

Project Analysis
for

SPLASH CASINO

Tunica, Mississippi

SPECTRUM GAMING OF MISSISSIPPI

O.T. MARSHALL ARCHITECTS o ENGINEERS

2189 Spicer Cove

Suite 4

Memphis, Tennessee 38134

(901) 386-0092

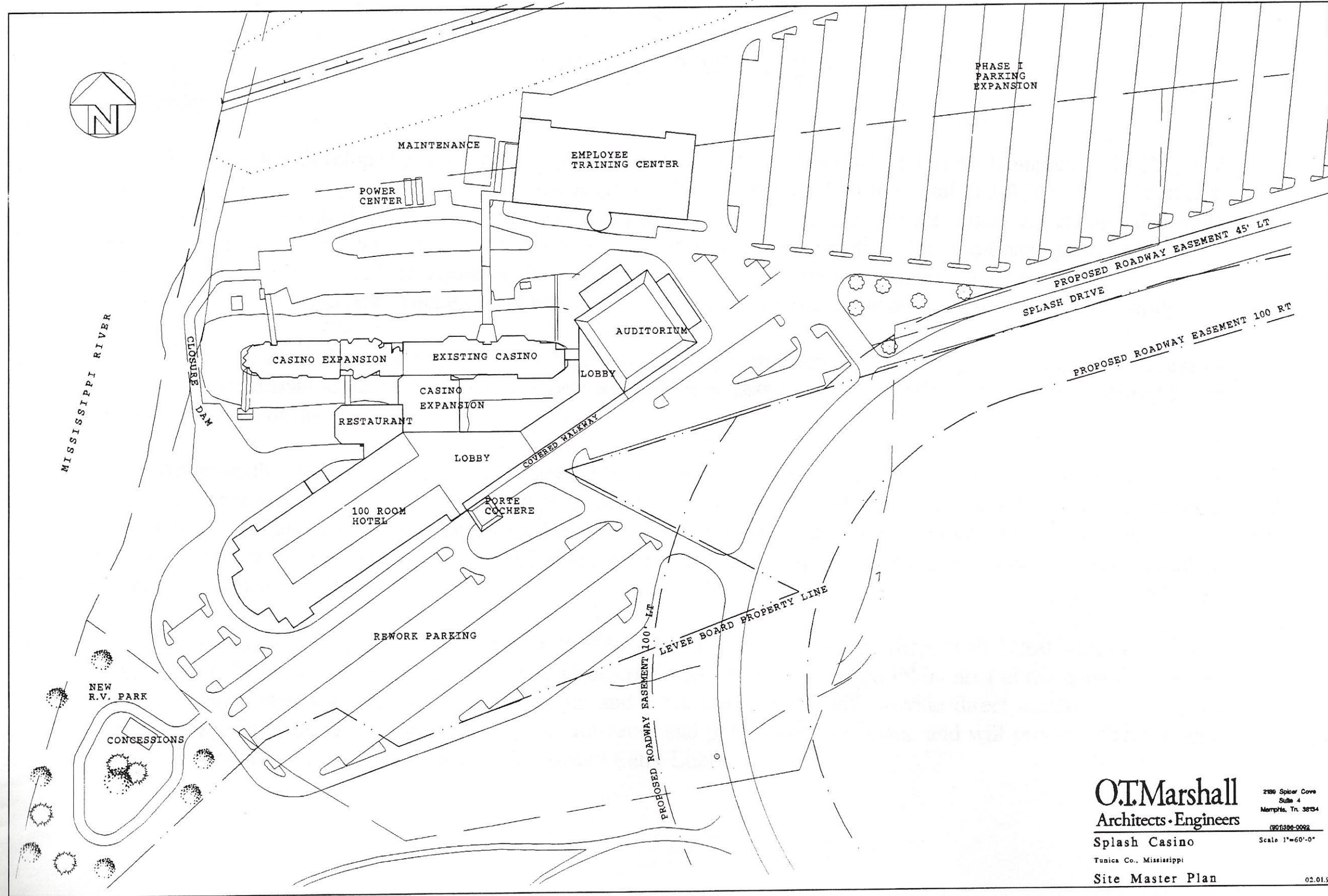
March 24, 1994

EXISTING CONDITIONS

Present gaming area at Splash Casino includes approximately 15,250 usable square feet excluding support areas such as restrooms, cash cages, stairways, and bars. The following schedule is a list of existing gaming devices:

	TABLES	POSITIONS
Slots	-	637
Blackjack	22	154
Craps	5	80
Roulette	2	14
Big Six	1	7
Poker	<u>9</u>	<u>72</u>
	39	964

The 3,800 square foot restaurant seats approximately 240 patrons. The kitchen is 2,200 square feet. Total capacity of the gaming vessel is 1,440 patrons. The land side tent facility seats a maximum of 880 by code.



O.T. Marshall
 Architects • Engineers
 Splash Casino
 Tunica Co., Mississippi
 Site Master Plan

2196 Spicer Cove
 Suite 4
 Memphis, TN 38134
 (901) 590-2092
 Scale 1"=60'-0"

02.01.94

PROJECT NARRATIVE

Spectrum has developed plans for the expansion and renovation of the Splash Casino Complex. The Proposal addresses an increase in gaming capacity by 514 positions, from its present 964 to a total of 1,478 Gaming Positions. This will be accomplished by renovating the existing Buffet Restaurant located on the vessel for expanded gaming use and by constructing an intermediary three story elevation barge structure for additional gaming area and relocation of cashiering. This structure or Flexi-Barge in conjunction with construction of a land based three story elevation entry lobby and porte cochere, will provide an improved and more direct access into the gaming facility.

Use of the Flexi-Barge with the construction of the new Atrium Entry Lobby, will provide improved access to the casino upon arrival to the facility. This concept will reduce ingress to approximately sixty feet as compared to the present condition of three hundred feet.

Additionally, we are proposing land based construction of a 7,000 square foot, 300 seat, Buffet Restaurant providing direct access from the Casino and a proposed 100 room, all suite, Atrium Hotel. The three story Courtyard Atrium Hotel will include a formal dining facility which will be serviced from the main kitchen provided within the Buffet Restaurant. The Atrium Courtyard will also contain a Bar & Lounge, and can facilitate use for future retail or promotional concessions.

Our plans also include construction of a 26,800 square foot Theater/Auditorium, with 1,200 tableside seating capacity or 1,500 theater seating. The theater will be connected by a pre-function lobby area to the main concourse, and will include restroom facilities, a ticket booth and a bar lounge, and will provide direct access to the casino gaming area. The Main Concourse will provide for retail and promotional facilities, and will provide direct access from the theater pre-function area lobby to the Atrium Entry Lobby.

