



MGM SPRINGFIELD

QUARTERLY STATUS REPORT #3

Monitoring of Project Construction and
Licensee Requirements
205 CMR 135

For the Period:
July–September 2015



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135.02.2 The commission shall, in accordance with M.G.L. c. 23K, §§ 10 and 11 approve for each gaming licensee, a project schedule for the gaming licensee’s capital investment in its gaming establishment and related infrastructure which includes:

(a) all major stages of design and construction; including all permitting and approvals, design deliverables, site preparation, foundation, structure, plumbing, electrical, mechanical, exterior finish and fenestration, long lead items, insulation, interior finish and furnishings and landscaping, building commissioning and commissioning of gaming equipment and information technology systems.

(b) For a Category 1 gaming establishment, a timeline for commencement of the final stage of construction pursuant to M.G.L. c. 23K, § 10(a); and

(c) a timeline for the stage of construction at which the gaming licensee shall be approved to open for business or operate a slot machine pursuant to M.G.L. c. 23K, §§10(c) and 11(a).

135.02.4 If unforeseen and/or changed circumstances necessitate a change to a project schedule approved pursuant to 205 CMR 135.02(2) which will impact the completion date or requires a major change in the method or progress of construction, the gaming licensee may submit to the commission for its approval a revised project schedule, with a detailed statement of the unforeseen changed circumstances which justify the revised project schedule. If the commission approves such revised project schedule, it shall substitute and supersede the previously approved project schedule.

1 PROJECT SCHEDULE

1a CURRENT SCHEDULE

After a June 25 schedule presentation by MGM, the Massachusetts Gaming Commission reviewed and voted to approve MGM’s proposed opening date at its meeting on August 6. The approved opening date is September 5, 2018 or 30 days after the I-91 Viaduct Project achieves full completion, whichever is later.

MGM has since proposed certain design modifications that will affect the internal milestones within its schedule but not the September 5, 2018 opening date. Upon reaching an agreement regarding these modifications, MGM will submit a corresponding construction schedule. MGM anticipates being able to submit this schedule on or around December 1, 2015.

1b PROJECT SCHEDULE CHANGES

There are no changes to report that would alter MGM’s opening date. MGM intends to submit an updated construction schedule in December 2015.

135.02.3 Within the time frame provided in the award of the gaming license, the licensee shall provide to the commission for commission approval an affirmative action program of equal opportunity whereby the licensee establishes specific goals for the utilization of minorities, women and veterans on construction jobs and for contracting with minority, women or veteran owned businesses during either design or construction; provided, however that such goals shall be equal to or greater than the goals contained in Executive Office of Administration and Finance Administrative Bulletin Number 14.

135.02.5c To ensure adherence to the project schedule approved pursuant to 205 CMR 135.02(2) or (4), the gaming licensee shall submit to the commission in a media, format and level of detail acceptable to the commission, quarterly a status report including:

(e) a detailed statistical report pursuant to M.G.L. c. 23K, §21(a)(23) on the number, gender and race, and veteran status of individuals by job classifications hired to perform labor as part of the construction of the gaming establishment and related infrastructure, and a comparison of this report with the goals established by the gaming licensee and commission pursuant to M.G.L. c. 23K, §21(a)(22). In the event the licensee's hiring of the aforementioned entities does not comply with the goals established the licensee shall submit within 20 days of a request by the commission a response as to why the goals have not been achieved, identify any good faith efforts that have been undertaken to achieve those goals and provide a plan to bring the dollar amount contracted and spent into compliance with the goals.

(f) a report describing the number of contracts, total dollar amounts contracted with and actually paid to minority business enterprises, women business enterprises and veteran business enterprises for design and construction of the gaming establishment and related infrastructure, and the total number and value of all subcontracts awarded to a minority, women and veteran owned business, and a comparison of these reports with the goals established by the gaming licensee and commission pursuant to M.G.L. c. 23K, §21(a)(21). In the event the licensee's hiring of the aforementioned entities does not comply with the goals established the licensee shall submit within 20 days of a request by the commission a response as to why the goals have not been achieved, identify any good faith efforts that have been undertaken to achieve those goals and provide a plan to bring the dollar amount contracted and spent into compliance with the goals.

2 CONSTRUCTION PHASE DIVERSITY PROGRAM FOR EQUAL OPPORTUNITY

2a DIVERSITY SUMMARY

The following is a snapshot of Construction and Design Diversity Commitments through September 30:

GROUP	PROJECT GOALS	COMMITMENTS	VARIANCE	COMPANY COUNT	VALUE
WBE	10.00%	10.0%	0.0%	17	\$3.13M
MBE	5.00%	12.1%	7.1%	9	\$3.81M
VBE	2.00%	0.1%	-1.9%	3	\$0.05M

Note: Total Commitments Through September 30, 2015 are \$31.44M

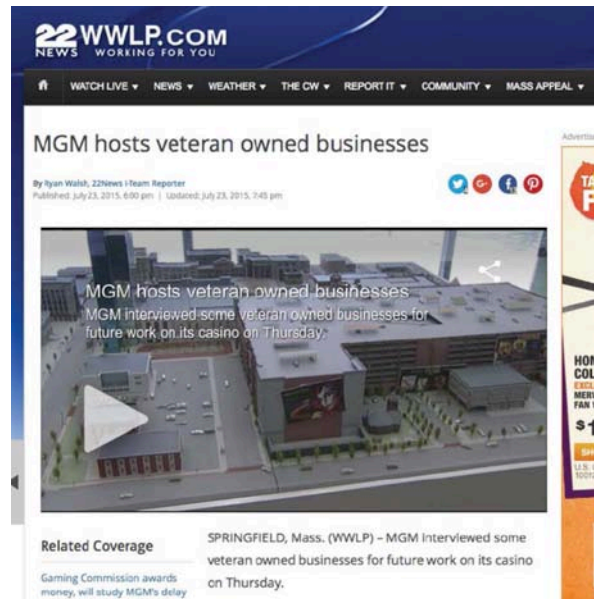


Several outreach activities took place in the past quarter, including the following events in Springfield:

DATE	OPEN HOUSE	GROUP
July 23	Design, Engineering and Construction Companies	VBE
August 13	Design and Engineering Companies	WBE/MBE
August 27-28	Construction Companies	WBE/MBE

At those sessions, MGM Springfield met with 25 minority, women and veteran owned businesses. MGM Springfield also met with an additional 19 diverse companies during the 3rd quarter as part of our ongoing outreach efforts. Appendix A includes a list of the companies that were met with. Desman Inc., an MBE architectural firm, has come onboard to create bridging documents for the parking garage, and we anticipate bringing on several additional design and engineering firms in the next quarter.

