

# The Construction of Plainridge Park Casino

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# Plainridge Park Project Background

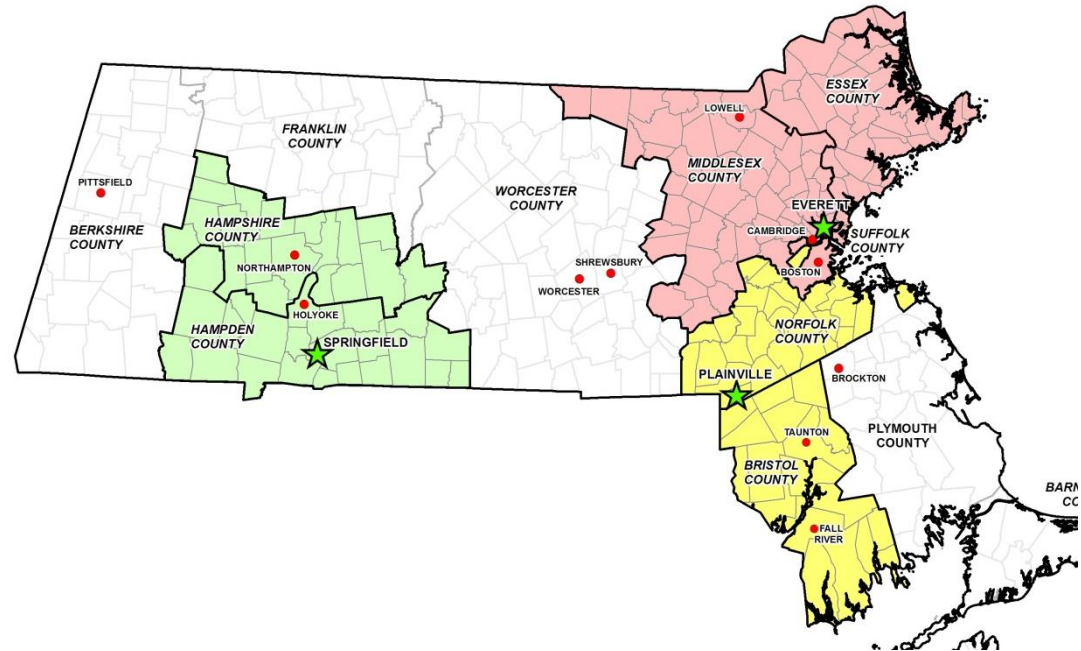
- Property includes four main structures: racetrack, grandstand and simulcast building, casino, and parking garage.
- The track carried over, the grandstand was remodeled, and the casino and parking garage are new.
- Preconstruction spending on architecture, design, and engineering was roughly \$13 million over five years.
- Construction took approximately 14 months and cost \$115 million.

# Data Collection and Preparation

- Collected data with the help of Pinck & Co, the MGC, and Plainridge Park Casino
  - The cooperation of the casino and its general contractor was crucial in getting quality data.
- Data included information on both preconstruction and construction.
- The employment, wages, and spending data was cleaned and entered into a PI<sup>+</sup> model from Regional Economic Models, Inc. (REMI) to produce the economic impacts.
- Because each phase occurs over a different span of time, they were modeled separately.

