



Public Private Partnership – P3

EDA Real Estate Process – Fundamental Steps

- Development and Completion of Space Program (Quantifies Square Footage)
- Obtain County Board of Supervisors In-Principle Authority to Lease Space if Required
- Draft Request For Proposal Document
- Advertise Request For Proposal Pursuant to Government Code Section 6063
- Create Short List of Responders
- Select Panel Interview Members
- Hold Panel Interviews with Short List Responders
- Evaluate and Score
- Select Developer
- Commence Design Process
- Commence Ground Lease and Facilities Lease Negotiations
- Finalize Design Process
- Based on Final Design, obtain Pricing (Capital Cost of Project and Corresponding Lease Rate)
- Finalize Ground Lease and Facilities Lease Negotiations
- Submit Ground Lease and Facilities Lease to County Board of Supervisors for approval
- Developer Commences Project
- Developer Completes Project - Obtains Certificate of Occupancy