PHASE I CONSTRUCTION

PHASE ONE

The existing ticket office and main entrance ramp to the casino will not be affected by construction during this phase. Patrons will be able to access and circulate through the existing casino and restaurant for the duration of construction of Phase One.

Stage One: ENTRANCE/SLOT CLUB

This stage consists of construction of a new Theater Pre-function Area Lobby immediately adjacent to the proposed Theater/Auditorium. This stage will include initial completion of restrooms and the lobby area to allow for access into the casino, providing uninterrupted execution of Phase Two construction. Temporary partitioning will be provided in this stage to allow completion of the Ticket Booth and Bar Lounge which will be addressed during **Stage Two**.

Stage Two: BUFFET RESTAURANT/MAIN KITCHEN

Towards assuring patron safety temporary fencing will be installed prior to commencement for construction of the new Buffet Restaurant and Main Kitchen. Portions of construction for this stage will be executed concurrent to **Stage One** construction.

PHASE II CONSTRUCTION

PHASE TWO

During this phase the existing ticket office and main entrance walkway will be removed. Patrons will access the casino through the new lobby constructed during phase one. The existing tent presently utilized for entertainment and special functions will be temporarily relocated directly adjacent to the new lobby structure constructed during phase one.

Stage One: GAMING CONVERSION

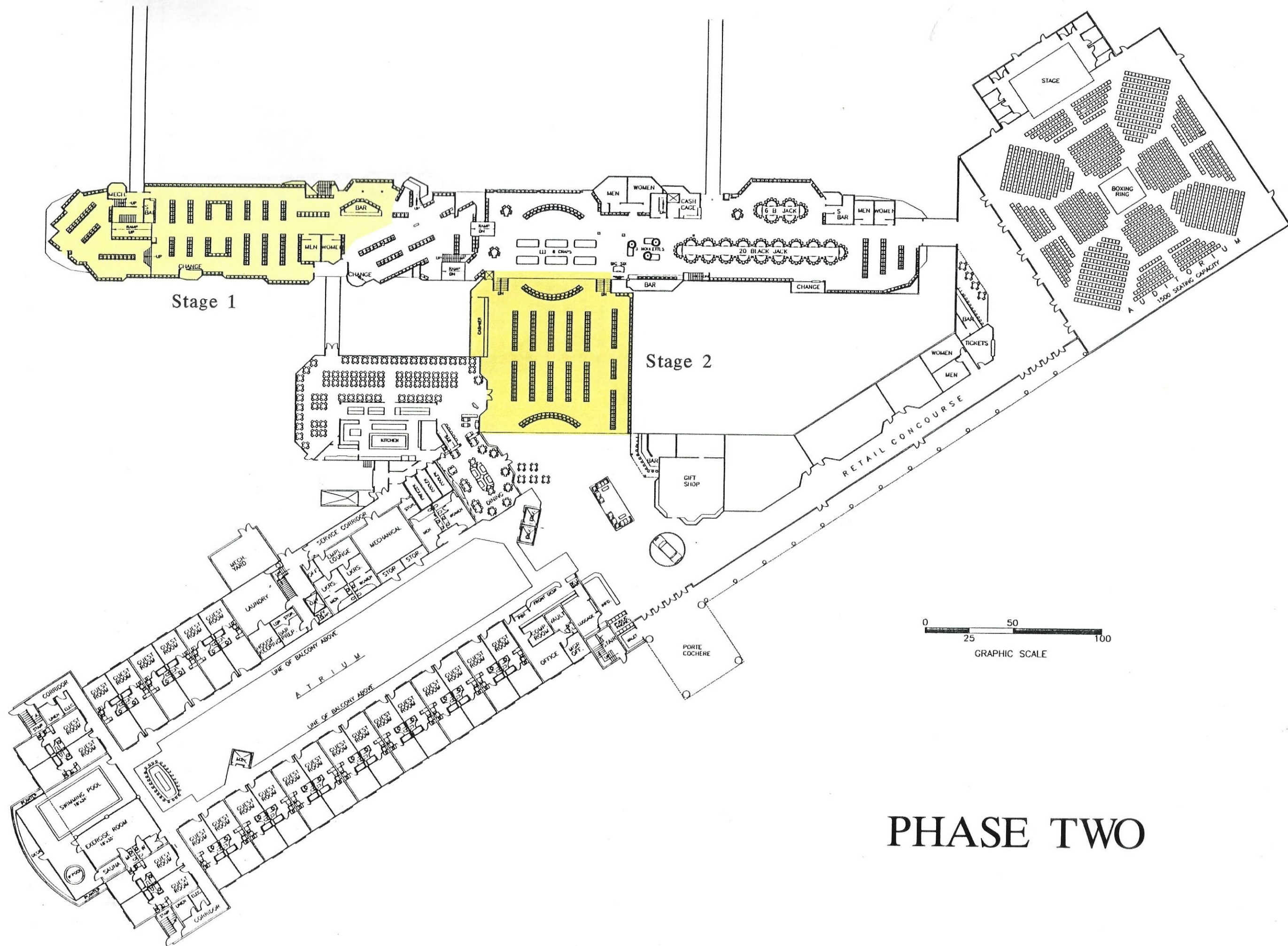
Stage One consists of construction renovation of 13,200 square feet of existing space for conversion to gaming use. The area affected consists of an existing buffet restaurant, kitchen and restrooms located on the vessel. This stage will be accelerated to provide for an immediate initial increase of gaming positions.