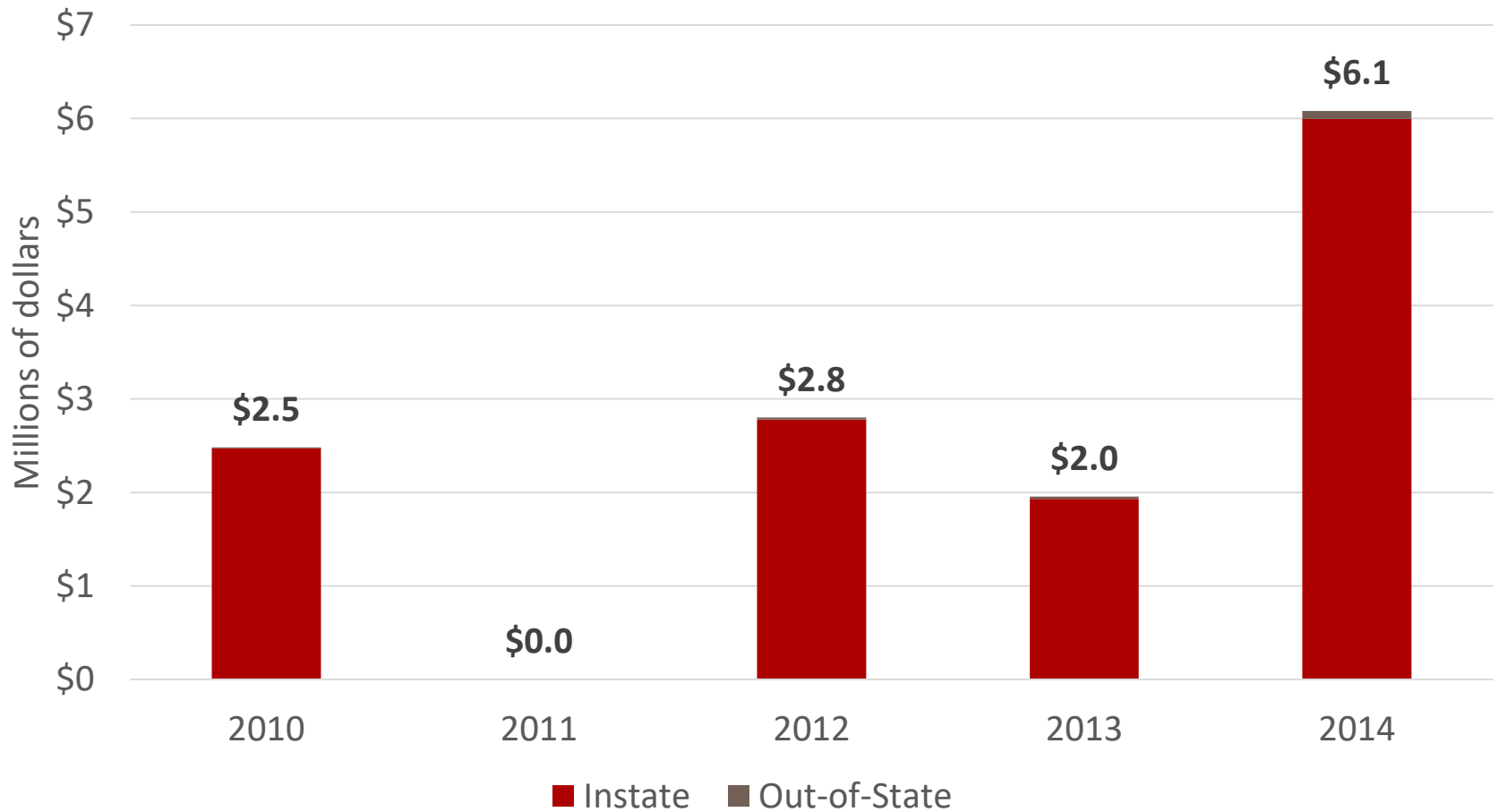
# Econometric Modeling

- Goal: to measure the regional and state impacts of the construction and operation of casinos
- Direct impacts captured through primary data collection from operators
- REMI model calculates the ripple effects of the direct impacts on six sub-state areas and the Commonwealth



# PRECONSTRUCTION

# Preconstruction Spending by Region



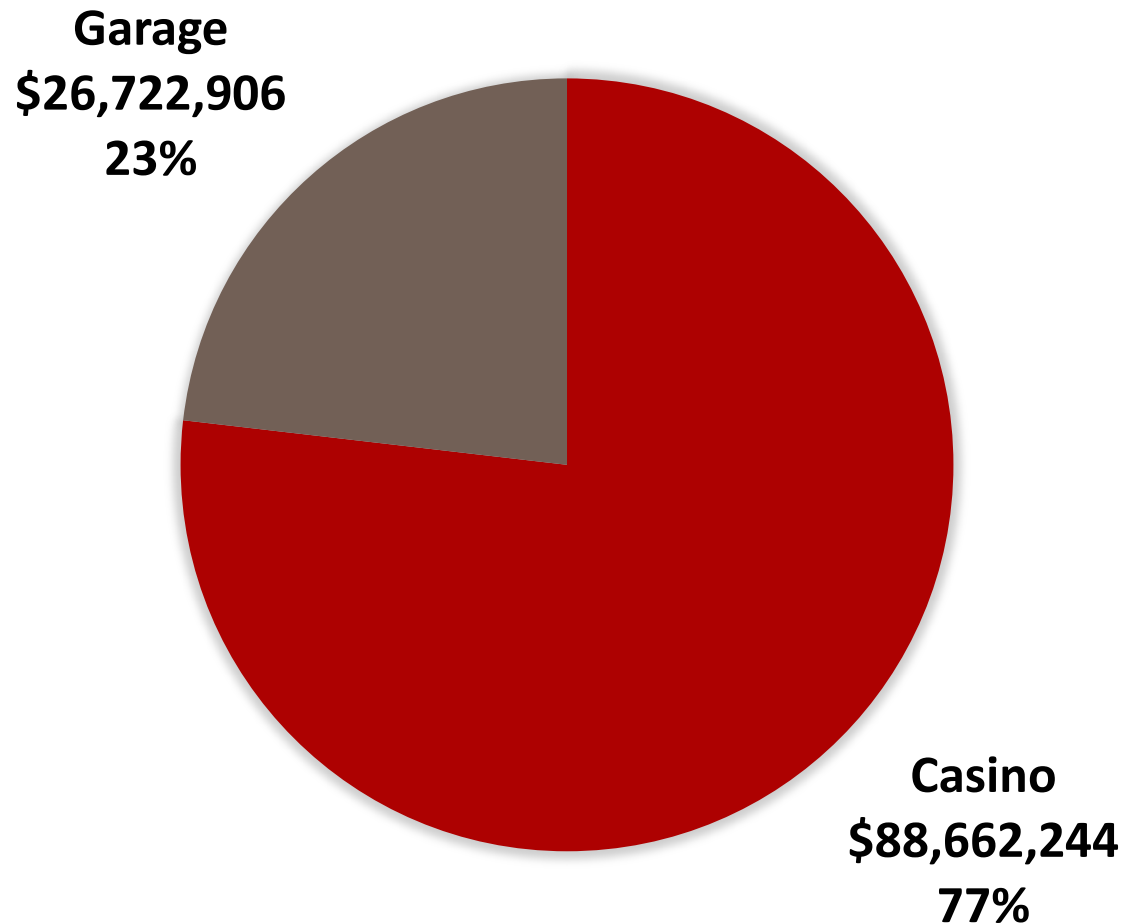
# Economic Impacts of Preconstruction Spending

