

Joint Development Program Process

The following is for illustrative purposes only, as each project is unique:

- **Market/Highest and Best Use Study** **4 months**
 - *Procure Market/Economic Consultant (2 months)*
 - *Prepare Market/Economic Study (2 months)*
 - *Adopt Preferred Project Development Strategy (Hold, Proceed to next phase, Partner, etc.)*

- **Design/Development Guidelines** **6 months**
 - *Procure Design Consultant (2 months)*
 - *Conduct Community Outreach (2 months)*
 - *Prepare Design/Development Guidelines (1 month)*
 - *Obtain Board Approval (1 month)*

- **RFQ Process** **6 months**
 - *Prepare & Issue RFQ (2 months)*
 - *RFQ Response Prep by Proposers (2 months)*
 - *RFQ Response Review/Selection of QCP (2 months)*

- **RFP Process** **7 months**
 - *Prepare & Issue RFP (1 month)*
 - *RFP Response Prep by Proposers (3 months)*
 - *RFP Response Review/Selection of Proposal (2 months)*
 - *Metro Board Approval of Selected Proposal (1 month)*



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(Continued)

- **Execute ENA** **1 month**
- **JDA/Ground Lease Process** **11 months**
 - *Negotiate & Finalize Business Terms (6 months)*
 - *Metro Board Approval of Business Terms (1 month)*
 - *Negotiate/Finalize Form of JDA, Ground Lease, etc. (3 months)*
 - *Execute JDA (1 month)*
- **Entitlement Process (Concurrent with Above)** **1-18 months**
 - *Obtain Entitlements (assume 1-18 months)*
 - *Execute Ground Lease, etc. (1 month)*
- **Construction Period** **24-36 months**
- **TOTAL PROCESS:** **60-85 months**