Meetings were held with 14 local and regional community groups, also listed in Appendix A. During the preparation of the parking garage big package, MGM Springfield worked with specific groups to incorporate workforce diversity goals into the bid process, including Community Works, YMCA, NAB Vets, Latino Chamber of Commerce, and NAMC.



Press coverage of July 23 Veteran Owned Businesses Outreach Event

2b COMMITMENTS

Reporting on Design and Construction Commitments is included in this document as Appendix B.

Design Commitments

The following is a snapshot of Design Diversity Commitments through September 30:

GROUP	PROJECT GOALS	COMMITMENTS	VARIANCE	CONSULTANT COUNT	VALUE
WBE	10.00%	1.9%	-8.1%	3	\$0.11M
MBE	5.00%	4.7%	-0.3%	1	\$0.26M
VBE	2.00%	0.0%	-2.0%	0	\$ -

Note: Total Commitments Through September 30, 2015 are \$5.49M

The following certified diverse design companies are working or have worked on the project as of September 25, 2015:

COMPANY	SCOPE	LOCATION	DIVERSITY STATUS
1. Convergent Technologies Design Group, Inc.	Acoustics/ Audio Visual/IT/Low Voltage	Lockport, NY 14094	WBE
2. Desman, Inc.	Parking Garage Bridging Documents (LOA)	Boston, MA 02108	MBE
3. MCLA, Inc.	Lighting	Washington, DC 20007	WBE
4. Soden Sustainability Consulting, LLC	LEED	Winchester, MA 01890	WBE



Construction Commitments

The following is a snapshot of Construction Diversity Commitments through September 30:

GROUP	PROJECT GOALS	COMMITMENTS	VARIANCE	CONTRACTOR COUNT	VALUE
WBE	10.00%	11.7%	1.7%	14	\$3.03M
MBE	5.00%	13.7%	8.7%	8	\$3.56M
VBE	2.00%	0.2%	-1.8%	3	\$0.05M

Note: Total Commitments Through September 30, 2015 are \$25.95M

Outreach to VBE's continues to be a priority. One new VBE contractor was brought on in the 3rd quarter. In addition to the targeted outreach events held to meet with VBE companies, MGM Springfield is working closely with the Veteran Services Department to become acquainted with VBEs in the area and discuss work opportunities.

The following certified diverse companies are working or have worked on the project as of September 25, 2015:

COMPANY	SCOPE	LOCATION	DIVERSITY STATUS
1. American Environmental, Inc.	Abatement & Demolition	Holyoke, MA 01040	MBE
2. Ayala Excavating and Trucking, LLC	Trucking	Springfield, MA 01107	MBE
3. Connecticut Drywall Finishing, Inc.	Drywall	West Springfield, MA 01089	WBE
4. Connecticut Temperature Controls LLC	Controls	Newington, CT 06131	VBE
5. Evermore Light & Power, Inc.	Electrical	Somerville, MA 02145	WBE
6. Frisoli Electric, Inc.	Electrical	Holbrook, MA 02343	VBE
7. Granite City Electric Supply Company, Inc.	Electrical Supplier	Quincy, MA 02169	WBE
8. Kittredge Equipment Company, Inc.	Kitchen Equipment	Agawam, MA 01001	WBE
9. L.K. Sheet Metal, Inc.	Sheet Metal	East Hartford, CT 06108	WBE
10. Lindon Supply	Piping Materials	East Providence, RI 02914	WBE
11. Medeiros Hydroseeding & Landscaping Construction, Inc.	Trucking and Soil Materials	Monson, MA 01057	MBE
12. Performance Testing & Balancing LLC	Testing & Balancing	South Hampton, MA 01073	VBE



13. Rebars & Mesh, Inc.	Concrete	Haverhill, MA 01835	WBE
14. S&F Concrete Contractors, Inc	Concrete Formwork, Concrete Flatwork, Specialty Floors and Concrete Pumping	Hudson, MA 01749	MBE
15. Security Construction Services, Inc.	Fencing	Hudson, MA 01749	WBE
16. Titan Roofing Company	Roofing	Springfield, MA 01104	MBE
17. Triton Leasing and Rental, Inc.	Demolition & Abatement	Feeding Hills, MA 01030	WBE
18. Ultimate Abatement Company, Inc.	Abatement	Plainfield, MA 01070	WBE
19. Willow Tree Outdoor, LLC	Landscape	Springfield MA 01105	WBE

2c WORKFORCE STATISTICS

Subcontractors have been submitting workforce tracking forms after each pay period. The most recent available results have been tallied and are included as Appendix C.

Summary workforce statistics as of September 30 are as follows:

GROUP	PROJECT GOALS	PROJECT TO DATE %	DELTA
Women	6.9%	9.31%	2.41%
Minority	15.3%	30.69%	15.39%
Veteran	8.0%	6.59%	-1.41%

Note: Statistics include all workforce reports that were received by MGM as of September 30, 2015. Includes all union workforce and onsite design/management.

The parking garage bid package for a design/build project is expected to be issued on October 1, 2015, with an award projected by January 8, 2016 and work commencing in the Spring of 2016. Workforce requirements will be included in the bid documents and contract, and meetings with unions will take place regarding project specific goals.



135.02.5a To ensure adherence to the project schedule approved pursuant to 205 CMR 135.02(2) or (4), the gaming licensee shall submit to the commission in a media, format and level of detail acceptable to the commission, quarterly a status report including:

(a) the total estimated cost of construction of the project and related infrastructure improvements, including a sworn certification regarding costs incurred pursuant to 205 CMR 122.03: Costs Included in the Calculation of Capital Investment, and separately identifying detailed costs for design, land acquisition, site preparation and construction and off-site improvements

(b) a sworn certification regarding the capitalization of the gaming licensee, sufficient for the commission to determine, pursuant to M.G.L. c. 23K §10(e) or 11(c), that the gaming licensee has adequate funds to complete the gaming establishment and related infrastructure improvements.

3 COST OF CONSTRUCTION / CAPITALIZATION OF GAMING LICENSE

Pursuant to 205 CMR 135.02.5(a) and (b), please see Appendix D for a sworn certification regarding (a) the total estimated cost of construction of the project and related infrastructure improvements, and (b) the capitalization of MGM Springfield.

[Forthcoming from Seth]

135.02.5c To ensure adherence to the project schedule approved pursuant to 205 CMR 135.02(2) or (4), the gaming licensee shall submit to the commission in a media, format and level of detail acceptable to the commission, quarterly a status report including:

(c) a copy of all design and construction contracts executed within the prior quarter by the gaming licensee to design and construct the gaming establishment and related infrastructure improvements

4 DESIGN & CONSTRUCTION CONTRACTS

The following contracts were executed in the third quarter of 2015:

COMPANY	CONTRACT	MGC STATUS
1. Desman, Inc.	Letter of Agreement for Architectural Design Services	PENDING
2. Brad Henry Friedmutter & Associates, LTD, D/B/A Friedmutter Group	Architectural Services	REGISTRANT

Copies of executed contracts are available to the Massachusetts Gaming Commission’s Representative for review.



