Facility Development Process: *Timeline*

The steps involved in facility development and schools often need or benefit from third party expertise.

**Predevelopment**

- **Feasibility Analysis**
  - Program Needs
  - Cost Estimates
  - Timing
  - Financing
  - Legal Rights
  - Community Support
  - Political Opposition
  - Scenario Analysis

- **Project Strategy**
  - Land Acquisition
  - Conceptual Design
  - Constructability
  - Program Implications
  - Timing
  - Financing/Budget
  - Entitlements
  - Community Relations
  - Political Support
  - Contingency Planning
  - Risk Assessment

- **Property Control**
  - Negotiation
  - LOI
  - Draft Purchase and Sale Agreements
  - Manage Due Diligence
  - Coordinate Timing
  - Contingency Planning
  - Risk Assessment
  - Manage Entitlements and Variances

- **Arrange Financing**
  - Identify and Explore Financing Options
  - Recommend Financing
  - Source and Structure
  - Ensure Team is Assembled
  - Create and Assemble Required Information
  - Negotiate Price
  - Manage Application Process
  - Manage Timing of Process
  - Ensure Timely Closing
  - Contingency Planning

- **Design, Permits, and Bids**
  - Act as Owner’s Rep
  - Review and Assess Plans
  - Program Needs Reviews
  - Cost/Budget Reviews
  - Timing
  - Community Support
  - Ensure Owner’s Requirements are Met
  - Obtain Timely Owner Approvals
  - Security
  - Telecommunications
  - Technology
  - FFE

REINVESTMENT FUND
Facility Development Process: Timeline

The steps involved in facility development and schools often need or benefit from third party expertise.

**Construction**

- Demolition and Site Prep
- Construction
- Occupancy
- Punch List and Warranty

**Environment**
- Environmental remediation & Coordination with local jurisdiction to obtain applicable governmental approvals
- Cost/Budget Management
- Timing/Schedule
- Review Draw Requests
- Identify and Pursue Rebates
- Review Change Orders
- Owner Updates
- Deal with Any Unforeseen Problems
- Manage the Draw Process
- E Rate

**Cost/Budget Management**
- Timing/Schedule
- Ensure C of O is in Place
- Deal with Any Unforeseen Problems

**Occupancy**
- Punch List
- Develop Punch List
- Ensure all warranties are in Place
- Deal with Any Unforeseen Problems

**New Home for School**