

# ENTITLEMENTS & TIMELINES

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# TIMING & RESPONSIBILITIES

## Development cycle

- Team selection
- Property identification and feasibility analysis
  - Site Considerations
    - Alta
    - Phase I ESA
    - Geo Tech
    - Asbestos
- Financing
- Design
- Predevelopment – how are you going to pay upfront costs?
- Permit and regulatory improvements
- Implementation
- Certificate of Occupancy

# DESIGNING AND BUILDING A FACILITY

## Phase 1 – Design and Development



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

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

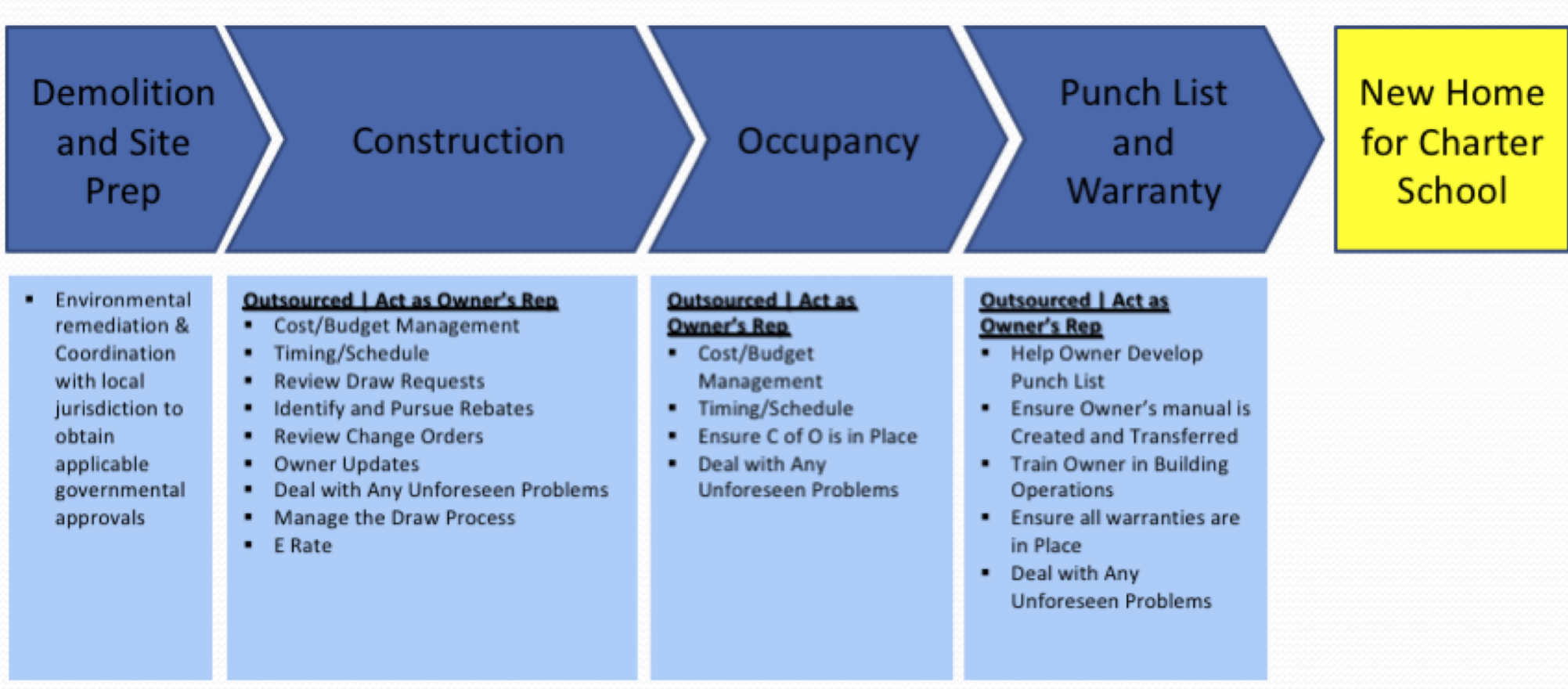
- Negotiation/LOI
- Draft Purchase and Sale Agreements
- Manage Due Diligence
- Coordinate Timing
- Contingency Planning
- Risk Assessment
- Manage Entitlements and Variances

- 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

- Outsourced | 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

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## Phase 2 – Construction



# {PRESENTERS}



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