

Section 3 - Timeline for Development

November, 2014: County selection of developer

December, 2014 – February, 2015:

- Negotiate Purchase and Sale Agreement between developer and County (or ground lease negotiations).
- Commence schematic design of site and structure
- Commence discussions with City Planning Department and prepare a project approval schedule
- Perform environmental assessment of structure and site

March, 2015 – April, 2015:

- Complete schematic design phase
- Commence Environmental and Site Plan Review process with the City of Ithaca in March
- Commence design development phase
- Obtain proposals for environmental remediation
- Obtain proposals for demolition of existing structure
- Execute Purchase and Sale Agreement with Tompkins County
- Obtain commitment for project financing

May, 2015 – June, 2015:

- Complete Environmental and Site Plan Review process with the City
- Complete Design Development phase
- Commence Construction Documents phase
- Anticipated closing of sale of property
- Obtain demolition permit from the City of Ithaca

July, 2015 – August, 2015:

- Complete environmental remediation of existing structure
- Invite recycling agencies to remove any recyclable materials from the existing structure
- Complete all Construction Documents
- Commence bidding period
- Anticipated closing on project financing
- Begin project marketing effort

September, 2015 – October, 2015:

- General Contractor selection and mobilization
- Complete demolition of existing structure
- Obtain building permit from the City of Ithaca
- Commence construction

October, 2015 – November, 2016:

- Construction Period/ Project Completion