Phase 1	Phase 2	Phase 3	Phase 4
Determine the Vision	Determine best ownership and financial structure to make the Vision a reality	Turn the Vision into a Design	From Design to Reality
StakeholdersGLB	 Stakeholders GLB Financial Institution 	 Stakeholders GLB Design Professional 	 Stakeholders GLB Subcontractors Financial Institution
Understand the Vision Demographic and needs analysis Market analyses Feasibility study Identify property options	 Develop and Fund Organization Legal ownership entity Management Private placement offering to collect capital Arrange debt needed to develop project 	 Design Development Acquire land Complete programming Complete site, building, and tenant designs Execute leases Secure entitlements and permits 	Construction Secure best price through competitive bid Guarantee the price Construct the building Meet all occupancy requirements Assemble warranties Manage the building
• Report to Stakeholders: Define building need, budget, and economic proforma to allow the stakeholders to decide whether to pursue the opportunity	 Formation documents Investment documents Finance Packages Report to Stakeholders: Revise economic proforma to reflect revised financial terms and returns to allow the stakeholders to decide whether to move forward 	 Programs Schematic Design Construction Documents Entitlements and Permit documents Leases Report to Stakeholders: Project plans and status 	 Complete building Report to Stakeholders: Final cost analysis and projected returns Execute Permanent Financing Documents

TASKS

DELIVERABLES