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Date: November 10, 2008

RFP NO. 007-020
ECONOMIC IMPACT GAMING ANALYSIS
ADDENDUM NO. 2

Please make the additions, changes, and deletions to City RFP No. 007-020

General Clarifications

1. Questions and Answers closing date has been extended from October 28, 2008 at 2:00 PM to **November 6, 2008** at 2:00 PM.
2. Add Addendum #1 released October 30, 2008 posted, November 3, 2008.
3. Questions with Answers:
 - a. **Will the date change for answers and questions?**
 - i. Yes, see Addendum # 1
 - b. **Do we have a starting point where we want to go for the gaming Social Analysis?**
 - i. No, we have no starting point. We are looking for an absorption rate study for the council to the year 2020.
 - c. **Do we have any idea what the process will be for awarding this project?**
 - i. Yes, we estimate awarding on January 7th Council Agenda, providing we can start evaluation of the RFP's by December 1, and expect to complete by December 16, 2008. Anticipate January 8th to start the project dependent on the awarded proposal timeline.

- d. What is the objective of the report, knowing what City Council wants, what is the focus? More of the use of this analysis?**
 - i. To determine how many casinos can be sustained with the current density and it's projection through year 2010.
- e. Is there a page limit on this proposal?**
 - i. Yes, 30 pages.
- f. Is it trend type of siting? Need more clarification.**
 - i. The City is requesting scope in any fashion, so we can evaluate choices.
- g. Sixteen casinos are proposed; want to know where the City Council stands? Is this issue from the first meeting in August agenda?**
 - i. Until the analysis is complete, cannot advise Council
- h. Is there a timeline for completion of the project?**
 - i. Yes, by spring of 2009. Awarded vendor should have timeline defined in its proposal.
- i. Is there a budgetary target for the project?**
 - i. There is no budgetary target for the project; the project scope will determine the cost of the proposal.
- j. What are the anticipated primary uses of the report? (I.e. public service planning, tax revenue projections, etc.)**
 - i. The anticipated use will be to advise council, determine public service planning, tax revenues and infrastructure projections.
- k. How far into the future does the City wish to report to develop demand projections?**
 - i. Per answer to questions # b, 2020.
- l. For estimating demand, does the City anticipate the design and implementation of a survey?**
 - i. No survey at this time, just an advisory report.
- m. Does the City desire (1) actual costs of providing services to proposed casinos, or (2) magnitude of increased cost of such services with casino development?**
 - i. The City desires the magnitude of increased cost of such services with casino development.
- n. What information is available regarding proposed casino development? (location size , construction dates, etc)**
 - i. These are some of the future casinos that have either been approved or pending consideration by the Planning Commission. This list does not list those casinos that are in operation.
 - ii. **Miller Hotel and Casino- UN -26-08**, Approximately 73 acres, Construction date: Unknown. The site plan depicts two (2) casino/hotels to be developed in two (2) phases. Phase 1 includes a total gross floor area of approximately 759,000 square feet of casino/hotel and land uses that are accessory to the casino/hotel.

Accessory uses within Phase 1 include a 16-screen cinema, a bowling alley, an outdoor amphitheater, two nightclubs, four restaurants, a food court, and banquet and conference center areas. Phase 2 of the development includes approximately 640,000 square feet of gross floor area for a casino/hotel and accessory uses. The hotel component of both proposed casinos in each of the phases will provide 500 rooms each at approximately 340,000 sf of gross floor area over nine floors of construction.

Park Highlands (BCO Gaming LLC) UN-50-08, Approximately 68 acres, Construction date: Unknown. The site plan submitted with the applications depicts a casino/hotel with two (2) retail/commercial pad sites to be developed in three (3) phases. Phase 1 includes a total gross floor area of approximately 985,780 square feet of casino/hotel and uses that are accessory to the casino/hotel. Accessory uses within Phase 1 include 12-screen theater/cinema (2,700 seats), a bowling alley (64 lanes), restaurants, buffet, food court, bar/music lounge, and banquet and meeting areas. Phase 2 of the development include approximately 482, 446 square feet of gross floor area for the casino/hotel and accessory uses. Phase 3 of the development includes approximately 651, 956 square feet of gross floor area for the casino/hotel and accessory uses.

In total, the development proposal entails 2,120,182 square feet of building area for the entire site. The hotel tower component of the casino/hotel will provide 1,212 guest rooms over three (3) phases of development. Each phase will add (404+) guest rooms at approximately 348,480 square feet of gross floor area per phase. The proposed hotel tower height is 400 feet when completed, it will account for approximately 1,054,055 square feet of gross floor area for the entire site. Under the Development Agreement, approved May 3, 2006, the site was approved for a maximum building height of 440 feet.

Losee Station Resort Hotel & Casino UN-64-08 Pending consideration by the Planning Commission, Approximately 58 acres, Construction Date: Proposed to begin within six (6) years with the construction being complete four (4) years later thereafter. The resort hotel and casino would have approximately 1,350,000 square feet of amenities which will include 1,200 rooms, a 165,000 square foot casino area, restaurants, movie theater complex, a bowling center, banquet and meeting rooms, and accessory uses.

An outdoor swimming pool would also be provided as an amenity for the hotel guests.

4. All other terms and conditions remain the same.

5. **BID DUE DATE NOW MOVED TO : NOVEMBER 26, 2008 2:00 pm City Clerk's Office located at 2200 Civic Center Drive, North Las Vegas, Nevada 89030**

Dwight Rawlinson
Purchasing & Risk Management