Stage Two: GAMING EXPANSION

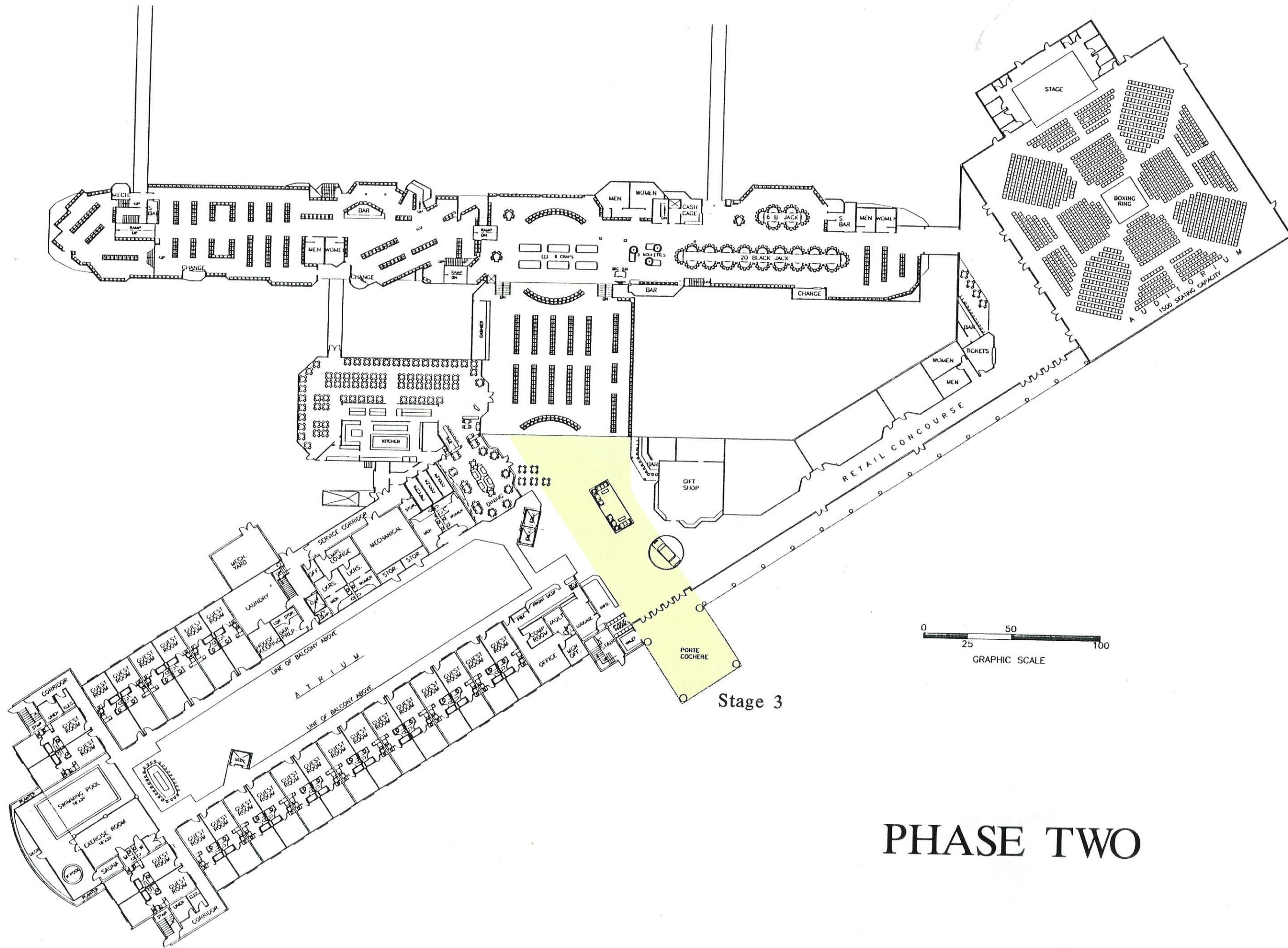
Stage Two provides for construction of a new 7,400 square foot Flexi-Barge structure, maintaining a 28 foot high vaulted atrium ceiling. This structure will provide for expanded gaming positions and a new cashiering area. Construction of this stage will begin during execution of Stage One, yet requires a longer construction duration as reflected within the preliminary construction schedule.

Stage Three: PORTE COCHERE/ENTRY LOBBY

Stage Three consists of construction of a Main Lobby with a 28 foot high vaulted atrium ceiling and Porte Cochere. Accelerated construction of this area will provide direct ingress into the expanded casino gaming area upon its completion. Temporary partitions will be constructed to allow for future completion of the adjacent Retail Concourse addressed in **Stage Four**, and at the location of a planned Hotel addressed in **Stage Five**.



PHASE TWO



PHASE TWO

PHASE II CONSTRUCTION (CONTINUED)

Stage Four: RETAIL CONCOURSE

Construction of the Retail Concourse will continue after the opening of the Entry Lobby. This area will provide a connection between the Main Entry Lobby and a planned Theater/Auditorium addressed in **Stage Six**, and will contain 10,000 square feet for retail, promotional shops and bar lounge.

Stage Five: HOTEL/FORMAL DINING

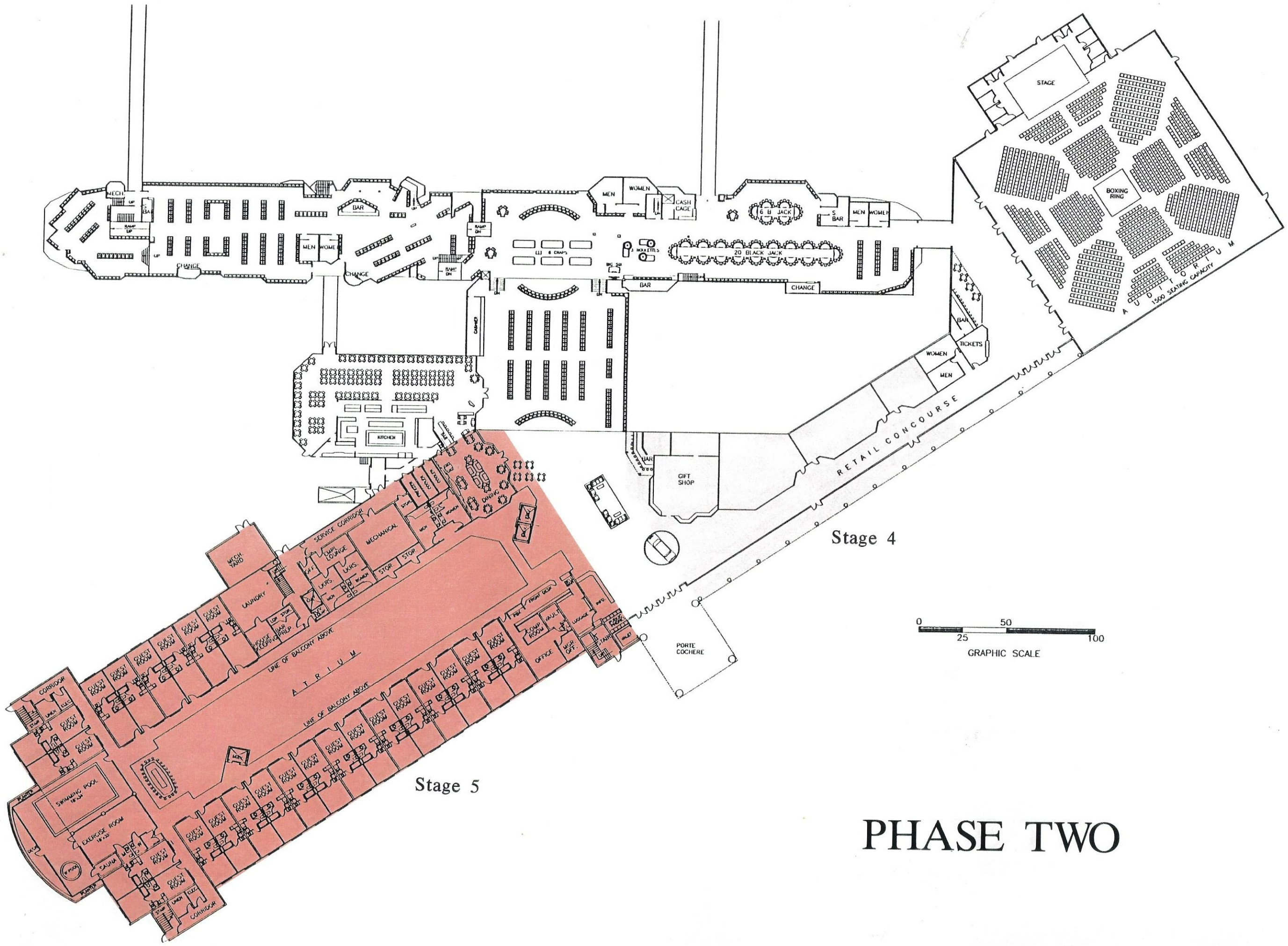
Planned construction of a full service, three story Courtyard Atrium 100 room Hotel with support facilities, to include an enclosed pool and exercise area with river view, convention or banquet rooms, an open air patio bar and a 70 seat restaurant.

