

# Exhibit B: Detailed Schedule Timeline

October 27, 2003


		Week #	1	2	3	4	5	6	7	8	9	10	11	12	Holi- days	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28						
		Month	October				November				December				January -- 2004				February			March			April												
Step #	Task #	Week of...	29	6	13	20	27	3	10	17	24	1	8	15	22	29	5	12	19	26	2	9	16	23	1	8	15	22	29	5	12	19					
<b>CONTRACT APPROVAL</b>																																					
---	N/A	Council Committee Reviews Draft SPPRE Contract																																			
---	N/A	COUNCIL CONSIDERS APPROVAL OF SPPRE CONTRACT		10/8			10/27																														
---	N/A	Contract Signed																																			
<b>Part 1A. MARKET DEMAND STUDY</b>																																					
1	1.1	SPPRE Prepares Scope of Work for Market Study for Market Demand Study																																			
2	1.2	SPPRE Completes a Work Session with Potential Key Public Partners																																			
3	1.3	Complete a Work Session with Committee on Market Demand Study; Committee Authorization to Proceed								CC																											
4	1.4	SPPRE Revises Market Study Scope of Work; Executes and Manages the Market Demand Study Contract																																			
5	1.5	Council Receives Market Study Before Forum; Conducts Public Forum on Market Study Results																				TC Forum															
6	1.6	Council Committee Reviews Market Study Findings, Forum Comments, Forwards Recommendation to Council																							CC												
7	1.7	COUNCIL DECIDES WHETHER TO PROCEED, Recommends uses for Land, Building and Infrastructure Program																							TC												
<b>Part 1B. DEVELOPMENT OF MASTER PLANS FOR SITES</b>																																					
8	1.8	SPPRE Prepares Land, Building and Infrastructure Program per Council Direction																																			
9	1.9	SPPRE Prepares Scope of Work for Architect/Urban Designer; SPPRE Subcontracts with Firm, Architect Prepares Initial Urban Design Conceptual Sketches of Council's Land, Building and Infrastructure Program																																			
10	1.10	Design Review Session with SPPRE, Architect, Council Committee																																			
11	1.9	Architect Revises Master Plan Draft Incorporating Committee comments																																			
12	1.12	SPPRE Selects Firm and Manages Pre-Construction Services for Developing Third-Party Preliminary Cost Estimate; Construction firm provides "pre-construction services)																																			
13	1.12	Public Forum, Review Session with Council Committee; Committee makes recommendation																																			
14	1.13	COUNCIL CONSIDERS MASTER PLANS and WHETHER TO PROCEED WITH DETAILED COST ESTIMATING STAGE (PART 1C)																																			
15	1.9	Architect Revises Urban Design Plan Incorporating Council Changes																																			

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 CC Council Committee on Lots 2 and 5  
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Step #	Task #	Task Description	Week #		30	31	32	33	34	35	36	37	38																													
			Month	April	May	June	June	June	June	June	June	June	June	June	June	June	June	June	June	June																						
		<b>Part 1C. COST ESTIMATION / FINANCIAL ANALYSIS</b>																																								
16	1.14	SPPRE subcontracts with DesignVision and manages deliverables; Designvision Produces 3D Renderings of Project for Both Sites Based on Final Urban Design Plan																																								
17	1.15	SPPRE Prepares Two Total Development Budgets																																								
18	1.16	SPPRE Completes a Finance Model for Two Development Projects																																								
19	1.17	SPPRE Completes Financial Sensitivity Analysis for Two Projects																																								
20	1.18	<b>Project Review Session with the Council Committee; Work Session on Developer Solicitation Options</b>																																								
21	1.19	SPPRE Develops up to Five Alternative Public/Private Finance Plans																																								
22	1.20	SPPRE Develops up to Five Alternative Ownership, Investment, Development Scenarios																																								
23	1.21	<b>SPPRE Review Session with Council Committee / Committee Considers Recommendation on Whether to Proceed with RFQ Stage</b>																																								
24	1.22	<b>Council Work Session / Forum</b>																																								
25	1.23	<b>SPPRE Review Session with Town Council / COUNCIL DECIDES WHETHER TO PROCEED WITH RFQ STAGE (Special Work Session)</b>																																								
26	1.24	Revise Recommended Public/Private Finance Plan and Ownership Scenario to Incorporate Council's Changes																																								

