23

Exhibit B: Detailed Schedule Timeline (Potential Revision - 11/8/04)

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ļ		Week #	1	2	3	4	5	6	7	8	9	10	11	12	Holida	avs	13	14		16	17	18	19	20	21	22	23	24 2	5 26	27
		Month		Octo	ber 200	3		Novembe	r			Dece	ember				Januai	ry 20	004	F	ebruar	V			March				April	
Ston #	-	* Week of	29	6	13	20	27	3	10	17	24	1	8	15 ₁	22	29	5	12		26	2	9	16	23	1	8	15	22	29	5 12
		CONTRACT APPROVAL														<u> </u>							***************************************							1
	N,	Council Committee Reviews Draft SPPRE Contrac	t													ļ														
	N,	COUNCIL CONSIDERS APPROVAL OF SPPRE CONTRACT		10/8			10/27							i		ļ														
	N	A Contract Signed																												
	e de l'éta	Part 1A. MARKET DEMAND STUDY																												
	1	SPPRE Prepares Scope of Work for Market Study for Market Demand Study																	, , , , , , , , , , , , , , , , , , , ,											
	1	2 SPPRE Completes a Work Session with Potential Key Public Partners								11/20																				
-		Complete a Work Session with Committee on Market Demand Study; Committee Authorization to Proceed								CC 11/21					A CONTRACTOR OF THE PARTY OF TH							,								
4	1	4 SPPRE Revises Market Study Scope of Work; Executes and Manages the Market Demand Study Contract													10 (S) 10 (S) 10 (10)															
:	1	Council Receives Market Study Before Forum; Conducts Public Forum on Market Study Results													***************************************										CC/ TC			TC Forum		14-Apr
	1	Council Committee Reviews Market Study Findings, Forum Comments, Forwards Recommendation to Council																							1-Mar			22-Mar		cc
-	1	COUNCIL DECIDES WHETHER TO PROCEED, Recommends uses for Land, Building and Infrastructure Program																												тc

KEY: TC Town Council
CC Council Committee on Lots 2 and 5
Public Input/ Key Decision Point

	 1	Week #	28	29	30	31	32	33	33	34	35	36	37
		Month				May	72			May		Јипе	
Step #	Task#	Week of	12	19	26	3	10	17	24	24	31	7	14
		Part 1B. DEVELOPMENT OF MASTER PLANS FOR SITES											
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-May						
10		Design Review Session with SPPRE, Architect, Council Committee					CC						
11	1.9	 Architect Revises Master Plan Draft Incorporating Committee comments 											
12	1.11	SPPRE Selects Firm and Manages Pre-Construction Services for Developing Third-Party Preliminary Cost Estimate; Construction firm provides "pre-construction services)							24-May				
13	1.12	Public Forum, Review Session with Council Committee; Committee makes recommendation							CC Forum / TC meet				14-Jun
14	1.13	COUNCIL CONSIDERS MASTER PLANS and WHETHER TO PROCEED WITH DETAILED COST ESTIMATING STAGE (PART 1C)											ŤC
15	1.9	 Architect Revises Urban Design Plan Incorporating Council Changes 	VEV.		Town C						_		

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		Week #	38	39	40	41	42	43	44	45	46	47	48		50		52	53	54	55	56	57	58	59	60	61	62
		Month .	June -	- 2004		July				August	-				Septem	ber			Octobe	r			Novemb	er			
Step #	13cT		14	21	28	5	12	19	26	2	9	16	23	30	6	13	20	27	4	11	18	25	111	8	15	22	29
		Part 1C. COST ESTIMATION / FINANCIAL ANALYSIS																									
16	1.1	Consider Appraisal, Environmental Assessments, and Soil/Rock Studies on Lots 2 and 5																									
17	1.1	SPPRE Prepares Two Total Development Budgets																									
18	1.1	SPPRE Completes a Finance Model for Two Development Projects																									·
19	1.16	Develop two detailed phasing plans and schedules for developing Lots 2 and 5, the RBC-Centura site and the Wallace Parking Deck properties																									
20	1.16	Icenter and environmental mitigation																									
21	1.1	Projects																									İ
22		Project Review Session with the Council Committee; Work Session on Developer Solicitation Options																									
23	1.1	SPPRE Develops up to Five Alternative Public/Private Finance Plans																									
24	1.2	SPPRE Develops up to Five AlternativeOwnership, Investment, Development Scenarios													7-Sep												
25	1.2	SPPRE Review Session with Council Committee / 1 Committee Considers Recommendation on Whether to Proceed with RFQ Stage													3	13-Sep		27-Sep		11-Oct		27-Oct					
26	1.2	Council Receives Committee Recommendation, Schedules Forum / Holds Forum													TC.	CC / TC forum		CC / TC forum		CC		CC / TC forum		8-Nov			
27		SPPRE Review Session with Town Council / COUNCIL DECIDES WHETHER TO PROCEED WITH RFQ STAGE (Special Work Session)																·						TC			
28	1.2	4 Revise Recommended Public/Private Finance Plan and Ownership Scenario to Incorporate Council's Changes	Harris Control																								