135.02.5d To ensure adherence to the project schedule approved pursuant to 205 CMR 135.02(2) or (4), the gaming licensee shall submit to the commission in a media, format and level of detail acceptable to the commission, quarterly a status report including:

(d) a status report reflecting the progress of construction and certifying compliance with the approved project schedule for major stages of construction. In the event that the progress of construction does not comply with the project schedule approved pursuant to 205 CMR 135.02, the licensee shall submit a detailed plan to bring the progress of construction into compliance with the approved project schedule or submit a request for a revised project schedule pursuant to 205 CMR 135.02(4)

5 STATUS OF WORK COMPLETED / PROGRESS PHOTOGRAPHS

5a STATUS OF WORK COMPLETED

Construction Progress

Construction was completed for the 10 Mill Street Mission. Final punch list activities are ongoing with an expected turnover date this Fall.

The following construction activities were completed in the 3rd Quarter of 2015 or are underway for the Project Site:

- A Memorandum of Understanding was reached with Springfield Water and Sewer Commission per requirements in the Final Environmental Impact Report to memorialize water and sewer infrastructure commitments including maintenance, inspections, monitoring, reporting and continued communication. The Infrastructure Commitment Agreement is included in this document as Appendix E.
- A bid package for the parking garage was prepared, with plans to issue it to prospective bidders on October 1, 2015 for an award by January 8, 2016, with work commencing in the Spring of 2016.
- French Church pew salvage is underway in preparation for relocation of the building.
- Demolition was completed for 16-30 Bliss Street Garage, 1357 East Columbus Avenue, 82 Howard Street/Rectory and the 1106-1114 Main Street Garage.
- Interior abatement was completed for 29 Howard Street/Armory, 1008-1028 Main Street, 1120 Main Street, 1126 Main Street, Union House/Chandler Hotel, Edisonia Theater Block (non historic rear parcel), 73 State Street, and 79-83 State Street, and is underway at 22-30 Howard Street/YWCA building.
- Salvage was completed for YWCA building, and is underway at 1132-1142 Main Street (Union House/Chandler Hotel).
- Springfield Water & Sewer exploratory pits were completed.
- Utilities to 1008-1028 Main Street, Edisonia Theater block, were cut, capped and terminated.
- Water and sewer lines for 1090-1104 Main Street were cut and capped.
- Utility monitoring points were installed along Main Street and Union Street.
- Excavation/removal of soil took place at 16-30 Bliss Street Garage site and 82 Howard Street.

Contractors

The following contractors are participating in the project from Western Massachusetts:

COMPANY	SCOPE	LOCATION
COMPANIES THAT ARE WORKING OR HAVE WORKED ON SITE AS OF SEPTEMBER 25, 2015		
1. Allied Fire Protection, Inc.	Fire Protection Systems	Springfield, MA 01107
2. American Environmental, Inc.	Abatement & Demolition	Holyoke, MA 01040
3. Ayala Excavating and Trucking, LLC	Trucking	Springfield, MA 01107
4. Ayotte & King For Tile, Inc	Tile Contractor	Chicopee, MA 01020
5. Bay State Elevator Co.	Mission Elevator	Agawam, MA 01001
6. Champlain Masonry, Inc.	Masonry Contractor	Pittsfield, MA 01201
7. Chandler Architectural Products	Aluminum Entrances, Windows, Security Screens and Mirrors - Mission	West Springfield, MA 01089
8. CK Flooring Solutions, Inc.	Carpet Installer	Chicopee, MA 01020
9. Collins Electrical	IT/AV/ Security - Mission	Chicopee, MA 01020
10. Commonwealth Guardrail, Inc.	Site Fence	Westfield, MA 01085
11. Connecticut Drywall Finishing, Inc.	Drywall	West Springfield, MA 01089
12. Dublin Steel Corporation	Structural Steel and Miscellaneous Metals - Mission	Palmer, MA 01069
13. Fontaine Bros. Inc.	General Contractor - Mission Shell & Sitework	Springfield, MA 01104
14. Gagliarducci Construction, Inc.	Site Work/ Utility Disconnect	Indian Orchard, MA 01151
15. Harry Grodsky & Co.	Mechanical Plumbing and Fire Suppression - Mission	Springfield, MA 01101
16. Kittredge Equipment Company, Inc.	Kitchen Equipment	Agawam, MA 01001
17. Northeast Steel Erectors	Steel Erectors	Agawam, MA 01001
18. O'Reilly, Talbot & Okun Associates	Building Demolition	Springfield, MA 01103
19. Performance Testing & Balancing LLC	Testing & Balancing	Southampton, MA 01073
20. Professional Drywall Construction Inc.	Drywall Contractor	West Springfield, MA 01089
21. RoadSafe Traffic Systems	Surface Applied Detectable Warning Mats	Springfield, MA 01104



22. Stained Glass Resources, Inc.	Building Demolition: Fred Shea Stained Glass Removal and Storage	Hampden, MA 01036
23. Superior Caulking & Waterproofing Co., Inc	Caulking & Waterproofing	Palmer, MA 01069
24. T & M Equipment Corporation	Excavating Contractor	Springfield, MA 01104
25. T.J. Conway Company	Site Work/ Utility	Springfield, MA 01101
26. Titan Roofing Company	Roofing	Springfield, MA 01104
27. Triton Leasing and Rental, Inc.	Demolition & Abatement	Feeding Hills, MA 01030
28. Ultimate Abatement Company, Inc.	Abatement	Plainfield, MA 01070
29. Universal Electric Co.	Electrical - Mission	Springfield, MA 01104
30. Unwin Overhead Doors	Doors	Chicopee, MA 010131
31. Valet Park of America	Watchmen	Springfield, MA 01105
32. William Roberts Electric Co., Inc.	Electrical Contractor	Wilbraham, MA 01095
33. Willow Tree Outdoor, LLC	Landscape	Springfield, MA 01105
COMPANIES IN THE PIPELINE AS OF SEPTEMBER 25, 2015		
34. BECO Electrical Contractors, Inc.	Electrical	Monson, MA 01057
35. FW Webb	Pipe Supplier	Springfield, MA 01104
36. Larry's Trucking	Trucking	Springfield, MA 01129
37. Medeiros Hydroseeding & Landscaping Construction, Inc.	Trucking and Soil Materials	Monson, MA 01057
38. Optimum Building & Inspection	Carpentry	Springfield, MA 01104

The following additional contractors are also participating in the project:

COMPANY	SCOPE	LOCATION
COMPANIES THAT ARE WORKING OR HAVE WORKED ON SITE AS OF SEPTEMBER 25, 2015		
1. Aerial Photography	Monthly Aerial Photography	East Windsor, CT 06088
2. All American Signs	Signage	Plymouth, MA 02360
3. Allen & Major	Howard Street Abatement - Survey	Woburn, MA 01888
4. Connecticut Temperature Controls LLC	Controls	Newington, CT 06131



5. Cyn Environmental Sevices	Environmental Services	Stoughton, MA 02072
6. Evermore Light & Power, Inc.	Electrical	Somerville, MA 02145
7. Food Equipment Installation, Inc.	Food Equipment Installations	Whitman, MA 02382
8. Form + Place	Construction Admin Services	Newtonville, MA 02459
9. Frisoli Electric, Inc.	Electrical	Holbrook, MA 02343
10. Granite City Electric Supply Co., Inc.	Electrical Supplier	Quincy, MA 02169
11. Herb Holden Trucking, Inc.	Trucking	Broad Brook, CT 06016
12. Howard/ Stein- Hudson Associates	CMP/TTP Phase I	Boston, MA 02108
13. JDC Demolition	Demolition	Boston, MA 02119
14. L.K. Sheet Metal, Inc.	Sheet Metal	East Hartford, CT 06108
15. Langan Insulation	Mechanical Insulation	North Haven, CT 06473
16. Marr Scaffold	73 State Street Dome Salvage	South Boston, MA 02127
17. Northeastern Steel Corp	Steel Distributor	Revere, MA 02151
18. P. Gioioiso & Sons Inc.	Test/ Exploration Pits	Hyde Park, MA 02136
19. Rebars & Mesh, Inc.	Concrete	Haverhill, MA 01835
20. Security Construction Services, Inc.	Fencing	Hudson, MA 01749
21. Soep Painting Corp	Painting	Malden, MA 02148
22. Springline Design Architecture & Engineering	73 State Street Dome - Stained Glass Expert	East Greenbush, NY 12061
23. Tech Valley Contracting, LLC	General Contractor	Malta, NY 12020
24. Tishman	Construction Manager	Boston, MA 02110
COMPANIES IN THE PIPELINE AS OF SEPTEMBER 25, 2015		
25. Berkshire Concrete Cutting	Saw Cutting	Torrington, CT 06790
26. Erection & Welding	Structural Welding	New Milford, CT 06776
27. Independent Pipe And Supply Corp.	Site Work/ Utility	Canton, MA 02021
28. Inland Waters Inc.	Site Work/ Utility	Johnston, RI 02919
29. Lindon Supply	Piping Materials	East Providence, RI 02914
30. New England Foundation Company	Helical Piles	Andover, MA 01810
31. Northern Construction Service, LLC.	Site Clearing	Weymouth, MA 02189



32. S&F Concrete Contractors, Inc	Concrete Formwork, Concrete Flatwork, Specialty Floors and Concrete Pumping	Hudson, MA 01749
33. Stamford Wrecking	Building Demolition: 73 State	Stamford, CT 06906
34. Tyco Integrated Security	Badging System	Norwood, MA 02062
35. Wolfe House & Building Movers	Move and Relocate French Congregational Church	Bernville, PA 19506

Design Progress

At the end of the quarter, MGM presented an updated design for the project, redistributing the hotel guestrooms from a tower into a 6-story building on Main Street. The residential program previously located along those streets will be relocated offsite. The following plans and rendering show the design update. An excerpt from the full presentation to the Springfield City Council Presentation with additional renderings is included as Appendix F.

Ongoing design revisions are taking place as a result of these changes, which will be brought back for review by the City of Springfield, the Massachusetts Environmental Policy Act (MEPA) Office, and the Commission. These reviews and discussions will drive the details of the design schedule going forward.



Plan Level 1



Plan Level 2



View of Main & Howard Street



5b PROGRESS PHOTOGRAPHS



09-23-15 Monthly Aerial Flyover



09-23-15 Monthly Aerial Flyover



08-22-15 Monthly Aerial Flyover



07-03-15 Webcam View



08-02-15 Webcam View



09-27-15 WEBCAM VIEW



09-23-15 Aerial Over Completed Mission



08-25-15 Mission Exterior



08-25-15 Completed Mission



08-25-15 Completed Mission



08-25-15 Completed Mission



08-25-15 Completed Mission



08-25-15 Completed Mission



07-06-15 State Bliss Garage Demo



07-10-15 Rectory Demo



07-15-15 Verizon Duct Bank



07-23-15 YWCA Interior Selective Demo



07-22-15 State & Bliss Garage Demo



08-20-15 YWCA Abatement

135.02.6 The licensee shall have a continuing obligation, pursuant to 205 CMR 120.01(2) to timely provide to the commission an updated permits chart and all documents and information listed in 205 CMR 120.01: Permitting Requirements, as well as any updates to the MEPA process such that the commission is continuously apprised of all material developments with respect to all permits and approvals required for the gaming establishment. Pursuant to 205 CMR 120.01(1)(h) the licensee shall provide to the commission copies of any appeal within 20 days of filing, whether to a municipal or state entity or for judicial review, filed with respect to any permit of approval listed in 205 CMR 120.01(1) along with a copy of the docket sheet and each decision on any appeal.

6 PERMITS

The following is the status of required permits and approvals:

AGENCY OR GOVERNING LEGAL AUTHORITY	PERMIT, REVIEW, OR APPLICATION	DATE APPLICATION SUBMITTED OR ESTIMATED ANTICIPATED APPLICATION DATE
FEDERAL		
1. US Environmental Protection Agency (EPA)	USEPA Construction General Permit	Permit received 2/23/15: USEPA MAR120000
	NPDES General Permit	Permit for Main St. and East Columbus Ave. received 3/9/15: MAR12B410
	NPDES Remediation General Permit (RGP)	Subject to final foundation design
STATE		
1. Massachusetts Gaming Commission	Gaming License	Received 11/7/14
	Findings issued pursuant to M.G.L. ch. 30 sec. 61	Draft Section Findings to be presented on or before November 19, 2015; tentative final vote expected in December
2. Executive Office of Energy and Environmental Affairs	Massachusetts Environmental Policy Act (MEPA) Review	Certificate on Final Environmental Impact Report Received 12/31/14: EEA 15033 Notice of Project Change (NPC) to be filed with MEPA in October with determination of whether further study required expected in November.
3. Massachusetts Department of Environmental Protection (MA DEP)	MA DEP Underground Injection Control (UIC) BRP WS-06	To be filed at project completion
4. Massachusetts Department of Environmental Protection (MA DEP)	Construction Dewatering Permit	Subject to final foundation design