<b>Category</b>	<b>Total Employment</b>	<b>Output</b>	<b>Value Added</b>	<b>Personal Income</b>
Bristol and Norfolk Counties	76	\$9.7	\$6.8	\$4.7
Metro Boston	75	\$12.5	\$8.5	\$5.8
Rest of MA	19	\$2.1	\$1.4	\$2.0
<b>Total</b>	<b>170</b>	<b>\$24.3</b>	<b>\$16.7</b>	<b>\$12.5</b>

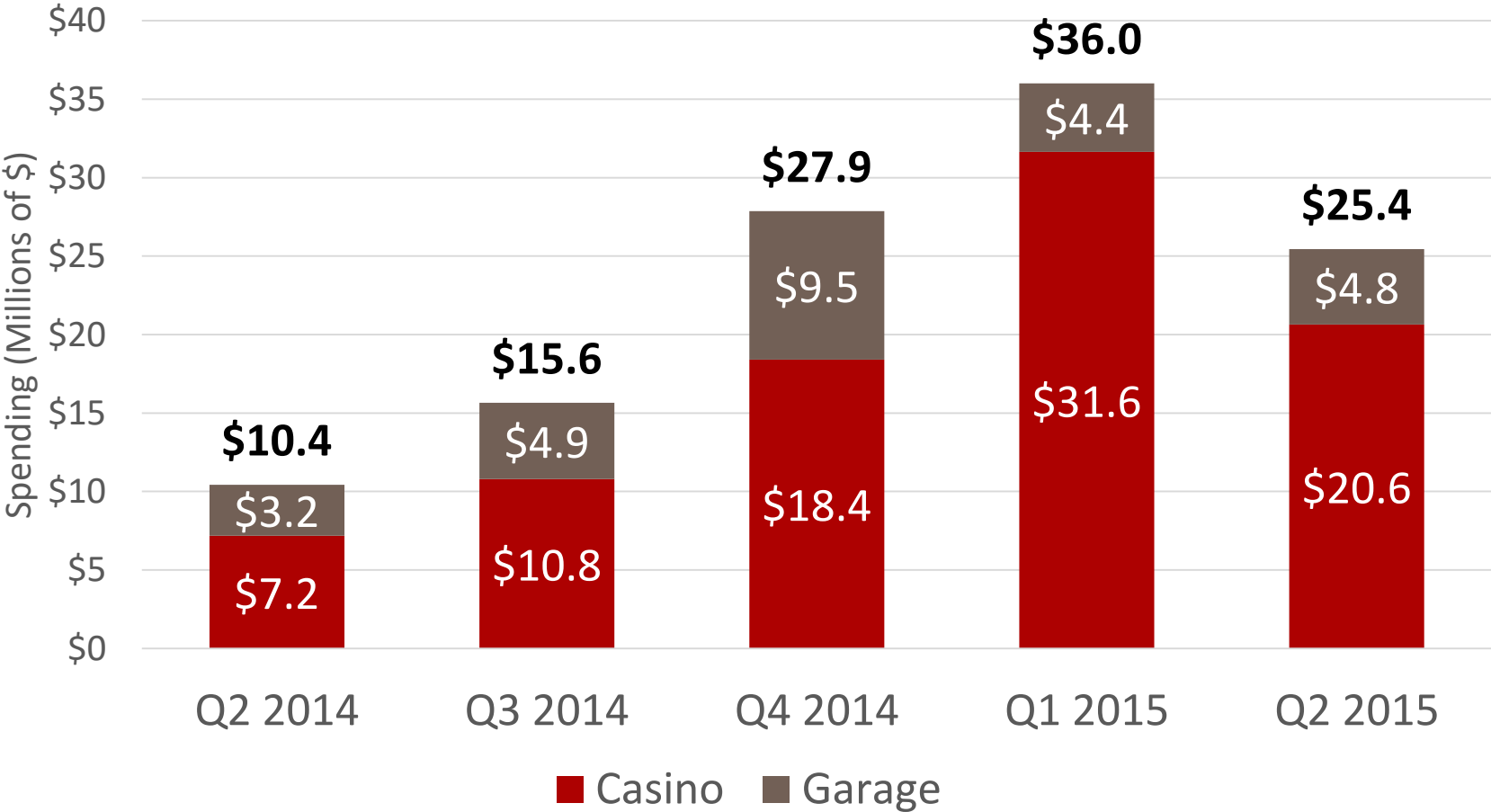
# CONSTRUCTION



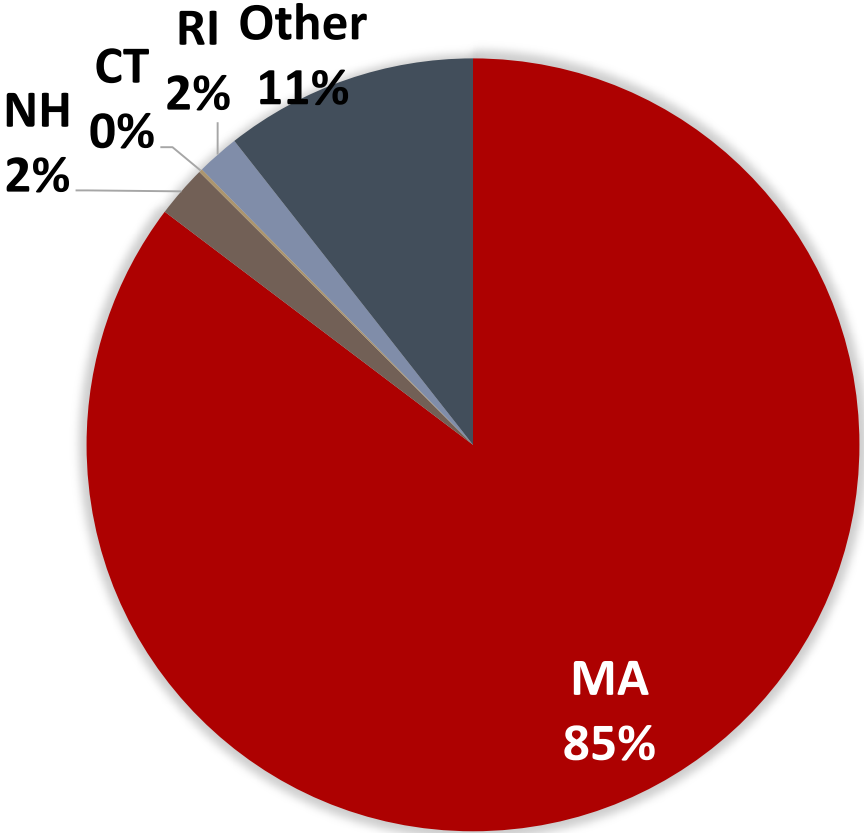
# Share of Construction Spending by Project



# Spending by Quarter



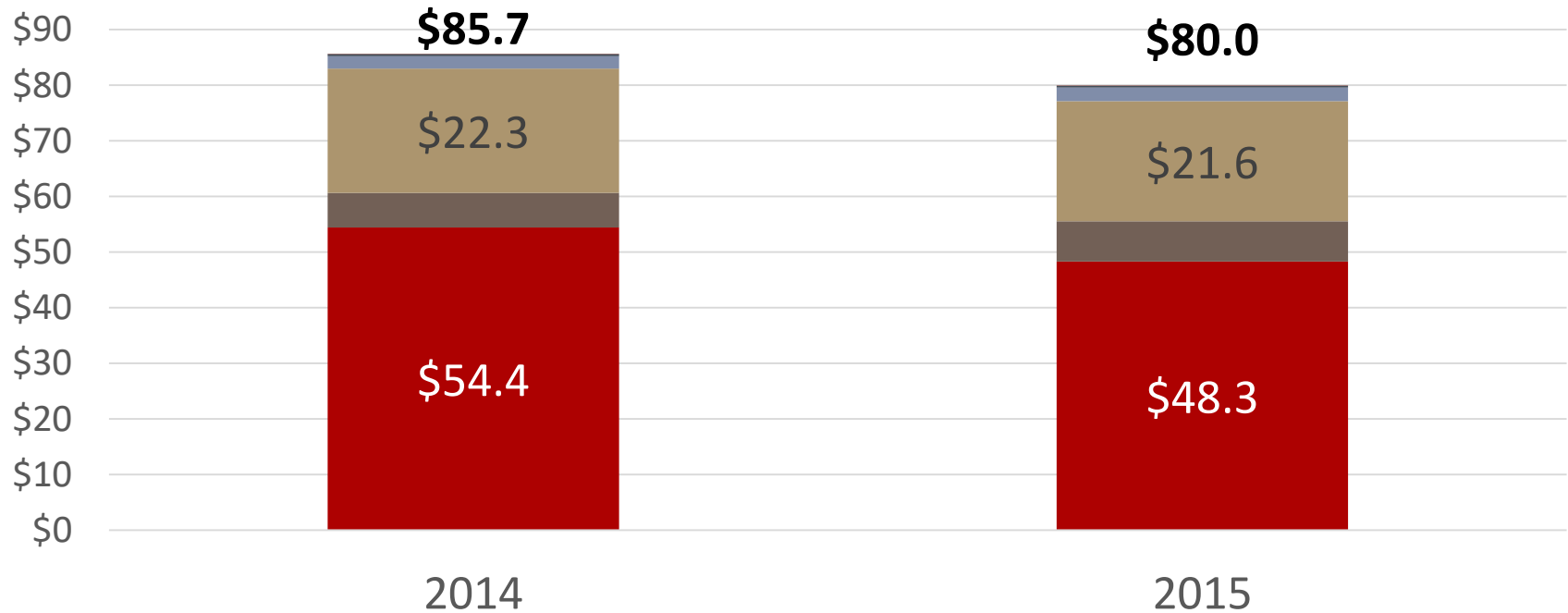
# Share of Construction Spending by State



