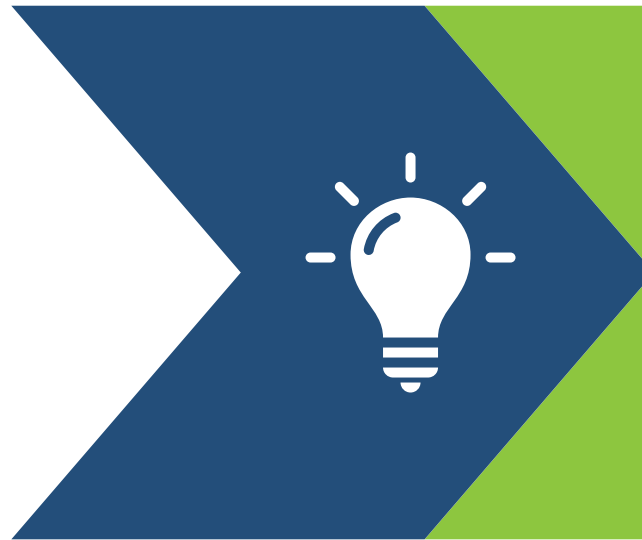




PROJECT LIFE CYCLE

Note: This represents a general life cycle for projects. Each project is unique and durations for a phase may vary or an activity may occur in phase different than shown due to the project specific constraints and other considerations.

DEVELOPMENT

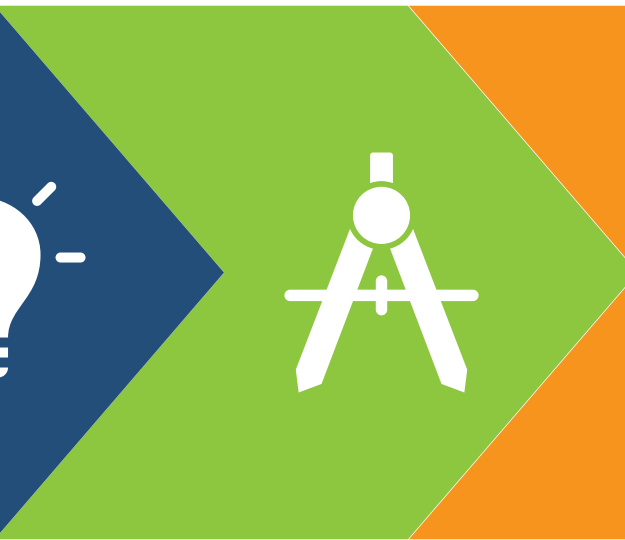


This phase includes the establishment of fundamental design criteria and decision-making processes, which form the essential design choices made to meet the project goals.

- Establish project goals
- Define design criteria
- Preliminary programming needs
- Site studies
- Concept plans
- Land use/code review
- Agreements/partnerships
- Public outreach
- Environmental analysis
- Establish schedule and budget

Duration: 0 - 36 months

DESIGN

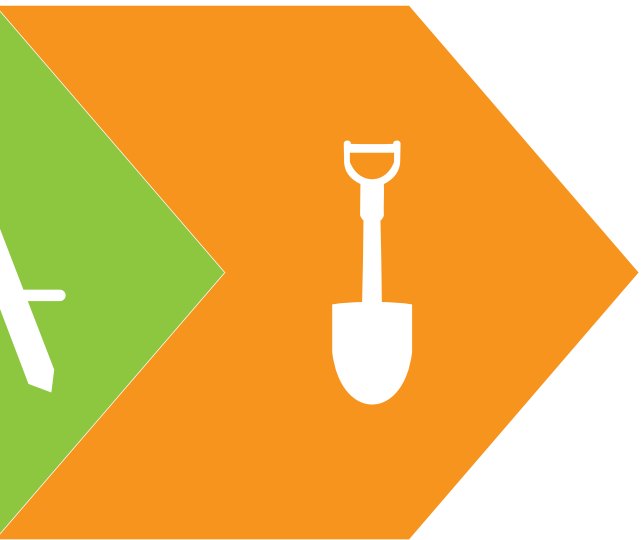


This phase includes development of the means, techniques, and criteria to meet the requirement of the project goals and design intent.

- Continued public outreach
- Design survey
- Geotechnical analysis
- Utility coordination
- Property acquisition
- Site plan development
- Cost and scope refinements
- Preliminary and final design
- Develop construction packages
- Environmental and historic investigation, permitting and clearances

Duration: 6 - 24 months

CONSTRUCTION



In this phase, construction activities are initiated and completed as per the project's design requirements.

- Public information
- Manage traffic during construction
- Construction surveying
- Utility relocation
- Demolition
- Environmental remediation/abatement
- Site work
- Foundations/footings
- Paving
- Testing
- Furniture, Fixtures, and Equipment Installation

Duration: 6 - 24 months