		Week #	1	2	3	4	5	6	7	8	9	10	11		Holi-	13	14		16		18	19	20			23	24	25	26	27	28
_		Month	ļ	Octo	ber			Noven	nber			Dece	mber		days	Janu	ary	2004		Febr	uary			Mar	ch				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	5 12	1
		CONTRACT APPROVAL																													
	N/A	Council Committee Reviews Draft SPPRE Contract																													
	N/A	COUNCIL CONSIDERS APPROVAL OF SPORE		10/8			10/27																								F
	N/A	Contract Signed																													
		Part 1A. MARKET DEMAND STUDY																													
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								11/20																					
3	1.3	Complete a Work Session with Committee on Market Demand Study; Committee Authorization to Proceed								CC 11/21																					
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 Foru m										
6	1.6	Council Committee Reviews Market Study Findings, Forum Comments, Forwards Recommendation to Council																						сс							
7	1.7	COUNCIL DECIDES WHETHER TO PROCEED, Recommends uses for Land, Building and Infrastructure Program																						тс							
		Part 1B. DEVELOPMENT OF MASTER PLANS FOR SITES																													
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																								сс					
11	1.9	 Architect Revises Master Plan Draft Incorporating Committee comments 																													
12	1.12	SPPRE Selects Firm and Manages Pre-Construction																													
13		Public Forum, Review Session with Council Committee; Committee makes recommendation																											CC Forum / meet		
14	1.13	COUNCIL CONSIDERS MASTER PLANS and WHETHER TO PROCEED WITH DETAILED COST ESTIMATING STAGE (PART 1C)																													т
15	1.9		KEY:																												

Public Input/ Key Decision Point

11/14/03

Π		Week #		30	31	32	33	34	35	36	37	38			1		1		I			1	
		Month	April						June														
Step #	Task #	Week of	26	3	10	17	24	31	7	14	21	28											
		Part 1C. COST ESTIMATION / FINANCIAL ANALYSIS																					
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		SPPRE Prepares Two Total Development Budgets																					
18	1.16	SPPRE Completes a Finance Model for Two Development Projects																					
19	1.1/	Projects																					
20	1.18	Project Review Session with the Council Committee; Work Session on Developer Solicitation Options					сс																
21	1.19	SPPRE Develops up to Five Alternative Public/Private Finance Plans																					
22	1.20	SPPRE Develops up to Five AlternativeOwnership, Investment, Development Scenarios																					
23		SPPRE Review Session with Council Committee / Committee Considers Recommendation on Whether to Proceed with RFQ Stage							сс														
24	1.22	Council Work Session / Forum									TC Foru m												
25	1.23	SPPRE Review Session with Town Council / COUNCIL DECIDES WHETHER TO PROCEED WITH RFQ STAGE (Special Work Session)										тс											
26	1.24	Revise Recommended Public/Private Finance Plan and Ownership Scenario to Incorporate Council's Changes																					
		H	(EY:					ittee	on Lo	ots 2 a	nd 5		 	 	 			 		 		 	

Public Input/ Key Decision Point

	Week #	39	40	41	42	43	44	45	46	47	48		-	_		53	54	55	56	5 57	58	59	60	61	62	Hol		63	64		5 66	5 67				71		73		
	Month	July				Augus	st				Sept	embe	er		Octo	ober			Noven	nber				Dec.		day	/S	lan.	200	5		_	Fel	bruai	ry		Mar	<u>ch</u>	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) 1	7 2	4 3	1 7	' 14	1 21	28	7	' 14	21	28
	Part 2. DEVELOPER SOLICITATION																																							
27 2.1	SPPRE Completes Initial Draft of Developer RFQ																																							
28 2.2	SPPRE Drafts Potential Evaluation Criteria																																					\square	\square	
	SPPRE Reviews Draft RFQ and Evaluation Criteria with Committee and Includes Changes					сс																																		
30 2.4	Revise RFQ to Incorporate Council Committe's Changes																																							
31 2.5	SPPRE Develops List of Companies to Receive RFQ																																							
	SPPRE Prepares Ad for RFQ																																					$\vdash \downarrow \downarrow$	\square	
	COUNCIL CONSIDERS APPROVAL OF RFQ Town Distributes RFQ										тс														_						_	_	_					\vdash	\rightarrow	\rightarrow
	Developers Respond to RFQ																			-												-						+	\rightarrow	-+
36 2.8	SPDRE Propares for and Executor a Pro Propagal																																							
37 2.9	SPPRE Evaluates Up to 15 Developer Proposals																																							
	SPPRE Prepares Draft of Developer RFP																																							
39 2.11	SPPRE Prepares Draft of Evaluation Criteria																								_							_	_	-		_		┢──┤	\rightarrow	$ \rightarrow $
40 2.12	Council Committee Considers Recommendation to Council on Short-List; Reviews Initial Draft RFP (Task 2.9) and RFP Evaluation Criteria (Task 2.10)																			сс																				
41 2.13	SPPRE Revises RFP and Draft Evaluation Criteria																																							
42 2.14	COUNCIL CONSIDERS RFQ SHORT-LIST, APPROVAL OF RFP, Evaluation Criteria																					тс																\square		
43 2.15	SPPRE Revises Request for Proposals, Evaluation Criteria to Incorporate Council Changes																																							
	Town Publishes, Distributes RFP																																					\square		
	Developer Prepares RFP SPPRE Evaluates 5 Technical Proposals										┨───		$\left - \right $			┝──┨																			-	+		┢─┤	\rightarrow	-+
	SPPRE Evaluates 5 Technical Proposals SPPRE Develops Questions for Each Developer										+		┥			┝──┨							┝──┤	-+	-			-+								+	<u> </u>	\vdash	-+	\dashv
48 2.18	SPRRE Procents Basis of Pro Interview Developer																																							
49 2.19	Council Committee Interviews Each Developer (3 days) (with Public Component)																																							
50 2.20	SPPRE Prepares Draft Report of Recommendations																																							
51 2.21	Changes																																			сс				
52 2.22	COUNCIL RECEIVES FINAL REPORT, CONSIDERS SELECTING DEVELOPER TO NEGOTIATE AGREEMENT																																					тс		
53 2.23	SPPRE Prepares Final Report Deliverable: Final Report																																							
	K	(EY:	тс	Tow	n Coi	ıncil		-																							-						-			

KEY: TC Town Council

CC Council Committee on Lots 2 and 5 Public Input/ Key Decision Point

11/14/03

	Week #	76	77	78	79	80	81	82	83	84	85	86	87 8	88 8	9 90	91	92										
	Month	April -	- 200	5		May					June			Jı	ıly												
	Week of	4	11	18	25	2	9	16	23	30	6	13	20	27	4 11	. 18	3 25										
	Part 3. DEVELOPMENT AGREEMENT NEGOTIATIONS																										
3.1 54 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																										
																1	1	1			1		Î Î		1		
	Part 4. MANAGEMENT OF DEVELOPMENT AGREEMENT																										
56	Serve as Owner's Rep During Construction	<u>2006-2</u>	2008																								

		Part 4. MANAGEMENT OF														Т
		DEVELOPMENT AGREEMENT														
56	5	Serve as Owner's Rep During Construction	2006-	2008												