

## Pembroke Recreational Complex Exclusive Negotiating Agreement Checklist

Reference	Page	Event	Time Period Goal	Completed?
<b>4.02</b>	<b>5-6</b>	<b>Planning Workshops and Community Input</b>	<b>Oct 2017 - Feb 2018</b>	
		NAB, sports orgs, RPC, HOAs (2 rounds of meetings)		
<b>4.03</b>	<b>6</b>	<b>Due Diligence</b>	<b>Oct 2017 - Feb 2018</b>	
		building inspections		
		environmental inspections		
		geotechnical and soils inspections		
		flood zone inspections		
		records inspections		
		marketing information: regional tournaments & events, scheduling & use of the complex by local sports organizations and general public		
<b>4.04</b>	<b>6-7</b>	<b>Preliminary Environmental Engineering</b>	<b>Oct 2017 - Feb 2018</b>	
		site plan		
		project program description		
		schedule		
		economic/marketing study and plan		
		construction budget		
		project pro formas		
		financing plans		
<b>4.05</b>	<b>7</b>	<b>Appraisal per NRS 268.059</b>		
<b>5.01</b>	<b>8</b>	<b>Definitive Agreement Negotiated and Approved</b>	<b>Feb 2018 - Apr 2018</b>	
		Public hearing and approval by City Council		
	8	(term sheet or agreement)		
<b>5.02</b>	<b>8</b>	<b>Survey and Parcel Map</b>		
	<b>8</b>	<b>Information about service providers</b>		
	8	List of service providers (construction company, facility operators, who will schedule/run tournaments, concessionaire)		
	9	Proposed contractual arrangements with service providers		
	9	Qualifications of service providers		
	9	Organizational documents of service providers		
	9	Financial information and capabilities of service providers		
	<b>9</b>	<b>Traffic Study</b>	<b>Jan 2018</b>	
	<b>9</b>	<b>Noise and Light Study</b>	<b>Jan 2018</b>	
	<b>9</b>	<b>Lendor and investor information</b>		
		Planning & Preliminary Design	Apr 2018 - Jun 2018	
		Design Development	Jun 2018 - Aug 2018	
		Construction Documents	Aug 2018 - Dec 2018	
		Pricing and Value Engineering	Dec 2018 - Jan 2019	
		Construction	Feb 2019 - Apr 2020	
		Construction Closeout and Start Up	May 2020 - Jun 2020	
		Soft Opening & Ribbon Cutting	Jun 2020	
		First Full Operational Season	Summer 2020 - Spring 2021	
		Evaluation and Operational Refinement	Jul 2021	