This construction stage will require an eight month construction duration due to the magnitude of its scope of work. Its execution would follow completion of the expanded gaming areas and enclosure of the main entry lobby.

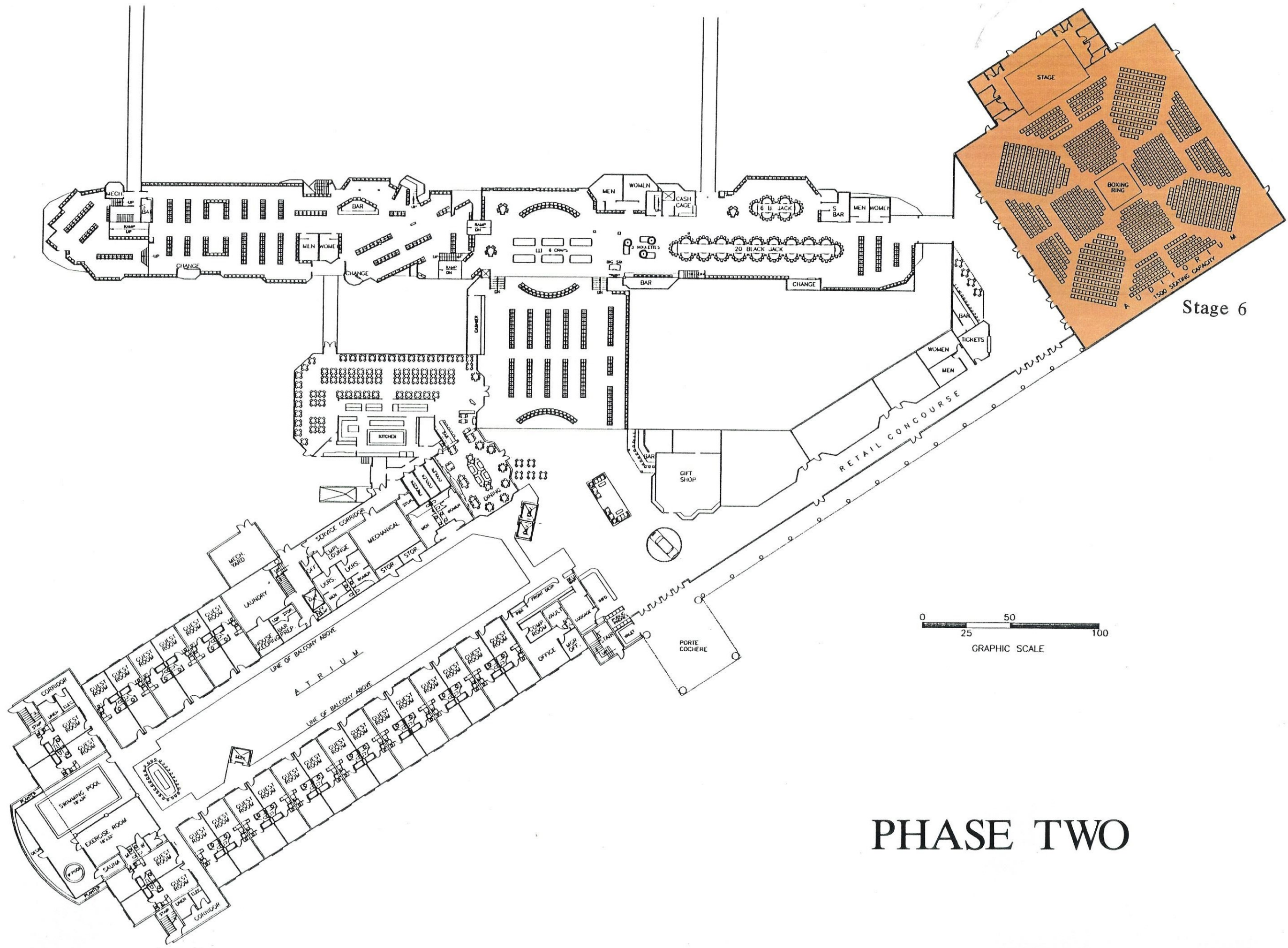
Stage Six: THEATER/AUDITORIUM

A 20,600 square foot theater complex is planned during this stage of construction. This complex will provide for 1,200 seated patrons at tableside or 1,500 with theater seating, replacing an existing land based temporary tent structure with a maximum seating capacity of 880 patrons.

Stage six construction will proceed following completion of the main entry, retail concourse and pre-function lobby areas. This will provide an ability to utilize the theater pre-function lobby area on an interim basis for entertainment functions, enabling removal of the temporary tent structure, to allow for construction of the new theater.