5. Massachusetts Historical Commission (MHC)	Review of project relative to potential effects of State Register historic/ archeological resources	Revised Memorandum of Agreement anticipated to be filed and approved by the MGC in November 2015.
6. Massachusetts Department of Transportation (MassDOT)	Category III Application for Permit to Access State Highway	MassDOT will participate in several Road Safety Audits (RSAs) as required within the MEPA Certificate (historic crash data pending from the City of Springfield). MassDOT will issue a Section 61 Finding consistent with their review of the FEIR and may include a reference to supplemental low-cost safety improvements that may be identified through the RSAs. MassDOT expected to issue section 61 Findings by mid-December 2015 that will be incorporated by reference into the final MGC Section 61 Findings. MGM will prepare and submit a 25% design package and Design Exception Report for MassDOT review – assumed to be a Category III Application for Permit to Access State Highway. Upon receipt of the 25% level comments, MGM will prepare a combined 75%/100% design package for MassDOT’s review. Upon receipt of 75/100% level comments, MGM will prepare a PS&E design package for MassDOT’s final review. MassDOT will issue the Highway Access Permit prior to construction of multi-modal roadway and traffic control improvements.
7. Massachusetts Department of Housing and Community Development	Chapter 121A Designation as an Urban Redevelopment Project	Approval letter received 12/31/14
LOCAL PERMITS RECEIVED IN THIRD QUARTER 2015		
1. City of Springfield Department of Public Works	Private Property Trenching	East Columbus Ave. between Bruno St. and State St., 7/6/15: 20151624
	General Roadway Excavation, Trenching	Main Street between Union and Locust St., 7/15/15: 20151767
		East Columbus Ave. between Bruno St. and State St., 7/14/15: 20151716
		Main Street between Gridiron and Union, 8/27/15: 20152145
	Special (Water & Sewer Commission)	Union Street between East Columbus and Walnut Street, 8/27/15: 20152144
	East Columbus Ave. between S. End Bridge Ramp and Bruno St., 7/2/15: 20151611, 20151612	

		Howard St. between Main St. and East Columbus, 7/2/15: 20151614
2. City of Springfield – Code Enforcement/Building Division	Building Permit Demolition	82 Howard Street, 7/7/15: 15DEMO-0052, 15DEMO-0053
3. City of Springfield Historical Commission	MHC Review Concurring Party; Demolition Delay	Incorporate any changes to MOA with MHC and MGC for filing and approval by the MGC in November 2015.
4. Springfield City Council	Overlay District Special Permit	Hearing Continued; vote anticipated in November 2015
	Site Plan Review and Amendments to HCA	Submission expected in November 2015
5. City of Springfield Department of Health and Human Services	Food Service Establishment Permit	TBD as venues are finalized

135.02.7 In furtherance of specific goals for the utilization of minorities, women and veterans on construction jobs, the licensee shall send and provide a copy to the commission, to each labor union or representative of workers with which the licensee has a collective bargaining agreement or other contract of understanding, a notice advising the labor union or workers representative of the licensee's commitments pursuant to M.G.L. c. 23K §(15) and §§21(a)(21) and (22).

7 ORGANIZED LABOR LETTER

The Project Labor Agreement (PLA) was executed on February 26, 2015. Article XVIII on Page 25 of the Agreement states the construction manager and labor unions' commitment to comply with Owner's Diversity and Affirmative Marketing Program as adopted on January 22, 2015.

A copy of the executed PLA is available to the Massachusetts Gaming Commission's Representative for review.

135.02.8 Prior to the gaming establishment opening for business, in furtherance of specific goals for the utilization of minority business enterprises, women business enterprises and veteran business enterprises as vendors in the provision of goods and services to the gaming establishment, the licensee shall provide to the commission an affirmative marketing plan in which the licensee identifies specific goals, expressed as an overall program goal applicable to the total dollar value of contracts entered into, for the utilization of minority business enterprises, women business enterprises and veteran business enterprises to participate as vendors in the provision of goods and services procured by the gaming establishment and any businesses operated as part of the gaming establishment; provided, however, that the specific goals for the utilization of such minority business enterprises, women business enterprises and veteran business enterprises shall be based on the availability of such minority business enterprises, women business enterprises and veteran business enterprises engaged in the type of work to be contracted by the gaming licensee.

8 OPERATIONAL PHASE DIVERSITY PROGRAM FOR EQUAL OPPORTUNITY

MGM's Diversity and Affirmative Marketing Program was approved on January 22, 2015. MGM will comply with this program to meet goals for Diversity participation in the operational phase of the project.

APPENDIX A

DIVERSITY AND COMMUNITY OUTREACH SUMMARY

JULY-SEPTEMBER 2015

MGM Springfield
WBE/MBE/VBE Companies Met with July-September 2015

Companies Attending Outreach Sessions on July 23, August 13, August 27 and August 28:

Ref	Company	Location	Diversity Status
1	Beco Electircal	Monson, MA	VBE
2	C & M Technical Consulting	Springfield, MA	VBE
3	JHC fire Containment	Wilton, CT	VBE
4	Mabbett & Associates	Bedford, MA	VBE
5	Guillen Technology Consultants LLC.	Springfield, MA	MBE
6	DHK Architects	Boston, MA	MBE
7	Wamp Worx	Mashpee, MA	MBE
8	Freeman Companies LLC	Hartford, CT	MBE
9	Adams & Ruxton Construction	West Springfield, MA	MBE
10	Marmelo Bros. Construction Co. Inc.	North Dartmouth, MA	MBE
11	Fusion Electric	Springfield, MA	MBE
12	RCH Associates	East Longmeadow, MA	MBE
13	AA Fire Protection	Springfield, MA	MBE
14	Medeiros Hydroseeding & Landscape Construction Inc.	Monson, MA	MBE
15	Nitsch Engineering	Worcester, MA	WBE
16	General Safety Services, Corp.	Canton, MA	WBE
17	Weatherby Design & Co. Engineers	West Springfield, MA	WBE
18	Tom Tom Painting	Springfield, MA	WBE
19	Orissa, LLC.	Rocky Hill, CT	WBE
20	BK Tile and Stone	Greenfield, MA	WBE
21	EDM Construction	Merrimack, MA	WBE
22	CK Flooring Solutions Inc.	Chicopee, MA	WBE
23	Conneticut Drywall Finishing	West Springfield, MA	WBE
24	Fabiano Oil	Wrentham, MA	WBE
25	Adjutricem Construction Co.	Springfield, MA	WBE

MGM Springfield
WBE/MBE/VBE Companies Met with July-September 2015

Additional Companies Met with in 3rd Quarter 2015:

Ref	Company	Location	Diversity Status
1	Brican, Inc.	Springfield, MA	VBE
2	Ironclad Services, Inc.	Springfield, MA	VBE
3	JRL Construction	Springfield, MA	VBE
4	Arrow Security Sopr.	Springfield, MA	VBE
5	Performance Testing & Balancing LLC.	Southampton, MA	VBE
6	Marois Construction Co.	South Hadley, MA	VBE
7	S-Cel-O LLC The Painting Company	Springfield, MA	MBE
8	Caracas Construction Corp.	Holyoke, MA	MBE
9	Clayton, LCC DBA Bluebird Graphic Solutions, LLC.	Woburn, MA	MBE
10	Grimes Oil	West Tisbury, MA	MBE
11	Horizon Services Company	East Hartford, CT	MBE
12	Garg Consulting Services, Inc.	Rocky Hill, CT	MBE
13	C & D Electronics	Holyoke, MA	MBE
14	Lemoi Erectors	Sturbridge, MA	WBE
15	Marlene Connor Associates	Holyoke, MA	WBE
16	Structures By Design, Inc.	Northampton, MA	WBE
17	Dynamic Scheduling Solutions	Pawtucket, RI	WBE
18	C.E Communication Services	Medway, MA	WBE
19	Design Workshop Inc.	Chicopee, MA	WBE

MGM Springfield
WBE/MBE/VBE Companies Met with July-September 2015

Community Groups Met with in 3rd Quarter 2015:

Ref	Name	Location
1	NABVETS - National Association for Black Veterans	Springfield, MA local chapter
2	Association of Black Businesses & Professionals	Springfield, MA
3	Community Works	Springfield, MA
4	Partners for Community, Inc	Springfield, MA
5	Latino Chamber of Commerce	Springfield, MA
6	National Association of Minority Contractors	Springfield, MA local chapter
7	A.W.A.K.E	Springfield, MA
8	Uptown Construction Collaborative	Springfield, MA
9	Greater Springfield Chapter of the NAACP	Springfield, MA
10	City of Springfield Veteran Services Dept	Springfield, MA
11	YWCA	Springfield, MA
12	Career Point	Holyoke, MA
13	Chicopee Veteran Services Organization	Chicopee, MA
14	ROCA	Springfield, MA

APPENDIX B

DIVERSITY COMMITMENTS – DESIGN AND CONSTRUCTION

AS OF SEPTEMBER 30, 2015

MGM Springfield

Diversity Commitment Summary - Construction And Design

As of: September 30, 2015

Construction And Design

Ref	Group	Project Goals	Commitments	Variance	Contractor Count	Value (In Millions)
1	WBE	10.0%	10.0%	0.0%	17	\$ 3.13
2	MBE	5.0%	12.1%	7.1%	9	\$ 3.81
3	VBE	2.0%	0.1%	-1.9%	3	\$ 0.05

Construction

Ref	Group	Project Goals	Commitments	Variance	Contractor Count	Value (In Millions)
1	WBE	10.0%	11.7%	1.7%	14	\$ 3.03
2	MBE	5.0%	13.7%	8.7%	8	\$ 3.56
3	VBE	2.0%	0.2%	-1.8%	3	\$ 0.05

Design

Ref	Group	Project Goals	Commitments	Variance	Contractor Count	Value (In Millions)
1	WBE	10.0%	1.9%	-8.6%	3	\$ 0.11
2	MBE	5.0%	4.7%	-5.0%	1	\$ 0.26
3	VBE	2.0%	0.0%	-2.0%	0	\$ -

MGM Springfield

Diversity Commitment Summary - Construction - WBE

As of: September 30, 2015

Ref	Company	Scope	Location
1	CK Flooring Solutions, Inc.	Carpet Installer	Chicopee, MA 01020
2	Connecticut Drywall Finishing, Inc.	Drywall	West Springfield, MA 01089
3	El Waterman, Inc	Procurement Services as a Broker of Mechanical Equipment i.e., Pumps, Chemical Storage Tanks, Disinfection Systems, Mixers for Sewerage Treatment Plants, Aeration Tanks, Stainless Steel PBC Piping and Steel and Labor to Set in Place	Foxboro, MA 02035
4	Evermore Light & Power, Inc.	Electrical	Somerville, MA 02145
5	Granite City Electric Supply Company, Inc.	Electrical Supplier	Quincy, MA 02169
6	Kittredge Equipment Company, Inc.	Kitchen Equipment	Agawam, MA 01001
7	L.K. Sheet Metal, Inc.	Sheet Metal	East Hartford, CT 06108
8	Lindon Supply	Piping Materials	East Providence, RI 02914
9	New England Foundation Company	Helical Piles	Andover, MA 01810
10	Rebars & Mesh, Inc.	Concrete	Haverhill, MA 01835
11	Security Construction Services, Inc.	Fencing	Hudson, MA 01749
12	Triton Leasing and Rental, Inc.	Demolition & Abatement	Feeding Hills, MA 01030
13	Ultimate Abatement Company, Inc.	Abatement	Plainfield, MA 01070
14	Willow Tree Outdoor, LLC	Landscape	Springfield MA 01105

MGM Springfield

Diversity Commitment Summary - Construction - MBE

As of: September 30, 2015

Ref	Company	Scope	Location
1	American Environmental, Inc.	Abatement	Holyoke, MA 01040
2	Ayala Excavating and Trucking, LLC	Trucking	Springfield, MA 01107
3	CMJ, LLC	Property Management/Maintenance and Clean Up Services for Various Commercial and Municipalities; Landscaping; Light Paving; Snow Removal and Trucking Services	Springfield, MA 01101
4	Medeiros Hydroseeding & Landscaping Construction, Inc.	Trucking and Soil Materials	Monson, MA 01057
5	Northeastern Steel Corp	Steel Distributor	Revere, MA 02151
6	Optimum Building & Inspection	Carpentry	Springfield, MA 01104
7	S&F Concrete Contractors, Inc	Concrete Formwork, Concrete Flatwork, Specialty Floors and Concrete Pumping	Hudson, MA 01749
8	Titan Roofing Company	Roofing	Springfield, MA 01104

MGM Springfield

Diversity Commitment Summary - Construction - VBE

As of: September 30, 2015

Ref	Company	Scope	Location
1	Frisoli Electric, Inc.	Electrical	Holbrook, MA 02343
2	Performance Testing & Balancing LLC	Testing & Balancing	Southampton, MA 01073
3	Connecticut Temperature Controls LLC	Controls	Newington, CT 06131

MGM Springfield

Diversity Commitment Summary - Design And Consulting - WBE

As of: September 30, 2015

Ref	Company	Scope	Location
1	Convergent Technologies Design Group, Inc.	Acoustics/ Audio Visual/ IT/ Low Voltage	Lockport, NY 14094
2	MCLA, Inc.	Lighting	Washington, DC 20007
3	Soden Sustainability Consulting, LLC	LEED	Winchester, MA 01890

