

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

		Week #	1	2	3	4	5	6	7	8	9	10	11	12	Holidays	13	14	16	17	18	19	20	21	22	23	24	25	26	27	
		Month	October -- 2003				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	26	2	9	16	23	1	8	15	22	29	5	12
CONTRACT APPROVAL																														
---	N/A	Council Committee Reviews Draft SPPRE Contract																												
---	N/A	COUNCIL CONSIDERS APPROVAL OF SPPRE CONTRACT		10/8			10/27																							
---	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																												
3	1.3	Complete a Work Session with Committee on Market Demand Study; Committee Authorization to Proceed																												
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																												
6	1.6	Council Committee Reviews Market Study Findings, Forum Comments, Forwards Recommendation to Council																												
7	1.7	COUNCIL DECIDES WHETHER TO PROCEED, Recommends uses for Land, Building and Infrastructure Program																												

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

Step #	Task #	Week of...	Week #		30		31		32		33		34		35		36		37	
			28	29	Month April --2004		May						May				June			
			12	19	26	3	10	17	24	24	31	7	14							
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-May													
10	1.10	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)																		TC
15	1.9	Architect Revises Urban Design Plan Incorporating Council Changes																		

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Step #	Task #	Task Description	Week #		38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62
			Month		June -- 2004			July			August			September			October			November									
			Week of...		14	21	28	5	12	19	26	2	9	16	23	30	6	13	20	27	4	11	18	25	1	8	15	22	29
		Part 1C. COST ESTIMATION / FINANCIAL ANALYSIS																											
16	1.14	Consider Appraisal, Environmental Assessments, and Soil/Rock Studies on Lots 2 and 5																											
17	1.15	SPPRE Prepares Two Total Development Budgets																											
18	1.16	SPPRE Completes a Finance Model for Two Development Projects																											
19	1.16A	Develop two detailed phasing plans and schedules for developing Lots 2 and 5, the RBC-Centura site and the Wallace Parking Deck properties																											
20	1.16B	Identify sources of financing related to the transit center and environmental mitigation																											
21	1.17	SPPRE Completes Financial Sensitivity Analysis for Two Projects																											
22	1.18	Project Review Session with the Council Committee; Work Session on Developer Solicitation Options																											
23	1.19	SPPRE Develops up to Five Alternative Public/Private Finance Plans																											
24	1.20	SPPRE Develops up to Five Alternative Ownership, Investment, Development Scenarios															7-Sep												
25	1.21	SPPRE Review Session with Council Committee / Committee Considers Recommendation on Whether to Proceed with RFQ Stage															CC	13-Sep	27-Sep		11-Oct	27-Oct							
26	1.22	Council Receives Committee Recommendation, Schedules Forum / Holds Forum															TC	CC / TC forum	CC / TC forum		CC	CC / TC forum				8-Nov			
27	1.23	SPPRE Review Session with Town Council / COUNCIL DECIDES WHETHER TO PROCEED WITH RFQ STAGE (Special Work Session)																									TC		
28	1.24	Revise Recommended Public/Private Finance Plan and Ownership Scenario to Incorporate Council's Changes																											

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