PHASE TWO



PHASE TWO

PHASE II CONSTRUCTION
(CONTINUED)

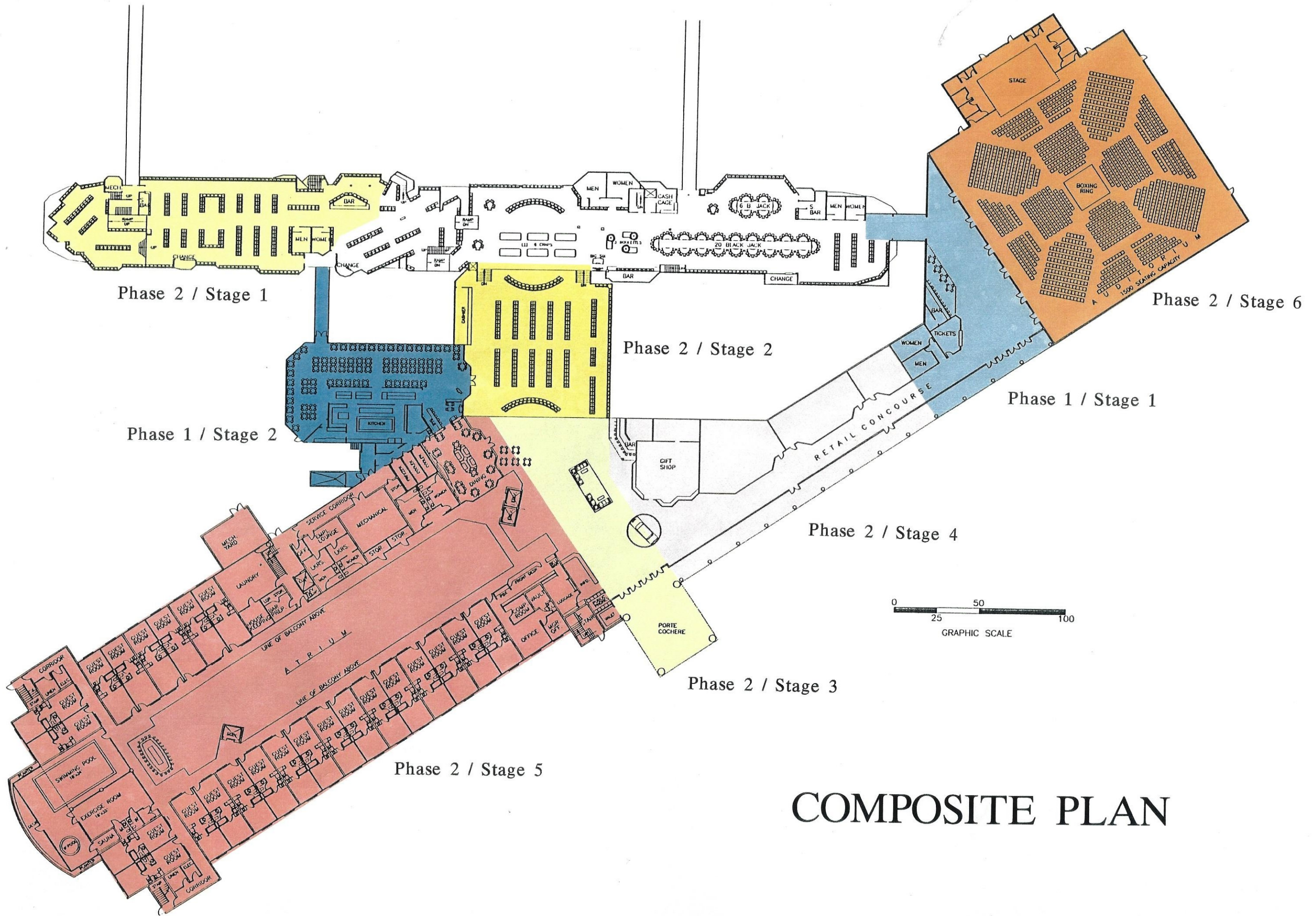
Stage Seven: SITEWORK/PARKING

Stage seven consists of providing 180,000 cubic yards of fill and excavation in preparation for the modifications to the access road and related site areas in preparation for driveways and parking. This scope of work will enable us to meet appropriate site elevations as required by regulatory agencies.

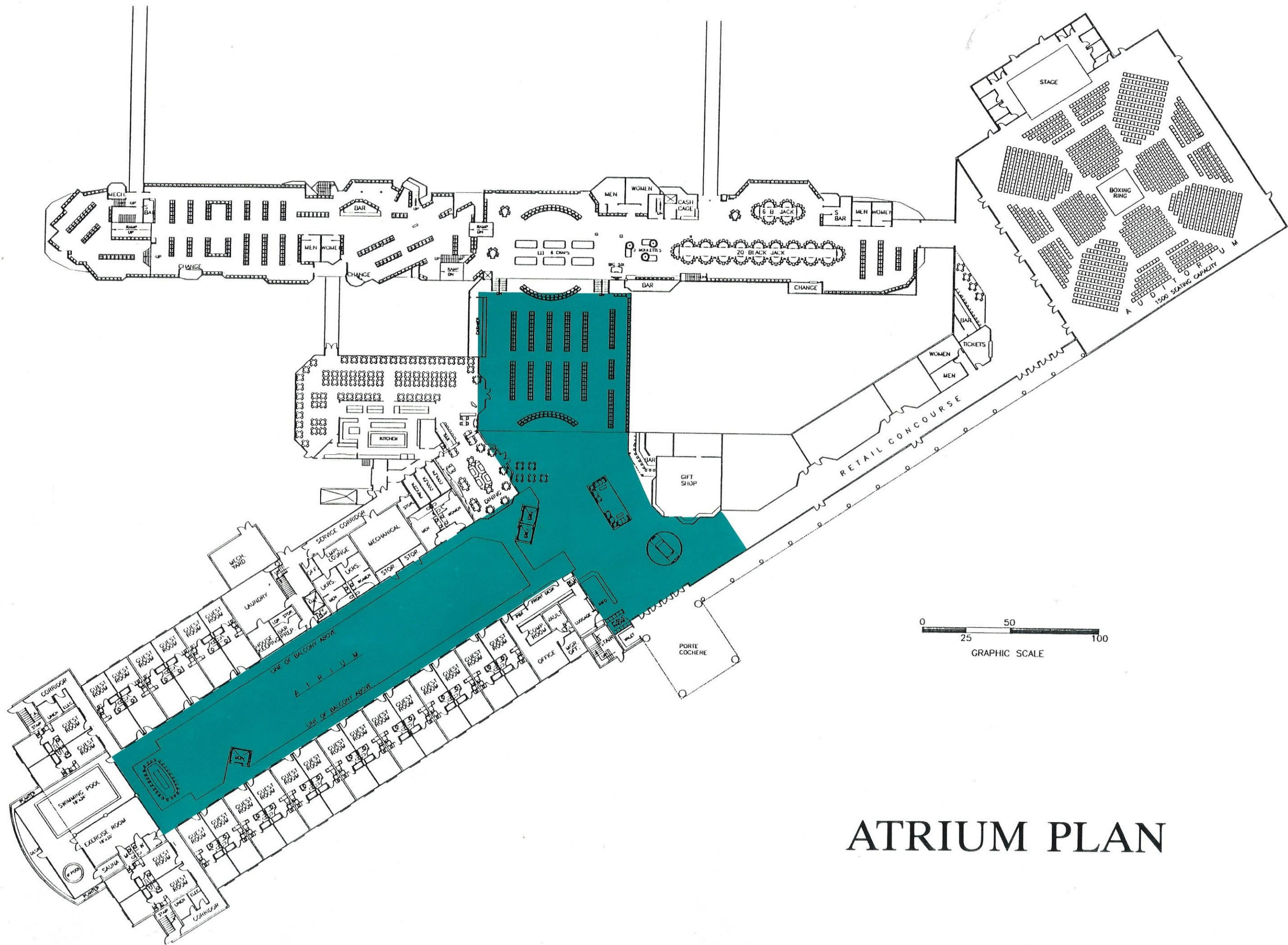
Portions of this scope of work will begin during earlier stages of construction, with the remaining scope being completed prior to commencement of finish paving.

