

Springfield Redevelopment Authority														FINAL DRAFT
Phase II Request for Qualifications / Request for Proposals														
Proposed Destination Casino Resort Development, Springfield Massachusetts														
Proposal Assessment and Evaluation Matrix														
January 30, 2013														
RESPONDENT		SITE			PROGRAM									
Team/Partners	Location	Size	Site Control	Zoning	Gaming	Hotel	Retail / Food/Beverage	Entertainment	Office	Residential	Parking	Service/Back of House	Other Amenities	
Blue Tarp reDevelopment LLC	South End	14.5 Acres development site across multiple parcels/PIN	Majority of site/parcels under MGM control	Re Zoning required, possibly to Business C District or overlay	127,000 SF	294 keys (incl. 20 VIP Suites)	43,000SF ± 20 shops 10 Restaurants	Public outdoor Entertainment Plaza with free programming	85,000 SF refurbished from old Mass Mutual site, 1200 Main Street	Onsite, 54 Units @ 65,000 SF total	4,800 PS	Basement level 179,000 SF	Child care: 24 hour, on-site, possible partnership with Square One	
MGM Resorts International	Bound by Main St, East Columbus Ave, State St, Union St.		Two parcels pending MOA with City	Possible parcel consolidation process	3,100 Slots 100 Tables	202,000SF @ 24 Floors above casino podium	• Wolfgang Pucks • La Fiorentina Pastry • Steakhouse	8 Screen Theater (Regal Cinemas)	Renovation of historic 101 State Street Building	4 levels over retail along Main Street from State to Howard St only	8 Levels		Riverfront improvements assistance (landscaping, programming, physical upgrades)	
Monarch Enterprises Paul Picknelly	(area damaged in 2011 tornado)		Possible additional parcels (Red Rose Pizza)	Special Use Permit for "indoor place of amusement for profit"	High Limit Area	Expansion potential of 206 rooms (500 total)	• Buffet • Hotel Café • Food Market	18 Lane bowling alley (18,000 SF)	Additional 44,000SF - Offsite MGM office in Union Station for training/call center	Dedicated parking for residential needs to be clarified	Structure fronted/screened with development on north		Da Vinci park replacement	
C&W Realty Enterprises Francis Cataldo, Jr.			Relocation sites being pursued for current tenants within project boundaries	Requires street vacations (Howard, Bliss, alley/drives)	Expansion potential of 38,000 SF on second level	Spa / Fitness 9,400SF	• Casino Bar • Nine Fine Irishmen Pub • TAPS Sports Bar	Mass Mutual programming, 6 events annually			Parking count accommodates entire demand on site; no projected use of existing downtown garages			
Murphy McCoubrey Thomas Murphy			Offer for tenant relocation assistance of \$3-\$4/SF	Relocation of site uses may require rezoning at new locations (Sheriff's facility)		Convention/Banquet 42,000 SF (+14K kitchen)	Partnership with local McCaffrey's Public House	Additional 4 shows annually at Symphony Center & City Stage			Anticipates free parking			
Davenport Companies Charles Irving			MGM lease for office/training center in Union Station TBD	Likely signage requirements needs study and possible variance			Mix of local and national	Possible exclusive with Cirque du Soleil						
Rolling Hills Development, LLC Vincent Barletta; David Callahan								MGM brand and entertainment focus could be a major asset						
								Cross promotional strategy using MGM marketing/assistance						
Springfield Gaming & Redevelopment LLC	North End	13.4 Acres development site	5 parcels controlled under binding contingent land purchase agreements	Re-Zoning required possibly to Business Class C	120,000 SF	258 Keys (including 18 Junior and deluxe suites)	10,500 SF Retail along Main Street in front of casino parking garage	Assistance with Renovation of Paramount Theater	possible relocation of 140 office employees to 31 Elm St	Offsite, possible ownership interest in Morgan Square redevelopment; 266 Market rate units	2,900 PS	Partial below grade, under casino level 63,200 SF	New Riverfront park open space(19acres) @ no cost to City/parks dept	
PENN National Gaming	Bound by Emery St., Main St., rail lines, E. Columbus	19 Acres Riverfront in 2 non contiguous parcels (16.7ac & 2.3ac)	Peter Pan Bus terminal and transportation center to Union Station (SRD)	Possible parcel consolidation process	2,000Slots to start (+850 expansion) 20 Tables	141,000SF @ 12 floor above Casino podium	4,000 SF Casino retail & Paramount Theater/Main St. Retail	Paramount programming commitment TBD; anticipate monthly bookings, primarily live music			6 levels	Mezzanine Level 18,800SF IT, AV, Surveillance, Exec Offices	Possible future redevelopment of riverfront park into mixed use or college campus with UMASS	
Peter Picknelly	I-91 to the south, I-291 to the west and Railway lines to east		Relocation sites for existing uses/tenants to be determined/negotiated	Requires street vacations and possible utility relocation (Liberty, Boylston)	High Limit area	Spa 5,200 SF	7 Restaurants • Davio's Steakhouse • Flutie's Sportsbar • Ole Mexican	Mass Live programming 21st century village square			Expansion potential of additional 250 ps with new bay on northwest corner		Relocation of Bus Terminal to Union Station	