# Spending by Category

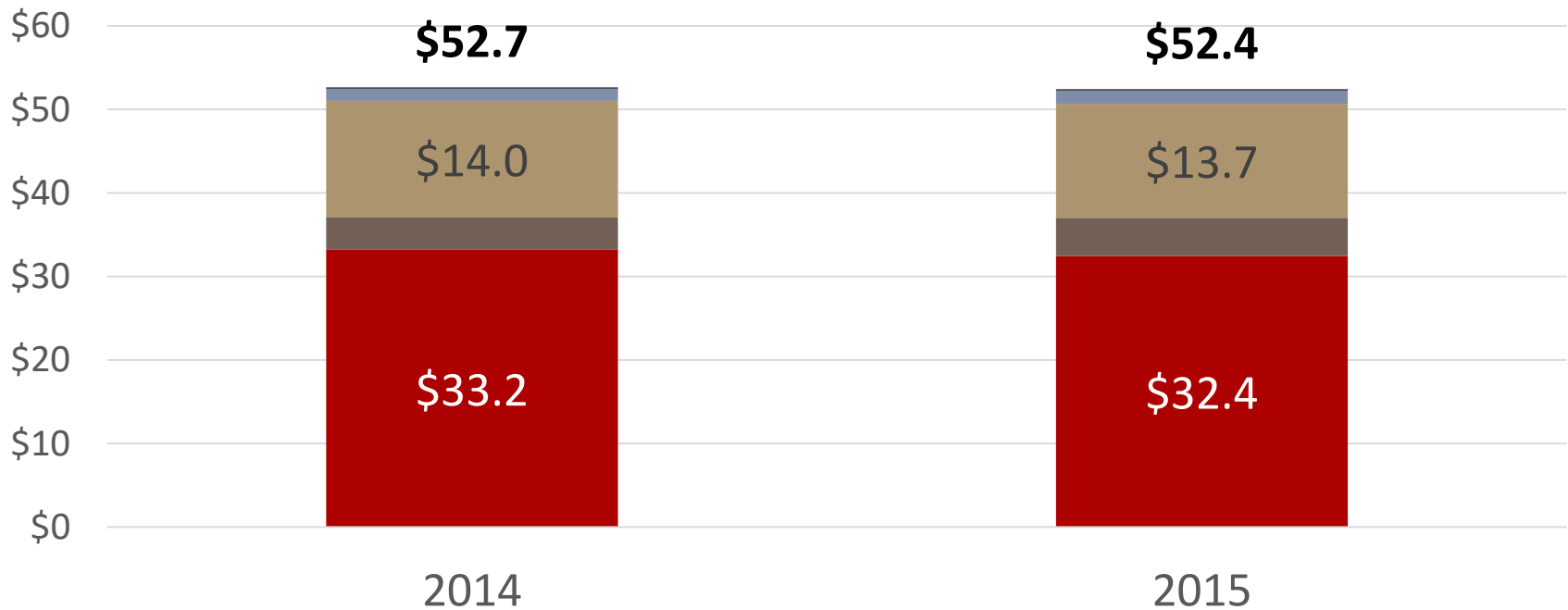
<b>Largest Spending Categories</b>	<b>Total</b>	<b>Share</b>
Electrical - MA	\$17.8	15%
General Conditions/ Insurance/ Bonds - MA	\$15.1	13%
HVAC - MA	\$10.2	5%
Earthwork - MA	\$7.4	3%
Pre Fab Metal Bldg - MA	\$6.0	3%
Glass & Glazing - MA	\$4.5	2%
Drywall - MA	\$4.3	2%
Plumbing - MA	\$4.0	2%
Kitchen Equipment - FL	\$3.9	2%
Concrete - MA	\$3.5	2%