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Part 2 Development		Week #	63	***************************************	65	66	67	Holic	lavs	68		70	71	72	73		<i>7</i> 5	76			<i>7</i> 9	80			83		85	86	87	88		90 91	92	93
Part 2, DEVELOPER SOLICITATION		Month Month	Novem	ber		Dec.				Jan	2005	├ ──┼			Februar 1	У			March	2005 			April	2005	-		May	<u> </u>				une		
SPEC Congletes that Dark of Precision and Congress of State Constitution of State Consti		♥ X of Week of	15	22	29	6	13	20	27	3	10	17	24	31	7	14	21	28	7	14	21	28	4	11	18	25	2	9	16	23	30	6 13	20	27
3 - 5 First Service Control Co		Part 2. DEVELOPER SOLICITATION																																
13. 2.2 DIFFER TO PRICE SAMPLES OF THE TOP CONTINUES OF THE SAMPLES OF THE SAMPLE	29 2.	1 SPPRE Completes Initial Draft of Developer RFQ and Preliminary RFP						! 																										
23 L2 Control Contro	30 2.							l											<u> </u>															
Computer's Charges 2 29 **PSE Experience Add for Computers to Microbia Mic	31 2.	3 Evaluation Criteria with Committee and Includes Changes		Nov				! 		! 																								
30 2 2 Service Decirage Is for Expressed to First Proposed Service Is Council Conditions Appropriate to Microsoft Proposed Service Is Council Conditions Appropriate Is Council Conditions Condition Conditions Condition Conditions Condition Conditions Condition Conditions Condition Conditions Appropriate Is Council Condition Conditi		4 Revise RFQ and Preliminary RFP to Incorporate Council						! !																										
SOUNCEL CONSIDERS APPROVAD OF RPQ AND PROVAD	33 2.	5 SPPRE Develops List of Companies to Receive RFQ																																
155 2.7 PRELIMINARY DEAT OF REP 154 NO T YOUR DESIGNATION OF REP 155 NO TOWN DESIGNATION OF REP 156 NO TOWN DESIGNATION OF REP 157 NO SERVICE PROPERTY OF A SERVICES DEAT OF REP 158 NO SERVICE PROPERTY OF REPORT OF REP 159 NO SERVICE PROPERTY OF REPORT OF REP 150 NO SERVICE PROPERTY OF REPORT OF REPORT OF REP 150 NO SERVICE PROPERTY OF REPORT OF REP 151 NO SERVICE PROPERTY OF REPORT OF REP 152 NO SERVICE PROPERTY OF REPORT OF REP 153 NO SERVICE PROPERTY OF REPORT OF REP 155 NO SERVICE PROPERTY OF REPORT OF REP 155 NO SERVICE PROPERTY OF REPORT OF REP 155 NO SERVICE PROPERTY OF REPORT OF REPORT OF REP 155 NO SERVICE PROPERTY OF REPORT OF REPORT OF REP 156 NO SERVICE PROPERTY OF REPORT OF REPORT OF REP 157 NO SERVICE PROPERTY OF REPORT OF REPORT OF REPORT OF REP 157 NO SERVICE PROPERTY OF REPORT OF	34 2.	6 SPPRE Prepares Ad for RFQ						1		1																								
37. No. 6 Developers Respond to 8'TO 38 2.8 SPRE Proposed to 9'TO 39 2.9 SPRE Proposed to 9'TO 39 2.9 SPRE Production of Securities a Pre-Proposal 30 2.9 SPRE Production by 10 15 Developer Proposal 41 2.11 SPRE Prepares Drant of RPF Evolution Criteria 42 2.11 SPRE Prepares Drant of RPF Evolution Criteria 43 2.13 SPRE Revises PRF and Draft Evolution Criteria 44 2.11 SPRE Prepares Draft of RPF Evolution Criteria 45 2.15 SPRE Revises PRF and Draft Evolution Criteria 46 2.15 SPRE Revises PRF and Draft Evolution Criteria 47 2.15 SPRE Revises PRF and Draft Evolution Criteria 48 2.15 SPRE Revises PRF and Draft Evolution Criteria 49 2.15 SPRE Revises PRF and Draft Evolution Criteria 40 2.15 SPRE Revises PRF and Draft Evolution Criteria 40 2.15 SPRE