MGM Springfield

Diversity Commitment Summary - Design And Consulting - MBE

As of: September 30, 2015

Ref	Company	Scope	Location
1	Desman, Inc.	Parking Garage Bridging Documents (LOA)	18 Tremont Street, Suite 300 Boston, MA 02108

APPENDIX C

CONSTRUCTION WORKFORCE STATISTICS

AS OF SEPTEMBER 30, 2015

Reference	Subcontractor	This Month's Workforce Diversity Statistics						Project To Date Workforce Diversity Statistics							
		This Month's Total Hours	Minority		Women		Veteran		Project To Date Total Hours	Minority		Women		Veteran	
			Hours	%	Hours	%	Hours	%		Hours	%	Hours	%	Hours	%
1	Tishman Construction	2,440.00	120.00	4.92%	480.00	19.67%	480.00	19.67%	21,832.00	520.00	2.38%	3,080.00	14.11%	4,272.00	19.57%
2	American Environmental, Inc.	112.00	40.00	35.71%	0.00	0.00%	0.00	0.00%	16,746.75	15,489.75	92.49%	1,285.00	7.67%	195.50	1.17%
3	Security Construction Services, Inc.	16.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	3,122.00	973.25	31.17%	300.00	9.61%	0.00	0.00%
4	Gagliarducci Construction, Inc.	96.50	32.00	33.16%	3.00	3.11%	0.00	0.00%	2,595.00	278.50	10.73%	439.00	16.92%	570.50	21.98%
5	Triton Leasing & Rental, Inc.	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	3,572.00	1,547.50	43.32%	384.50	10.76%	0.00	0.00%
6	Collins Electric Co.	75.00	0.00	0.00%	36.00	48.00%	39.00	52.00%	1,546.00	283.50	18.34%	423.50	27.39%	481.00	31.11%
7	TJ Conway Company	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	259.00	17.00	6.56%	0.00	0.00%	0.00	0.00%
8	Allen & Major Associates, Inc.	47.00	8.00	17.02%	0.00	0.00%	0.00	0.00%	494.00	79.50	16.09%	0.00	0.00%	3.00	0.61%
9	Form + Place Inc.	13.50	0.00	0.00%	0.00	0.00%	0.00	0.00%	956.50	0.00	0.00%	0.00	0.00%	0.00	0.00%
10	Howard Stein Hudson	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	202.50	0.50	0.25%	61.50	30.37%	0.00	0.00%
11	JDC-Cyn Environmental Services	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	70.00	24.00	34.29%	0.00	0.00%	0.00	0.00%
12	Fontaine Bros, Inc.	33.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	11,142.00	3,219.50	28.90%	657.00	5.90%	57.00	0.51%
13	P. Gioioso and Sons, Inc.	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	834.50	0.00	0.00%	114.50	13.72%	0.00	0.00%
14	Northeast Steel Erectors, Inc.	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	1,335.00	183.00	13.71%	34.00	2.55%	393.00	29.44%
15	Universal Electric Co., Inc.	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	5,635.00	1,276.50	22.65%	556.50	9.88%	394.00	6.99%
16	Harry Grodsky & Co., Inc.	56.50	0.00	0.00%	0.00	0.00%	0.00	0.00%	5,458.00	26.00	0.48%	322.50	5.91%	0.00	0.00%
17	RoadSafe Traffic Systems, Inc.	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	25.00	0.00	0.00%	0.00	0.00%	0.00	0.00%
18	Titan Roofing, Inc.	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	2,394.50	233.50	9.75%	0.00	0.00%	164.50	6.87%
19	Marr Scaffolding, Inc.	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	48.00	0.00	0.00%	0.00	0.00%	0.00	0.00%
20	Allied Fire Protection, Inc. - Sub to Harry Grodsky & Co., Inc.	2.00	1.00	50.00%	0.00	0.00%	0.00	0.00%	1,358.00	257.00	18.92%	0.00	0.00%	0.00	0.00%
21	L.K. Sheet Metal - Sub to Harry Grodsky & Co., Inc.	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	2,925.50	0.00	0.00%	294.00	10.05%	0.00	0.00%
22	William Roberts Electric Co., Inc. - Sub to Harry Grodsky & Co., Inc.	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	292.50	93.00	31.79%	0.00	0.00%	0.00	0.00%
23	Northeastern Steel Corp - Sub to Fontaine Bros, Inc.	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	36.00	36.00	100.00%	0.00	0.00%	0.00	0.00%
24	Professional Drywall Construction Inc. - Sub to Fontaine Bros, Inc.	14.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	2,773.50	609.50	21.98%	196.50	7.08%	290.00	10.46%
25	T & M Equipment Corporation - Sub to Fontaine Bros, Inc.	12.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	1,967.00	413.50	21.02%	59.50	3.02%	0.00	0.00%
26	Tech Valley Contracting, LLC - Sub to Fontaine Bros, Inc.	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	2,018.00	0.00	0.00%	206.00	10.21%	0.00	0.00%
27	Champlain Masonry, Inc. - Sub to Fontaine Bros, Inc.	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	2,821.75	1,196.00	42.39%	40.00	1.42%	0.00	0.00%
28	Connecticut Drywall Finishing - Professional Drywall - Sub to Fontaine Bros, Inc.	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	1,335.50	158.50	11.87%	0.00	0.00%	0.00	0.00%
29	Chandler Architectural Products, Inc.	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	455.50	53.00	11.64%	0.00	0.00%	64.00	14.05%
30	Superior Caulking & Waterproofing Co., Inc. - Sub to Fontaine Bros, Inc.	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	193.00	155.50	80.57%	0.00	0.00%	0.00	0.00%
31	Langan Insulation, LLC - Sub to Harry Grodsky & Co., Inc.	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	568.00	0.00	0.00%	0.00	0.00%	0.00	0.00%
32	JDC Demolition	16.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	1,102.00	0.00	0.00%	0.00	0.00%	0.00	0.00%
33	Ayotte & King For Tile, Inc. - Sub to Fontaine Bros, Inc.	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	450.50	4.00	0.89%	0.00	0.00%	0.00	0.00%
34	Seep Painting Corp - Sub to Fontaine Bros, Inc.	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	1,347.50	6.00	0.45%	0.00	0.00%	0.00	0.00%
35	Unwin Overhead Doors - Sub to Fontaine Bros, Inc.	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	66.25	0.00	0.00%	0.00	0.00%	0.00	0.00%
36	CK Flooring Solutions, Inc. - Sub to Fontaine Bros, Inc.	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	231.00	0.00	0.00%	0.00	0.00%	0.00	0.00%
37	Kittredge Equipment Co., Inc.	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	1.00	0.00	0.00%	0.00	0.00%	0.00	0.00%
38	Food Equipment Installation, Inc. - Sub to Kittredge Equipment Co., Inc.	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	116.00	0.00	0.00%	0.00	0.00%	0.00	0.00%
39	Evermore Light & Power, Inc. - Sub to Universal Electric Co.	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	613.50	0.00	0.00%	0.00	0.00%	0.00	0.00%
40	Frisoli Electric Inc. - Sub to Universal Electric Co.	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	299.00	0.00	0.00%	0.00	0.00%	0.00	0.00%
41	Performance Testing & Balancing, LLC - Sub to Harry Grodsky Co.	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	64.00	0.00	0.00%	0.00	0.00%	38.00	59.38%
42	Bay State Elevator Company	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00%	315.00	0.00	0.00%	0.00	0.00%	0.00	0.00%
43	Ultimate Abatement Co, Inc.	1,998.00	1886.00	94.39%	422.00	21.12%	0.00	0.00%	5,350.00	5,078.00	94.92%	1,318.00	24.64%	0.00	0.00%
Total		4,931.50	2,087.00	42.32%	941.00	19.08%	519.00	10.52%	104,967.75	32,212.00	30.69%	9,772.00	9.31%	6,922.50	6.59%