# Total Business Revenues



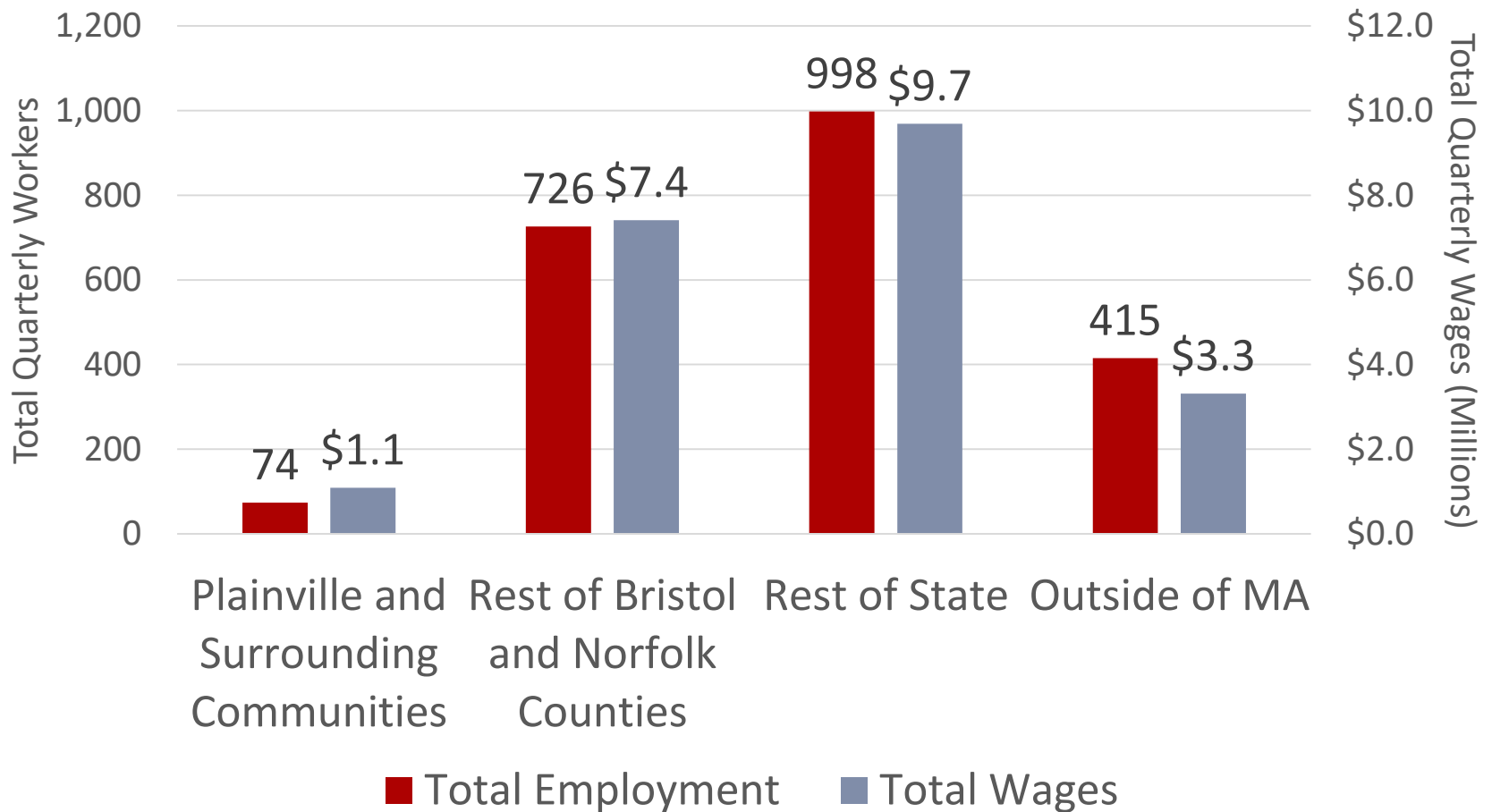
- Bristol and Norfolk Counties
- Rest of Southeastern MA
- Boston Metro
- Rest of Central MA
- Springfield Region
- Rest of Western MA

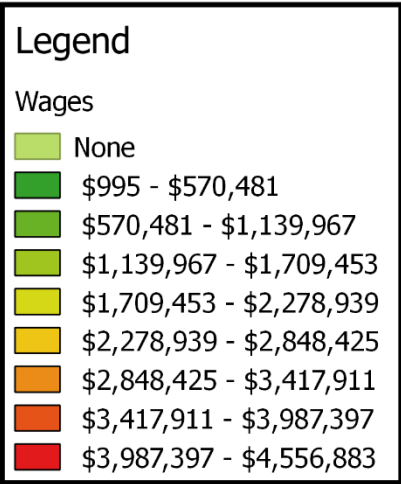
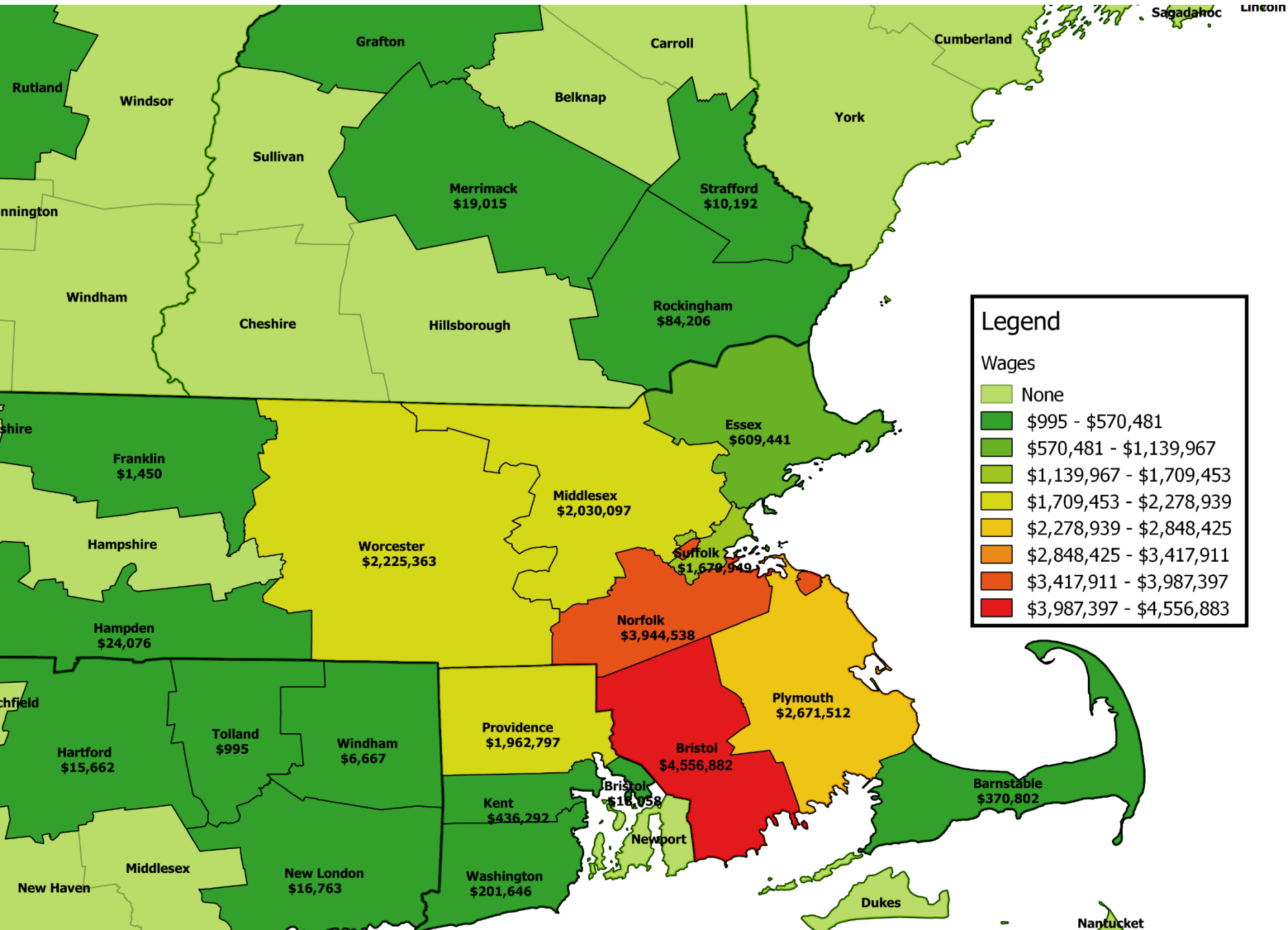
# Total Value Added