Revises PRF and Draft Evolution Criteria 41 SPRE Revises PRF and Draft Evolution Criteria 42 SPRE Revises PRF and Draft Evolution Criteria 43 SPRE Revises PRF and Draft Evolution Criteria 44 SPREVALLO FRF, Evolution Criteria 45 2.15 SPRE Revises PRF and Draft Evolution Criteria 46 SPREVALLO FRF, Evolution Criteria 47 SPREVALLO FRF, Evolution Criteria 48 SPREVALLO FRF, Evolution Criteria 49 SPREVENCE PREVALLO FRF, Evolution Criteria 40 SPREVALLO FRF, Evolution Criteria 41 SPREVALLO FRF, Evolution Criteria 42 SPREVALLO FRF, Evolution Criteria 43 SPREVALLO FRF, Evolution Criteria 44 SPREVALLO FRF, Evolution Criteria 45 SPREVALLO FRF, Evolution Criteria 46 SPREVALLO FRF, Evolution Criteria 47 SPREVALLO FRF, Evolution Criteria 48 SPREVALLO FRF, Evolution Criteria 49 SPREVALLO FRF, Evolution Criteria 49 SPREVALLO FRF, Evolution Criteria 40 SPREVALLO FRF, Evolution Criteria 40 SPREVALLO FRF, Evolution Criteria 40 SPREVALLO FRF, Evolution Criteria 41 SPREVALLO FRF, Evolution Criteria 41 SPREVALLO FRF, Evolution Criteria 42 SPREVALLO FRF, Evolution Criteria 43 SPREVALLO FRF, Evolution Criteria 44 SPREVALLO FRF, Evolution Criteria 45 SPREV	35 2.	COUNCIL CONSIDERS APPROVAL OF RFQ AND PRELIMINARY DRAFT OF RFP				TC				! 			**************************************																	with the last of t				
Section Sect			<u> </u>																															
20 Conference Control of Control	37 No										10-Jan								ļ	<u> </u>						<u> </u>								
40 2.10 SPRER Prejaces Draft of RF Evaluation Citaria Council Committee Considers Reviews Draft RFP 42 2.12 Crask 2.9) and RFP Evaluation Citaria 43 2.13 SPRER Revises RFP and Draft Evaluation Citaria 44 2.14 Council on RFQ Short-Lisk (Jan. 26) Council construction RFQ Short-Lisk (Jan. 26) Council committee Construction RFQ Short-Lisk (Jan. 26) Council committee Interviews Each Developer (Jan. 26) Council committee Interviews Each Develo	L	Conference								<u> </u>												:												
1						<u> </u>														_						 								
Council Committee Considers Reviews Draft RFP (Task 2.9) and RFP Evaluation Criteria (Task 2.10) and RFP Evaluation Criteria (Task 2.11) and RFP Evaluation Criteria (Task 2.12) and RFP Evaluation Criteria (Task 2.12) and RFP Evaluation Criteria (Task 2.13) and RFP Evaluation Criteria (Task 2.13) and RFP Evaluation Criteria (Task 2.14) and RFP Evaluation Criteria (Task 2.15) and RFP Evaluation Ev	 					 		1												-						-								
42 2.12 Task 2.93 and RFP Evaluation Criteria (Task 2.10) (Jan. 10, 26) / Recommendation to Council on RFQ Short-List (Jan. 26) 2.13 SPPRE Revises RFP and Draft Evaluation Criteria 2.14 2.14 APPROVAL OF RFQ Proposels, Evaluation Criteria 2.15 SPPER Revises Request for Proposels, Evaluation Criteria 2.15 SPPER Revises Request for Proposels, Evaluation Criteria 2.15 SPPER Revises Request for Proposels, Evaluation Criteria 2.16 SPPER Revises Request for Proposels, Evaluation Criteria 2.17 SPPER Revises Request for Proposels, Evaluation Criteria 2.18 SPPER Revises Request for Proposels, Evaluation Criteria 2.19 SPPER Revises Request for Proposels 2.10 SPPER Proposels	41 2.1	1 SPPRE Prepares Draft of RFP Evaluation Criteria								<u>. </u>																								