Stage Eight: SITEWORK/PAVING

Stage eight addresses completion of 40,000 square yards of finish paving, which will be scheduled following completion of all major construction, which includes **Stage Seven**.



COMPOSITE PLAN



ATRIUM PLAN

EXPANDED CASINO GAMING SCHEDULE

ACTIVITY	EXISTING GAMING		EXPANDED GAMING		TOTAL NEW GAMING	
	Tables	Positions	Tables	Positions	Tables	Positions
Slots	-	637	-	463	-	1,100
Blackjack	22	154	4	28	26	182
Craps	5	80	1	16	6	96
Roulette	2	14	1	7	3	21
Big Six	1	7	-	-	1	7
Poker	<u>9</u>	<u>72</u>	<u>---</u>	<u>----</u>	<u>9</u>	<u>72</u>
	39	964	6	514	45	1,478

SPLASH RENOVATION COST ANALYSIS

	PHASE ONE			PHASE TWO								PH-2 Ttl.	Total	
	Stage 1	Stage 2	PH-1 Ttl.	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8			
A & E	0	0	76429	0	0	0	0	0	0	0	0	0	601.824	678253
Int. Des.	0	0	9929	0	0	0	0	0	0	0	0	0	75228	85157
Gen. Con.	33586	77952	111538	84480	115884	83680	59840	272000	128600	58656	41600	0	844720	
Site Wk.	37785	87696	125481	0	0	0	0	0	0	0	0	0	0	
Earth Wk.	0	0	0	0	0	0	0	0	0	583200	0	0	583200	
Paving	0	0	0	0	0	0	0	0	0	0	520000	0	520000	
Demo.	0	0	0	76560	0	0	0	0	0	0	0	0	76560	
Site/Dem	0	0	0	0	217291	41832	52360	51000	30900	0	0	0	393383	
Utilities	0	0	0	0	0	0	0	0	0	50050	0	0	50050	
Conc.	37785	58464	96249	168960	86913	67977	57970	680000	92700	100000	0	0	1254520	
Mason.	0	0	0	5280	0	0	0	102000	15450	0	0	0	122730	
Metals	33586	63336	96922	34320	289710	73206	58309	119000	231750	0	0	0	806295	
Carpent.	35632	63336	98968	100320	57942	62748	50490	98600	46350	0	0	0	416450	
T&M Prot.	29388	68208	97596	8400	173131	167328	142120	204000	139050	0	0	0	834029	
Dr/Wn&G	12595	16356	28951	36960	57942	73206	29920	125800	30900	0	0	0	354728	
Paint&Fin	67173	155904	223077	295680	166583	172557	139040	476000	169950	0	0	0	1419810	
Spec.'s	8396	19488	27884	22720	7243	10458	0	57800	16450	0	0	0	114671	
Equipt.	0	97440	97440	15200	0	10458	0	91800	0	0	0	0	117458	
Spec.Cst.	0	0	0	5280	28971	5229	0	119000	15450	0	0	0	173930	
Mech.	50380	107184	157564	42240	57942	122890	74800	340000	370800	0	0	0	1008672	
Elect.	40766	82824	123590	81840	86913	81050	44880	340000	154500	0	0	0	789183	
Ele./Esc.	0	0	0	0	0	0	0	150000	0	0	0	0	150000	
Sub. Ttl.	387072	898188	1285260	978240	1346464	972599	709729	3227000	1442850	791906	561600	10030.4	11315.6	
Conting.	11612	26945	38557	29347	46430	29178	21292	96810	43285	23757	16848	308947	343245	
Sub. Ttl.	398684	925133	1323817	1007587	1392894	1001777	731021	3323810	1486135	815663	578448	10337.3	11661.1	
Bond/Ins.	15947	37005	52952	40303	53859	40071	34000	132952	57714	32626	22464	413989	463839	
TOTAL	414631	962138	1376769	1047890	1448753	1041848	765021	3456762	1543849	848289	600912	10751.3	12124.9	
Premium	59802	138819	198421	201571	175040	165342	85167	0	0	0	0	627120	812740	
Opt. Ttl.	474433	1100757	1575190	1249461	1621793	1207190	850188	3456762	1543849	848289	600912	11378.4	12953.6	
Design Ph-1			86358											
										Design Ph-2		677052	763410	
										Gaming F F & E			4189100	
GRAND TOTAL			1661548									12055.4	17906.1	

PHASE I - STAGE 1 - THEATER / PREFUNCTION / LOBBY ENTRANCE
5600 S. F. ---- THREE (3) MONTH DURATION

LINE	DESCRIPTION	AMOUNT	REMARKS
1	General Conditions	33,586.00	
2	Sitework	37,785.00	
3	Concrete	37,785.00	
4	Masonry	0.00	
5	Metals	33,586.00	
6	Carpentry	35,632.00	
7	Thermal & Moisture Protection	29,388.00	
8	Doors, Windows & Glass	12,595.00	
9	Finishes	67,173.00	
10	Specialties	8,396.00	
11	Equipment	0.00	
12	Special Construction	0.00	
13	Mechanical	50,380.00	
14	Electrical	40,766.00	
15	Bonds & Insurance	15,947.00	
16	Contingency	11,612.00	
17	Premium	59,802.00	
18			
Total - Phase 1 - Stage 1		474,433.00	

PRELIMINARY BUDGET - 02-28-94

PHASE I - STAGE 2 - BUFFET RESTAURANT & KITCHEN
7000 S. F. ---- THREE (3) MONTH DURATION

LINE	DESCRIPTION	AMOUNT	REMARKS
1	General Conditions	77,952.00	
2	Sitework	87,696.00	
3	Concrete	58,464.00	
4	Masonry	0.00	
5	Metals	63,336.00	
6	Carpentry	63,336.00	
7	Thermal & Moisture Protection	68,208.00	
8	Doors, Windows & Glass	16,356.00	
9	Finishes	155,904.00	
10	Specialties	19,488.00	
11	Equipment	97,440.00	
12	Special Construction	0.00	
13	Mechanical	107,184.00	
14	Electrical	82,824.00	
15	Bonds & Insurance	37,005.00	
16	Contingency	26,945.00	
17	Premium	138,619.00	
18			