- Bristol and Norfolk Counties
- Rest of Southeastern MA
- Boston Metro
- Rest of Central MA
- Springfield Region
- Rest of Western MA

# Total Quarterly Workers and Wages



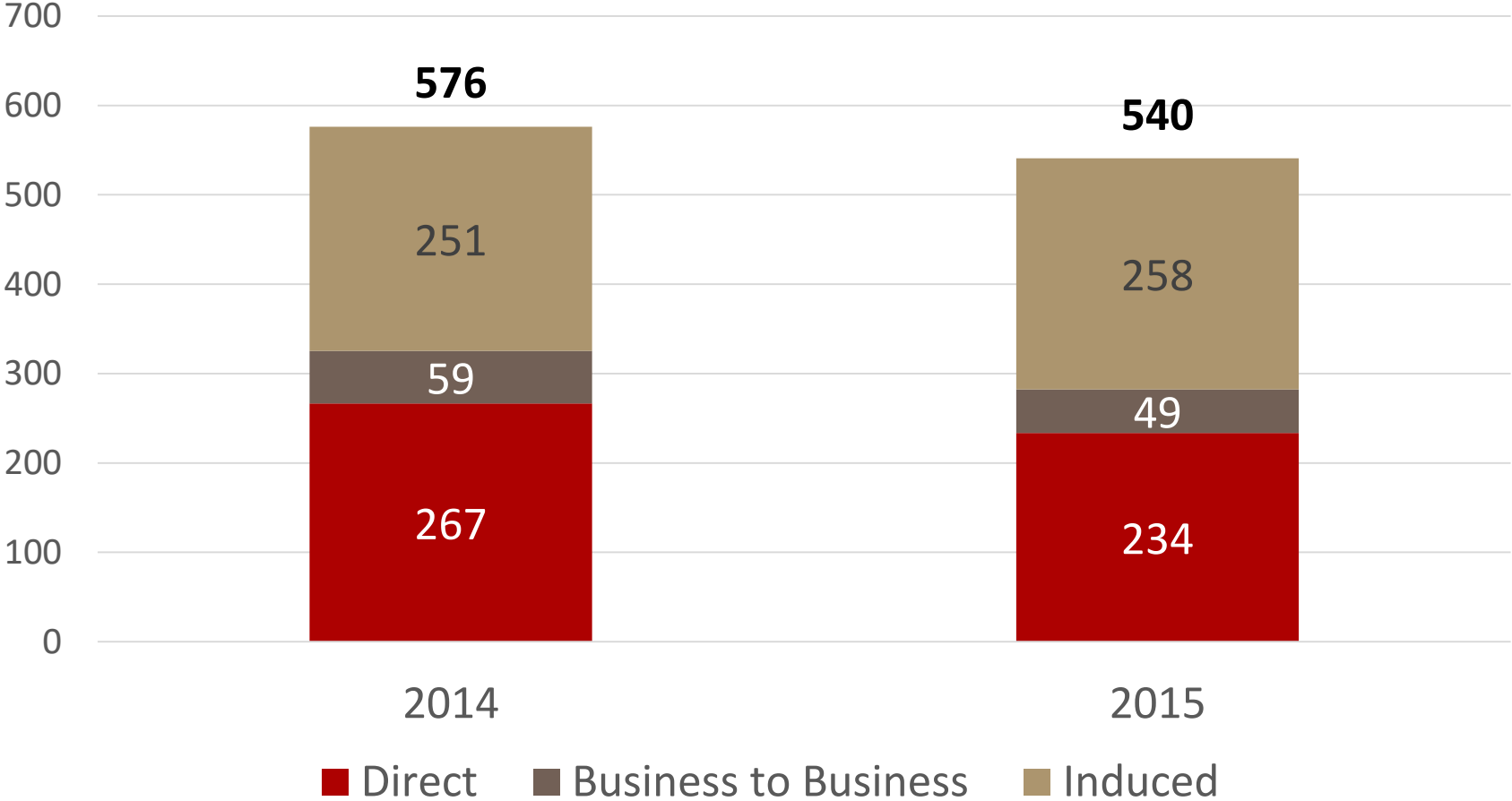




# Regional Comparison of Average Wages

Region	Average
Plainville and Surrounding Communities	\$14,750
Rest of Bristol and Norfolk Counties	\$10,206
Rest of State	\$9,709
Outside of MA	\$7,984
<b>Total</b>	<b>\$9,717</b>