	Includes 2 parcels along the riverfront			Special Use Permit for "indoor place of amusement for profit"	Expansion achieved through reconfiguration and addition of more slots within existing casino floor	Meeting/Conference 20,000 SF	• Food Court (Student Prince, First and Last Tavern, B. Good Burgers & Dunkin Donuts)	Pending MOU with City Stage/Symphony Hall and discussion with MassMutual to ensure no cannibalization			anticipates free parking for patrons; free offsite parking for employees			
				Likely signage requirements needs study and possible variance			Sarkis Jewelry Yankee Candle	seek to cross promote with Springfield venues						
							34,400 SF F/B within Casino floor							
							Regional approach to Food/beverage							

DESIGN										
Architectural	Traffic / Access / Parking	ECONOMIC DEVELOPMENT / REVITALIZATION		FINANCIALS		Mitigation Impacts	Economic Projections	JOBS	DIVERSITY	SCHEDULE
		City	Commonwealth	Total Investment	Construction Cost					Timeframe / Milestones
Materials stated to be contextual with surrounding buildings; high quality masonry, glazing systems	90% from I-91 exiting at E. Columbus	Blue Zone integration and annual \$5M fund	Proposed management of Mass Mutual center for no fee (\$250k annual savings)	\$851.5 M	Casino - \$ 94.5 M (FFE/Equip \$ 139 M)	Proposer generally agrees to cover in some fashion, infrastructure and access improvement costs associated with project	Gaming projections appear to be within industry standards for projects of this scale, scope and investment	3,071 Direct Permanent	Construction jobs: 15.3% minorities, 6.9% women, 35% residents, and 2% veterans	Need to clarify Licensing/permitting and relocation timeframes
Needs more detail/clarification on all materials	Multiple access points through downtown street network with separation casino/hotel drop-offs	Union Station office lease			Hotel (Spa/Conf) - \$ 153 M	Specific issues/requirements will need further study and discussion		2,000 Direct construction	Operational jobs: 50% minorities; 50% women; 35% residents; 8% veterans	27 Mo. from gaming license
Sky bridge connection to Mass Mutual needs study	Parking fronted with development on North façade facing Entertainment square	Mass Mutual commitment for min 6 annual venues			Retail & F/B \$ 23.1M			35% commitment to hire locally	Contracting for services/supplies: 5% minority-owned; 10% women-owned; and 2% veteran-owned	<ul style="list-style-type: none"> Construction start Feb 2014 Project completion May 2016
goal of LEED Gold	Clear separation of hotel, casino, service, valet, self park	Incorporating new entertainment venues (new to Springfield)			Residential - \$18.1			17% target for MWDBE during construction		
expansion of Casino space (second level) needs study	Service/Bus off of Union	Incorporating new dining venues (new to Springfield)			Parking - \$119. M					
elevations generally mimic context and street edges; further study and enhancement	Major façade frontage and exposure opportunity along 1-91	Street front access to dining and entertainment			Site - \$ 50.1 M					
	5-lanes of traffic under I-91 overpass at Union	Trolley system has economic benefit to link/promote City venues			Other (Offsite)					
		New downtown residential								
Overall Art Deco concept reminiscent of golden era of Hollywood	90% from Interstates 91 & 291 exiting at Dwight or Chestnut and primarily converging on/down Congress	Union Station bus terminal		\$807 M	Casino, Hotel, Retail, Paramount	Proposer generally agrees to cover in some fashion, infrastructure and access improvement costs associated with project	Gaming projections appear to be within industry standards for projects of this scale, scope and investment	2,400 casino-related	Construction jobs: 15.3% minorities and 6.9% women. No specific goals for residents and veterans	Licensing / Permitting Mar 2013 - Nov 2014
Design and material usage to mimic Springfield history/character; use of precast, cast stone, granite tiles, thin brick	Main entry/exit to Garage & Porte Cochere drop-off at Congress and Main;	Possible 31 Elm Street Office lease			Peter Pan bus facility \$5M	Specific issues/requirements will need further study and discussion		2,100 construction	Operational jobs: No specific goals stated.	Business relocation Jun 2013 - July 2015
Façade treatment and design need further study, articulation, fenestration	Additional entry/exit at Emery Street and access to garage speed ramps;	Possible Republican Press relocation within Springfield			Paramount Theater			desire to hire locally; need to clarify commitment	Contracting for supplies/services: No specific goals stated.	Construction start April 2014
Highway façade clarification	Service along E. Columbus	Possible Mass Live in downtown location								Project completion Dec 2016
Sky bridge connections to Union Station and Paramount need study	Ring road provides access to garage from Porte Cochere for valet, bus and patrons; needs study	Possible Morgan Square redevelopment								
suggests LEED certification, but no specifics/goal	Traffic flow/layout needs further clarification and study	No new entertainment/dining venues (new to Springfield)								
	Major façade frontage and exposure opportunity along 1-91	Trolley system primarily to shuttle patrons								
	anticipate 10 local intersections requiring improvements; to be funded by Penn									