

Facility Development Process: *Timeline*

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

Predevelopment



Program Needs	Land Acquisition	Negotiation	Identify and Explore Financing Options	Act as Owner's Rep
Cost Estimates	Conceptual Design	LOI	Recommend Financing	Review and Assess Plans
Timing	Constructability	Draft Purchase and Sale Agreements	Source and Structure	Program Needs Reviews
Financing	Program Implications	Manage Due Diligence	Ensure Team is Assembled	Cost/Budget Reviews
Legal Rights	Timing	Coordinate Timing	Create and Assemble Required Information	Timing
Community Support	Financing/Budget	Contingency Planning	Negotiate Price	Community Support
Political Opposition	Entitlements	Risk Assessment	Manage Application Process	Ensure Owner's Requirements are Met
Scenario Analysis	Community Relations	Manage Entitlements and Variances	Manage Timing of Process	Obtain Timely Owner Approvals
	Political Support		Ensure Timely Closing	Security
	Contingency Planning		Contingency Planning	Telecommunications
	Risk Assessment			Technology
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Construction



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

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



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