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		Week #		39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	Holi-		63	64	65	66	67	68	69	70	71	72	73	74	75							
		Month		July				August					September					October					November					Dec.					days		Jan. -- 2005					February					March -- 2005				
Step #	Task #	Week of...		5	12	19	26	2	9	16	23	30	6	13	20	27	4	11	18	25	1	8	15	22	29	6	13	20	27	3	10	17	24	31	7	14	21	28	7	14	21	28							
<b>Part 2. DEVELOPER SOLICITATION</b>																																																	
27	2.1	SPPRE Completes Initial Draft of Developer RFQ																																															
28	2.2	SPPRE Drafts Potential Evaluation Criteria																																															
29	2.3	SPPRE Reviews Draft RFQ and Evaluation Criteria with Committee and Includes Changes																																															
30	2.4	Revise RFQ to Incorporate Council Committee's Changes																																															
31	2.5	SPPRE Develops List of Companies to Receive RFQ																																															
32	2.6	SPPRE Prepares Ad for RFQ																																															
33	2.7	<b>COUNCIL CONSIDERS APPROVAL OF RFQ</b>																																															
34	No #	Town Distributes RFQ																																															
35	No #	Developers Respond to RFQ																																															
36	2.8	SPPRE Prepares for and Executes a Pre-Proposal Conference																																															
37	2.9	SPPRE Evaluates Up to 15 Developer Proposals																																															
38	2.10	SPPRE Prepares Draft of Developer RFP																																															
39	2.11	SPPRE Prepares Draft of Evaluation Criteria																																															
40	2.12	<b>Council Committee Considers Recommendation to Council on Short-List; Reviews Initial Draft RFP (Task 2.9) and RFP Evaluation Criteria (Task 2.10)</b>																																															
41	2.13	SPPRE Revises RFP and Draft Evaluation Criteria																																															
42	2.14	<b>COUNCIL CONSIDERS RFQ SHORT-LIST, APPROVAL OF RFP, Evaluation Criteria</b>																																															
43	2.15	SPPRE Revises Request for Proposals, Evaluation Criteria to Incorporate Council Changes																																															
44	---	Town Publishes, Distributes RFP																																															
45	---	Developer Prepares RFP																																															
46	2.16	SPPRE Evaluates 5 Technical Proposals																																															
47	2.17	SPPRE Develops Questions for Each Developer																																															
48	2.18	SPPRE Presents Basis of Pre-Interview Developer Rankings																																															
49	2.19	<b>Council Committee Interviews Each Developer (3 days) (with Public Component)</b>																																															
50	2.20	SPPRE Prepares Draft Report of Recommendations																																															
51	2.21	<b>Review Draft with Committee and Include Changes</b>																																															
52	2.22	<b>COUNCIL RECEIVES FINAL REPORT, CONSIDERS SELECTING DEVELOPER TO NEGOTIATE AGREEMENT</b>																																															
53	2.23	SPPRE Prepares Final Report Deliverable: Final Report																																															

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		<b>Part 3. DEVELOPMENT AGREEMENT NEGOTIATIONS</b>																													
		Week #	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92												
		Month	April -- 2005				May				June				July																
		Week of...	4	11	18	25	2	9	16	23	30	6	13	20	27	4	11	18	25												
54	3.1, 3.2, 3.3	Negotiation of the Development Agreement with Council's Selected Developer																													
55	N/A	Council Committee and Town Council Consideration of Development Agreement																													
		<b>Part 4. MANAGEMENT OF DEVELOPMENT AGREEMENT</b>																													
55		Serve as Owner's Rep During Construction	2006-2008																												