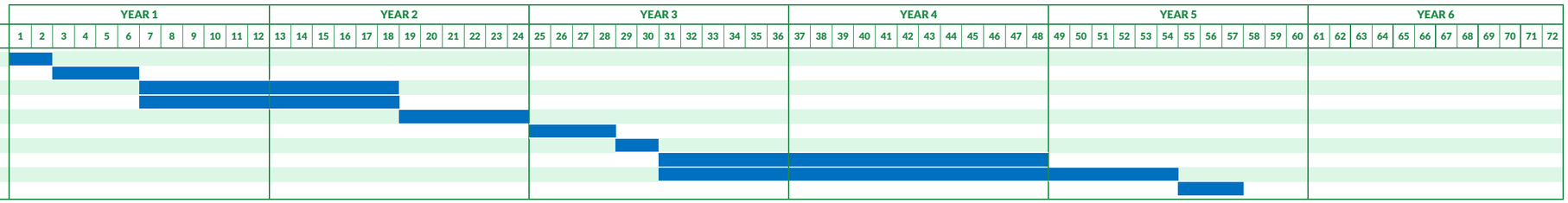
CIVIC LEGACY

ESTIMATED DESIGN AND DEVELOPMENT SCHEDULE

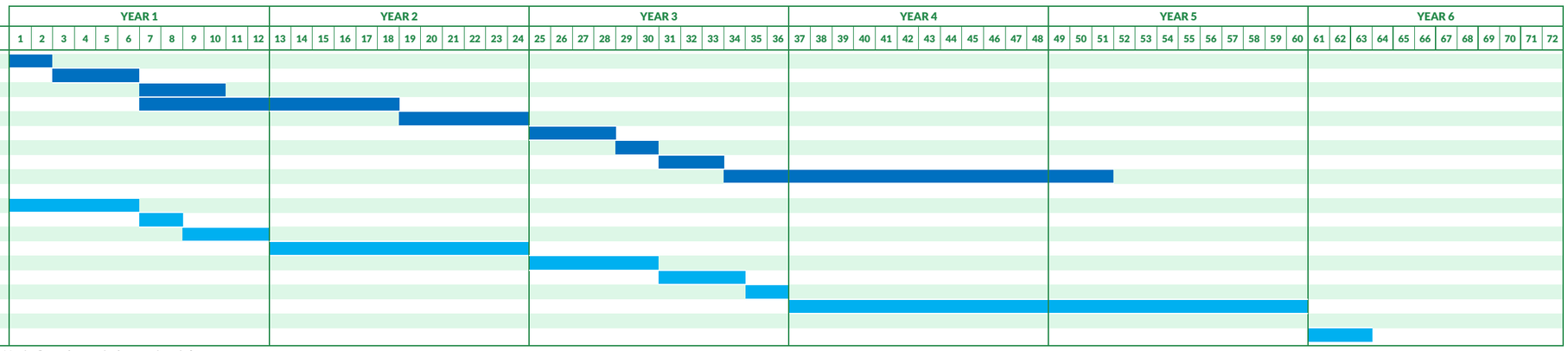
OPTION 1: Arena & Theatre Retained

DESIGN + CONSTRUCTION PHASES	MONTHS
RFP Preparation	2
Design Team Selection	4
Design and Public Input (Civic Center Renovation)	12
Design and Public Input (Underground Parking, Streets and Sidewalks)	12
Design Approvals and Permitting	6
Public Bid Process	4
Contractor Selection	2
Construction Duration (Civic Center Renovation)	18
Construction Duration (Underground Parking, Streets and Sidewalks)	24
Project Completion and Commissioning	3



OPTION 2: Arena Removed & Theatre Replaced

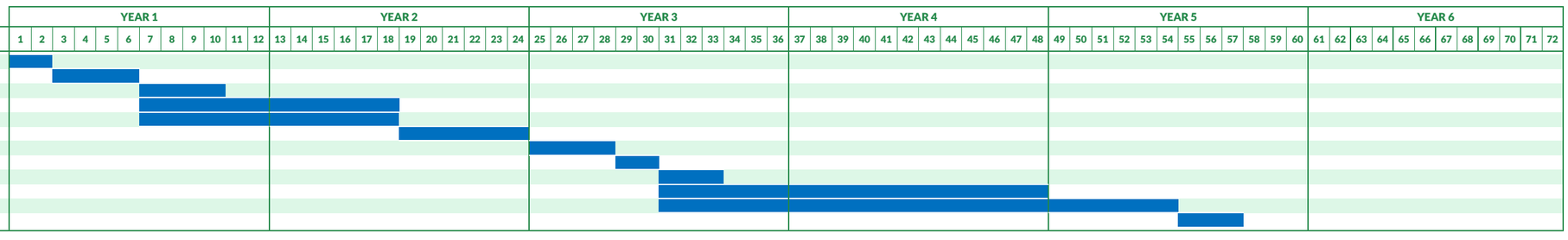
DESIGN + CONSTRUCTION PHASES	MONTHS
RFP Preparation	2
Design Team Selection (Demolition, Elbert Square, Streets and Sidewalks)	4
Demolition Plans (Civic Center)	4
Design and Public Input (Elbert Square, Streets and Sidewalks)	12
Design Approvals and Permitting	6
Public Bid Process (Demolition, Elbert Square, Streets and Sidewalks)	4
Contractor Selection (Demolition, Elbert Square, Streets and Sidewalks)	2
Demolition (Civic Center) *	3
Construction Duration (Elbert Square, Streets and Sidewalks)	18
Land Procurement (New Theatre Site)	6
RFP Preparation	2
Design Team Selection (New Theatre)	4
Design and Public Input (New 2,500 Seat Theatre)	12
Design Approvals and Permitting	6
Public Bid Process (New Theatre)	4
Contractor Selection (New Theatre)	2
Construction Duration (New 2,500 Seat Theatre)	24
Project Completion and Commissioning	3



**The schedule as presented removes the Johnny Mercer Theatre, Community Ballroom, and Community Meeting Rooms from service for approximately 3 years.*
To sequence the projects to allow for the uninterrupted use of these facilities, add 5 years to the estimated timeline.

OPTION 3: Arena Removed & Theatre Retained

DESIGN + CONSTRUCTION PHASES	MONTHS
RFP Preparation	2
Design Team Selection	4
Demolition Plans (Arena Only)	4
Design and Public Input (J.M. Theatre Renovation)	12
Design and Public Input (Underground Parking, Streets and Sidewalks)	12
Design Approvals and Permitting	6
Public Bid Process	4
Contractor Selection	2
Demolition (Arena Only)	3
Construction Duration (J. M. Theatre Renovation)	18
Construction Duration (Underground Parking, Streets and Sidewalks)	24
Project Completion and Commissioning	3



GENERAL NOTES

- Time estimates are approximate and follow general industry practices.
- Public engagement and input for each project component will be developed during the design process.
- It is assumed that programming of private blocks would take place during development of public initiatives, and that construction within private blocks would commence after completion of public infrastructure.