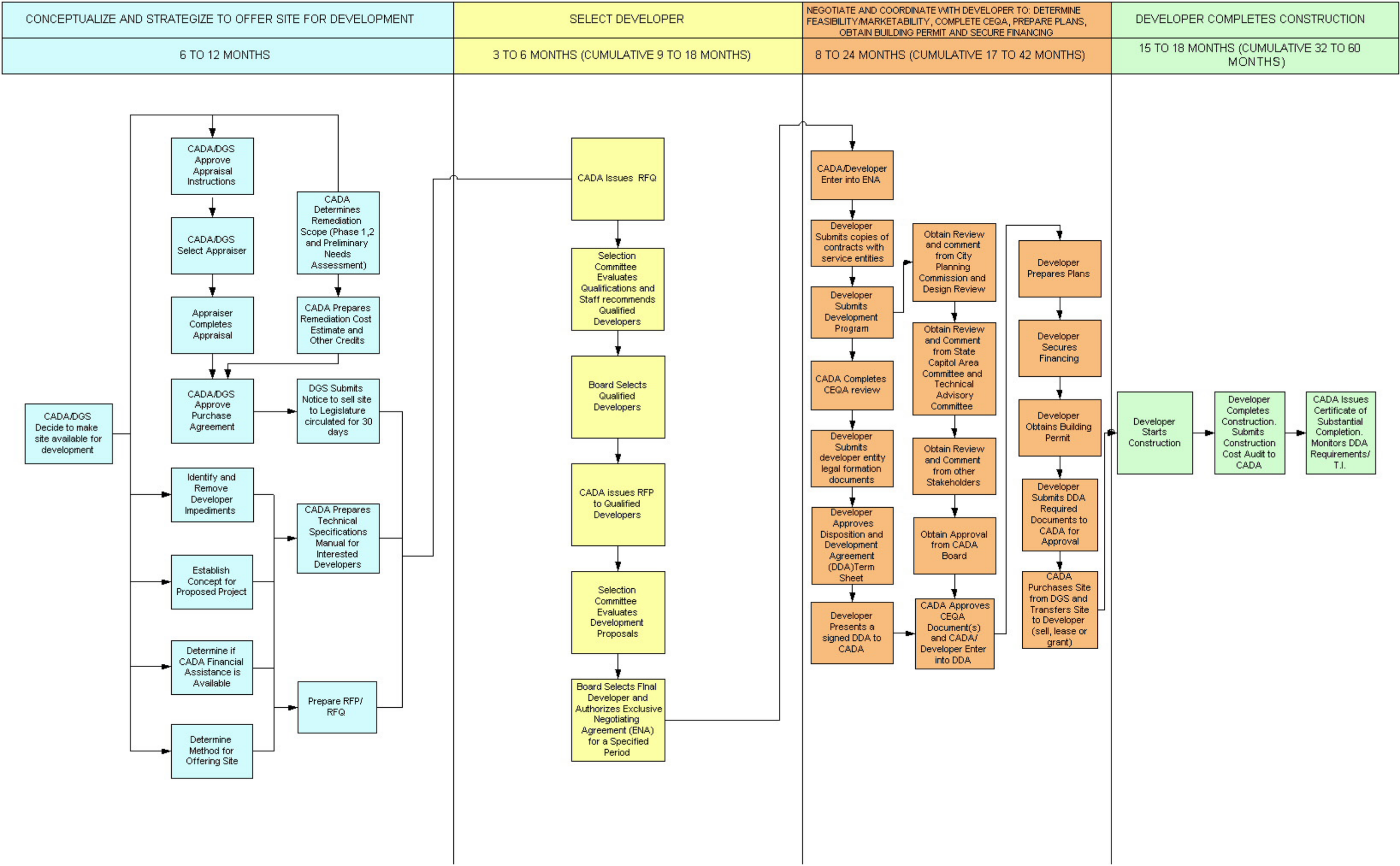
CONCEPTUALIZE AND STRATEGIZE TO OFFER SITE FOR DEVELOPMENT
6 TO 12 MONTHS
SELECT DEVELOPER
3 TO 6 MONTHS (CUMULATIVE 9 TO 18 MONTHS)
NEGOTIATE AND COORDINATE WITH DEVELOPER TO: DETERMINE FEASIBILITY/MARKETABILITY, COMPLETE CEQA, PREPARE PLANS, OBTAIN BUILDING PERMIT AND SECURE FINANCING
8 TO 24 MONTHS (CUMULATIVE 17 TO 42 MONTHS)
DEVELOPER COMPLETES CONSTRUCTION
15 TO 18 MONTHS (CUMULATIVE 32 TO 60 MONTHS)
CADA/DGS Decide to make site available for development
CADA/DGS Approve Appraisal Instructions
CADA/DGS Select Appraiser
Appraiser Completes Appraisal
CADA Determines Remediation Scope (Phase 1,2 and Preliminary Needs Assessment)
CADA Prepares Remediation Cost Estimate and Other Credits
CADA/DGS Approve Purchase Agreement
DGS Submits Notice to sell site to Legislature circulated for 30 days
Identify and Remove Developer Impediments
Establish Concept for Proposed Project
Determine if CADA Financial Assistance is Available
Determine Method for Offering Site
CADA Prepares Technical Specifications Manual for Interested Developers
Prepare RFP/ RFQ
CADA Issues RFQ
Selection Committee Evaluates Qualifications and Staff recommends Qualified Developers
Board Selects Qualified Developers
CADA issues RFP to Qualified Developers
Selection Committee Evaluates Development Proposals
Board Selects Final Developer and Authorizes Exclusive Negotiating Agreement (ENA) for a Specified Period
CADA/Developer Enter into ENA
Developer Submits copies of contracts with service entities
Developer Submits Development Program
CADA Completes CEQA review
Developer Submits developer entity legal formation documents
Developer Approves Disposition and Development Agreement (DDA)Term Sheet
Developer Presents a signed DDA to CADA
Obtain Review and comment from City Planning Commission and Design Review
Obtain Review and Comment from State Capitol Area Committee and Technical Advisory Committee
Obtain Review and Comment from other Stakeholders
Obtain Approval from CADA Board
CADA Approves CEQA Document(s) and CADA/ Developer Enter into DDA
Developer Prepares Plans
Developer Secures Financing
Developer Obtains Building Permit
Developer Submits DDA Required Documents to CADA for Approval
CADA Purchases Site from DGS and Transfers Site to Developer (sell, lease or grant)
Developer Starts Construction
Developer Completes Construction. Submits Construction Cost Audit to CADA
CADA Issues Certificate of Substantial Completion. Monitors DDA Requirements/ T.I.