44 2.14 COUNCIL CONSIDERS RFQ SHORT-LIST, APPROVAL OF RFP, Evaluation Criteria 45 2.15 SPPRE Revises Request for Proposals, Evaluation Criteria 46	42 2.1	(Task 2.9) and RFP Evaluation Criteria (Task 2.10) (Jan. 10, 26) / Recommendation to						 - -	William Control	 																								
44 2.14 COUNCIL CONSIDERS REQ SHORT (CONSIDERS SECONDIC) APPROVAL OF REP. Evaluation Criteria is 1.573 (Consider to incorporate Council Changes and the consideration of the cons	43 2.1	3 SPPRE Revises RFP and Draft Evaluation Criteria] 																								
Comparison Com	44 2.1	COUNCIL CONSIDERS RFQ SHORT-LIST, APPROVAL OF RFP, Evaluation Criteria						!					TC			TC																		
47	45 2.1	5 SPPRE Revises Request for Proposals, Evaluation Criteria to Incorporate Council Changes						1 		l l																								
48 2.16 SPPRE Evaluates 5 Technical Proposals 49 2.17 SPPRE Develops Questions for Each Developer 50 2.18 SPPRE Presents Basis of Pre-Interview Developer Rankings 51 2.19 Council Committee Interviews Each Developer (3 days) (with Public Component) 52 2.20 SPPRE Prepares Draft Report of Recommendations 53 2.21 Review Draft with Committee, Council and Include Changes 54 2.22 COUNCIL RECEIVES FINAL REPORT, CONSIDERS SELECTING DEVELOPER TO NEGOTIATE 55 2.22 COUNCIL RECEIVES FINAL REPORT, CONSIDERS SELECTING DEVELOPER TO NEGOTIATE 65 2.22 SPREE Proposals 6	46 -	Town Publishes, Distributes RFP						Į		!		$\overline{1}$														1	$\sqcup \downarrow$							
49 2.17 SPPRE Develops Questions for Each Developer 50 2.18 SPPRE Presents Basis of Pre-Interview Developer 50 2.18 SPPRE Presents Basis of Pre-Interview Developer 51 52.19 53 52.20 52 52 52 52 52 52 52	47	Developers Prepare RFP Proposals		 	-	 	 	<u> </u>	-	<u>-</u>		+-+			 				-	-	1			####										
SPPRE Presents Basis of Pre-Interview Developer Rankings	48 2.1	7 SPPRE Develops Questions for Each Developer	1	 	+	 	 	<u> </u>	 	<u> </u>		+					\vdash		1	1	1 1										-			
Signature Sign		SPPRE Presents Basis of Pre-Interview Developer						!		İ																								
2.21 Review Draft with Committee, Council and Include Changes	51 2.1	Council Committee Interviews Each Developer (3								<u> </u> 																	CC							
Sample S	52 2.2	20 SPPRE Prepares Draft Report of Recommendations						[]		1																								
AGREEMENT SELECTING DEVELOPER TO NEGOTIATE June 20 27	53 2.2	Review Draft with Committee, Council and Include Changes]]]] 																		TC					if needed	
55 2.23 SPPRE Prepares Final Report Deliverable: Final Report	54 2.2	22 SELECTING DEVELOPER TO NEGOTIATE																												TC			TC	CC/ TC June 27
	55 2.2	SPPRE Prepares Final Report Deliverable: Final Report						Ī.		İ																								

KEY: TC Town Council
CC Council Committee on Lots 2 and 5
Public Input/ Key Decision Point

		Week #	85	86	87	88	89	90	91	92	93	94	95	96	97
		Month	June	2005			July				August				
		Week of	6	13	20	27	4	11	18	25	1	8	15	22	29
		Part 3. DEVELOPMENT AGREEMENT									,				
		NEGOTIATIONS													
56	3.1, 3.2, 3.3	Negotiation of the Development Agreement with Council's Selected Developer													
57	N/A	Council Committee and Town Council Consideration of													
-525		Part 4. MANAGEMENT OF													
		DEVELOPMENT AGREEMENT		l											
56		Serve as Owner's Rep During Construction	2006-2	2008											

