	1.9	1.7	1.6	2.2	0.8	2.5	0.4	1.8	0.6	0.4	0.3	0.5	0.5	0.5	0.5	0.4	0.4
Design, Project Wight.	92 3	0.8	0.0	1.5	0.7	0.5	0.7	0.8	1.5	1.7	1.0	2.2	0.8	2.3	0.4	1.0	0.0	0.4	0.3	0.5	0.5	0.5	0.5	0.4	0.4
Soft Costs																									
VLT procurement	\$40	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$2.0	\$0.0	\$0.0	\$0.0	\$10.6	\$12.4	\$6.8	\$1.6	\$1.6	\$1.6	\$1.6	\$0.8	\$0.8
Table games procurement	10	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.5	0.0	0.0	0.0	2.6	3.1	1.7	0.4	0.4	0.4	0.4	0.2	0.2
IT	15	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.6	0.0	0.1	2.9	2.9	2.9	2.9	1.4	1.4
Initial working capital	14	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	13.8	0.0	0.0
Pre-opening other	11	1.0	0.8	0.3	0.1	0.2	0.2	0.2	0.2	0.2	0.2	0.0	0.1	0.2	0.4	2.1	0.1	0.1	0.3	0.4	1.0	1.2	1.0	0.2	0.2
FF&E non-gaming	13	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.1	1.4	0.2	0.7	1.8	1.8	1.8	1.8	0.9	0.9
OS&E	7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.1	0.7	0.1	0.4	0.9	0.9	0.9	0.9	0.5	0.5
F&B impressment	3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.5	0.3	0.0	0.2	0.4	0.4	0.4	0.4	0.2	0.2
Signage & AV	3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.1	0.0	0.5	0.5	0.5	0.5	0.3	0.3
Surveillance	3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.1	0.0	0.6	0.6	0.6	0.6	0.3	0.3
Pre-opening marketing	5	0.5	0.4	0.2	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.0	0.1	0.1	0.2	1.0	0.1	0.0	0.1	0.2	0.5	0.6	0.5	0.1	0.1
Owner's Contingency	23	0.0	0.0	0.2	0.1	0.1	0.4	0.3	0.4	0.6	0.6	0.8	0.8	1.4	1.0	1.8	1.7	1.7	2.5	2.5	2.5	1.4	1.3	0.2	0.1
Total Soft Costs	\$146	\$1.5	\$1.2	\$0.7	\$0.3	\$0.4	\$0.8	\$0.5	\$0.7	\$0.9	\$0.9	\$0.9	\$3.5	\$1.7	\$1.7	\$8.8	\$18.1	\$17.8	\$12.7	\$12.2	\$13.1	\$12.3	\$25.7	\$5.1	\$4.9
Financing, License & Other																									
Interest Reserve & Financing Fees	\$160	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$51.1	\$0.0	\$0.0	\$19.0	\$3.7	\$0.2	\$20.1	\$1.4	\$0.2	\$19.9	\$0.2	\$0.3	\$20.0	\$2.0	\$0.3	\$20.0	\$2.0
Ground Lease/Services Agreement Payme	9	7.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0
License Fee	70	70.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Local Mitigation	8	4.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pursuit Costs	5	5.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Application Fee	1	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Financing, License & Other	\$254	\$87.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$51.1	\$0.0	\$0.0	\$19.0	\$7.7	\$0.2	\$20.1	\$1.4	\$0.2	\$19.9	\$0.2	\$0.3	\$20.0	\$2.0	\$0.3	\$20.0	\$4.0
Grand Total	\$880	,																							
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