PHASE 2 - STAGE 1 - GAMING CONVERSION
13,200 S.F. ---- TWO (2) MONTH DURATION

LINE	DESCRIPTION	AMOUNT	REMARKS
1	General Conditions	84,480.00	
2	Demolition	76,560.00	
3	Concrete	168,960.00	
4	Masonry	5,280.00	
5	Metals	34,320.00	
6	Carpentry	100,320.00	
7	Thermal & Moisture Protection	8,400.00	
8	Doors, Windows & Glass	36,960.00	
9	Finishes	295,680.00	
10	Specialties	22,720.00	
11	Equipment	15,200.00	
12	Special Construction	5,280.00	
13	Mechanical	42,240.00	
14	Electrical	81,840.00	
15	Bonds & Insurance	40,303.00	
16	Contingency	29,347.00	
17	Premium	201,571.00	
18			
Total - Phase 2 - Stage 1		1,249,461.00	

PHASE 2 - STAGE 3 - PORTE COCHERE / ENTRANCE / LOBBY
7,200 S.F. ---- THREE (3) MONTHS DURATION

LINE	DESCRIPTION	AMOUNT	REMARKS
1	General Conditions	83,660.00	
2	Sitework / Demolition	41,832.00	
3	Concrete	67,977.00	
4	Masonry	0.00	
5	Metals	73,206.00	
6	Carpentry	62,748.00	
7	Thermal & Moisture Protection	167,328.00	
8	Doors, Windows & Glass	73,206.00	
9	Finishes	172,557.00	
10	Specialties	10,458.00	
11	Equipment	10,458.00	
12	Special Construction	5,229.00	
13	Mechanical	122,890.00	
14	Electrical	81,050.00	
15	Bonds & Insurance	40,071.00	
16	Contingency	29,178.00	
17	Premium	165,342.00	
18			
Total - Phase 2 - Stage 3		1,207,190.00	

PHASE 2 - STAGE 2 - GAMING EXPANSION
7,400 S.F. ---- THREE (3) MONTHS DURATION

LINE	DESCRIPTION	AMOUNT	REMARKS
1	General Conditions	115,884.00	
2	Sitework / Demolition	217,291.00	
3	Concrete	86,913.00	
4	Masonry	0.00	
5	Metals	289,710.00	
6	Carpentry	57,942.00	
7	Thermal & Moisture Protection	173,131.00	
8	Doors, Windows & Glass	57,942.00	
9	Finishes	166,583.00	
10	Specialties	7,243.00	
11	Equipment	0.00	
12	Special Construction	28,971.00	
13	Mechanical	57,942.00	
14	Electrical	86,913.00	
15	Bonds & Insurance	53,859.00	
16	Contingency	46,430.00	
17	Premium	175,040.00	
18			

PRELIMINARY BUDGET - 02-28-94

PHASE 2 - STAGE 4 - RETAIL CONCOURSE
10,000 S.F. ---- THREE (3) MONTHS DURATION

LINE	DESCRIPTION	AMOUNT	REMARKS
1	General Conditions	59,640.00	
2	Sitework / Demolition	52,360.00	
3	Concrete	57,970.00	
4	Masonry	0.00	
5	Metals	58,309.00	
6	Carpentry	50,490.00	
7	Thermal & Moisture Protection	142,120.00	
8	Doors, Windows & Glass	29,920.00	
9	Finishes	139,040.00	
10	Specialties	0.00	
11	Equipment	0.00	
12	Special Construction	0.00	
13	Mechanical	74,800.00	
14	Electrical	44,880.00	
15	Bonds & Insurance	34,000.00	
16	Contingency	21,292.00	
17	Premium	85,167.00	
18			

PHASE 2 - STAGE 5 - HOTEL / FORMAL DINING
102,000 S.F. ----EIGHT (8) MONTHS DURATION

LINE	DESCRIPTION	AMOUNT	REMARKS
1	General Conditions	272,000.00	
2	Sitework / Demolition	51,000.00	
3	Concrete	680,000.00	
4	Masonry	102,000.00	
5	Metals	119,000.00	
6	Carpentry	98,600.00	
7	Thermal & Moisture Protection	204,000.00	
8	Doors, Windows & Glass	125,800.00	
9	Finishes	476,000.00	
10	Specialties	57,800.00	
11	Equipment	91,800.00	
12	Special Construction	119,000.00	
13	Elevator	150,000.00	
14	Mechanical	340,000.00	
15	Electrical	340,000.00	
16	Bonds & Insurance	132,952.00	
17	Contingency	96,810.00	
18			
Total - Phase 2 - Stage 5		3,456,762.00	

PHASE 2 - STAGE 7 -SITWORK / PARKING / UTILITIES
TWO (2) MONTHS DURATION

LINE	DESCRIPTION	AMOUNT	REMARKS
1	General Conditions	58,656.00	
2	Earthwork	583,200.00	
3	Concrete	100,000.00	
4	Utilities	50,050.00	
5	Subtotal	791,906.00	
6	Contingency	23,757.00	
7	Subtotal	815,663.00	
8	Bonds & Insurance	32,626.00	
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Total - Phase 2 - Stage 7		848,289.00	

