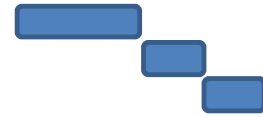


1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

**Hire General Contractor for Preconstruction Services**

- \* Request for Proposals
- \* Proposal Evaluation and Notice of Intent to Award Contract
- \* Contract Negotiations and Execution



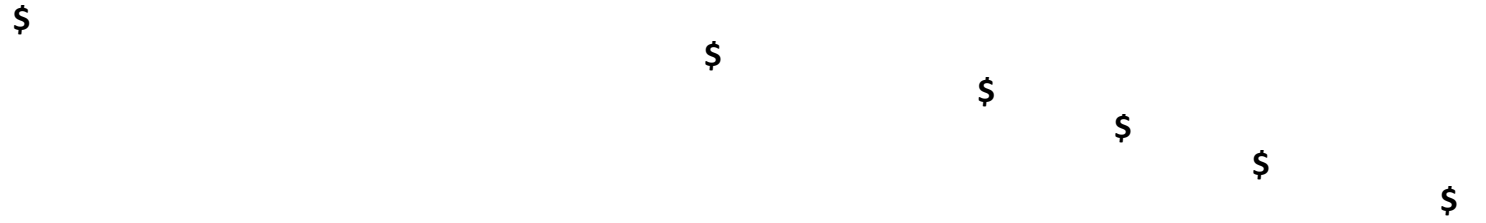
**Design - Predevelopment Services**

- 50% Schematic Design (including Design Advice Request)
- 100% Schematic Design (including Design Review)
- 50% Design Development
- 100% Design Development
- 50% Construction Documents
- 90% Construction Documents (Pricing Set)



**Pricing (by General Contractor)**

- 50% SD
- 100% SD
- 50% DD
- 100% DD
- 50% CD
- 90% CD - Guaranteed Maximum Price (GMP)



**Prosper Portland Board Approvals**

- Purchase and Sale/Development Agreement