# Total Employment Impacts

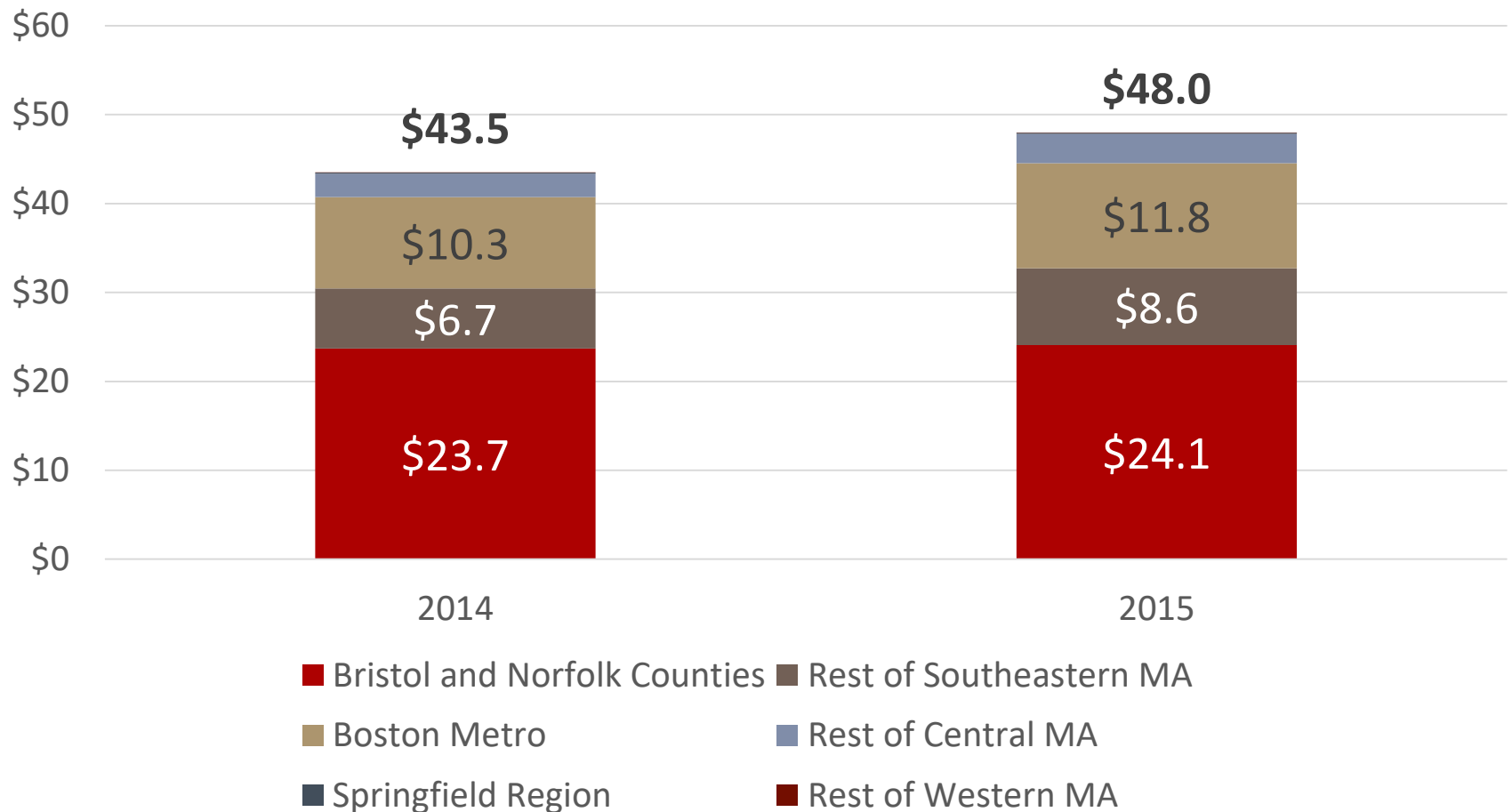


Totals may not match due to rounding.

# Total Employment Impacts by Region

<b>Total Employment (Job-Years)</b>	<b>2014</b>	<b>2015</b>	<b>Total</b>
Bristol and Norfolk Counties	400	355	755
Boston Metro	102	102	203
Rest of Southeastern MA	53	61	114
Rest of Central MA	18	20	39
Springfield Region	2	2	4
Rest of Western MA	0	0	1
<b>Total</b>	<b>576</b>	<b>540</b>	<b>1,116</b>

# Total Personal Income



# Thank you

## Contact information

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