Group	Project Goals	Project To Date	Delta
Minority	15.30%	30.69%	15.39%
Women	6.90%	9.31%	2.41%
Veteran	8.00%	6.59%	-1.41%

Notes:

(1) Statistics include all workforce reports that were received by MGM as of September 30, 2015.

APPENDIX D

LETTER REGARDING COST OF CONSTRUCTION AND CAPITALIZATION OF GAMING LICENSE

APPENDIX E

MEMORANDUM OF UNDERSTANDING WITH SPRINGFIELD WATER AND SEWER COMMISSION

Infrastructure Commitment Agreement

August 29, 2015

Ms. Katherine J. Pedersen
Executive Director
Springfield Water and Sewer Commission
250M Street Extension
Agawam, MA 01001

Dear Ms. Pedersen:

In conjunction with its construction of a casino in the City of Springfield, Blue Tarp reDevelopment, LLC ("Blue Tarp") has committed to make certain infrastructure improvements to certain water and sewer facilities of the Springfield Water and Sewer Commission (the "Commission"). All infrastructural work shall be performed by Blue Tarp under the direction of the Commission in accordance with the following:

- 1) Commission Rules and Regulations;
- 2) Commission Guidelines and Policies;
- 3) Commission Material Specifications; and
- 4) Terms and conditions of any and all License Agreements for Sanitary Sewer Main Extension and/or Water Main Extension issued by the Commission.

Blue Tarp and the Commission hereby agree that the Scope of the Work ("Scope of Work Preliminary Commitment") to be performed by Blue Tarp is preliminarily set forth on the two page plan entitled "SWSC Utility Locus Plan-Preliminary Design Exhibit," which is attached hereto as Exhibit 1-A and 1-B and made a part hereof. The Scope of Work Preliminary Commitment will be performed by Blue Tarp at its sole expense, which shall include all construction costs based on the final design plans as described in the permit application submitted to the Commission and as approved by the Commission, design services and construction management, with no cost to the Commission. Blue Tarp shall be responsible for negotiating and payment of any relocation costs for other utilities that the Commission would otherwise be legally obligated to pay by statute, code or regulation as a direct result of the work performed pursuant to the Scope of Work Preliminary Commitment. This agreement is not meant to address any issues other than the Scope of Work that Blue Tarp has agreed to perform.

Please acknowledge your agreement with this Preliminary Commitment Letter and Scope of Work Preliminary Commitment as set forth on Exhibit 1-A and 1-B by signing where indicated below and returning an executed original to Blue Tarp.

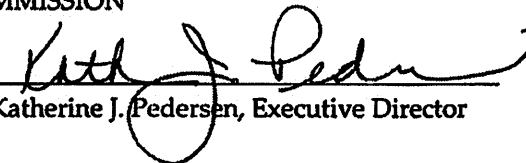
BLUE TARP reDEVELOPMENT, LLC,



By: _____

Hunter Clayton
Executive Vice President
MGM Resorts Development

SPRINGFIELD WATER AND SEWER
COMMISSION

By: 
Katherine J. Pedersen, Executive Director

APPENDIX F

EXCERPTS FROM CITY COUNCIL DESIGN PRESENTATION OF SEPTEMBER 29, 2015

SUMMARY POINTS OF NEW DESIGN

- Final directives on historic property use
- Construction market trend cost analysis
- Relocation of Residential offsite but within downtown core
- Tower relocates along Main Street
- Parking Garage spaces reduced by approximately 250-300

THE WALL STREET JOURNAL.

September 8, 2015

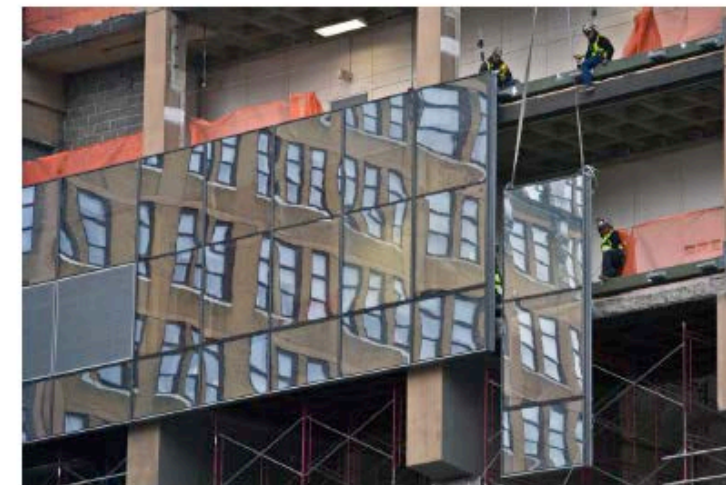
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<http://www.wsj.com/articles/cost-of-skyscraper-glass-hits-dizzying-heights-1441686736>

BUSINESS

Cost of Skyscraper Glass Hits Dizzying Heights

Earlier manufacturing cutbacks create delays, add to price tag as construction rebounds



A typical high-rise office tower can need hundreds of thousands of square feet of metal-framed glass panels. A Brookfield Property under construction in New York City. PHOTO: BEBETO MATTHEWS/ASSOCIATED PRESS

By ROBBIE WHELAN

Updated Sept. 8, 2015 10:42 a.m. ET

A shortage of glass is taking a toll on the nation's commercial building boom, adding millions of dollars to the cost of new skyscrapers and halting some projects midway through construction.

<http://www.wsj.com/articles/cost-of-skyscraper-glass-hits-dizzying-heights-1441686736>

1/5