PHASE 2 - STAGE 6 - THEATER / AUDITORIUM
20,600 S.F. ---- FIVE (5) MONTHS

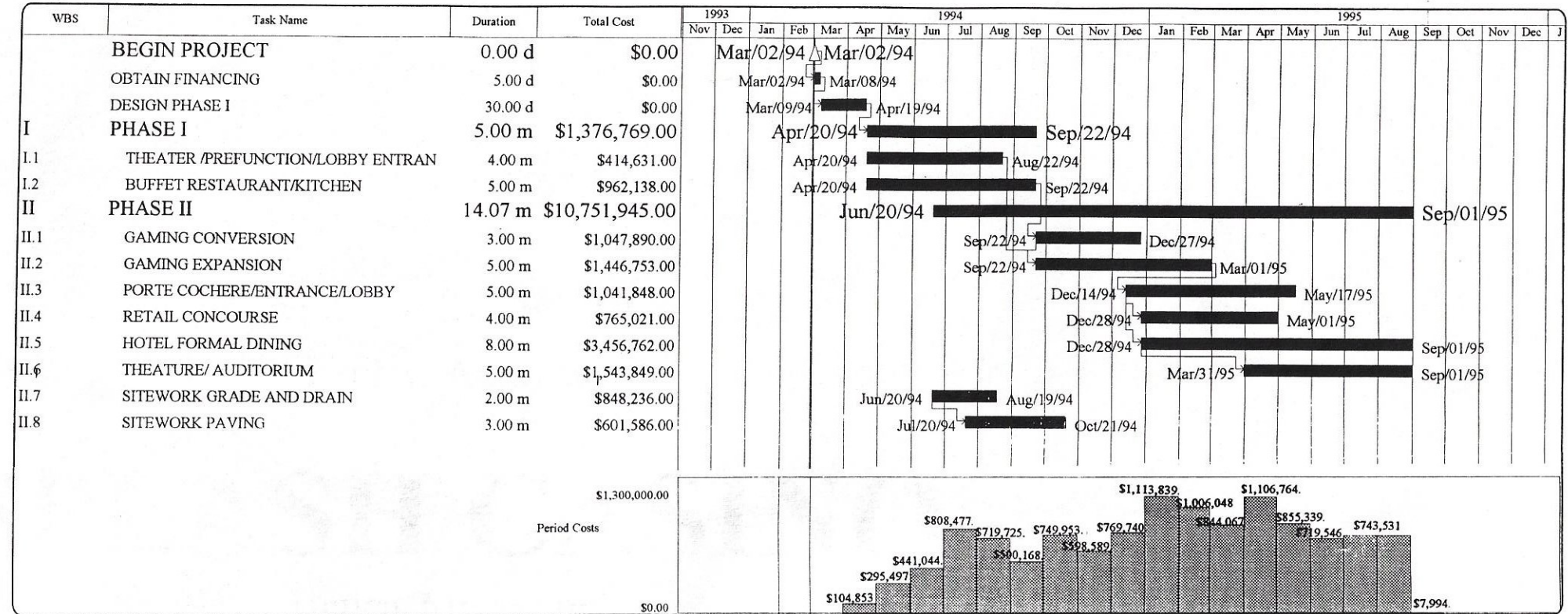
LINE	DESCRIPTION	AMOUNT	REMARKS
1	General Conditions	128,600.00	
2	Sitework / Demolition	30,900.00	
3	Concrete	92,700.00	
4	Masonry	15,450.00	
5	Metals	231,750.00	
6	Carpentry	46,350.00	
7	Thermal & Moisture Protection	139,050.00	
8	Doors, Windows & Glass	30,900.00	
9	Finishes	169,950.00	
10	Specialties	16,450.00	
11	Equipment	0.00	
12	Special Construction	15,450.00	
13	Mechanical	370,800.00	
14	Electrical	154,500.00	
15	Bonds & Insurance	57,714.00	
16	Contingency	43,285.00	
17			
18			

PRELIMINARY BUDGET - 02-28-94

PHASE 2 - STAGE 8 -SITWORK ASPHALT
THREE (3) MONTHS DURATION

LINE	DESCRIPTION	AMOUNT	REMARKS
1	General Conditions	41,600.00	
2	Asphalt paving	520,000.00	
3	Subtotal	561,600.00	
4	Contingency	16,848.00	
5	Subtotal	578,448.00	
6	Bonds & Insurance	22,464.00	
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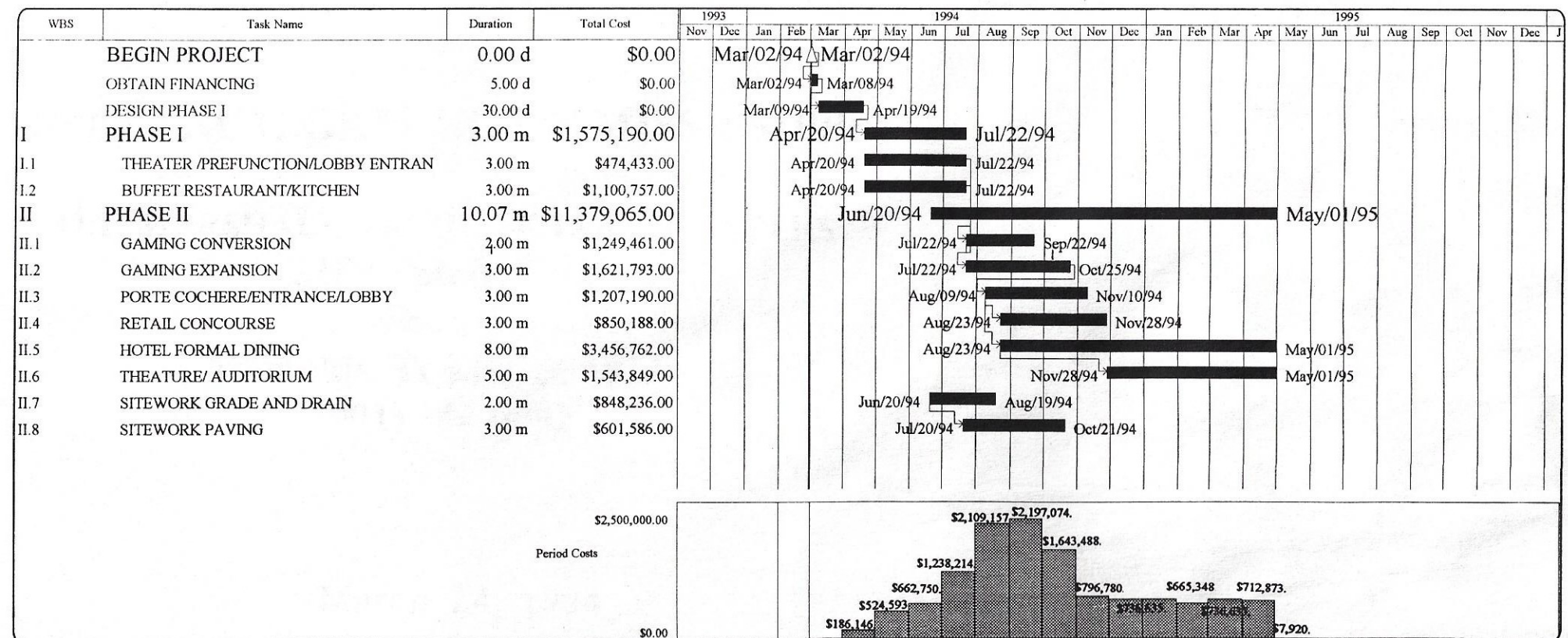
**Normal Construction Schedule
SPLASH CASINO RENOVATIONS**



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Milestone Summary

**Accelerated Construction Schedule
SPLASH CASINO RENOVATIONS**



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Milestone Summary