City of Freeport Rawleigh Development Implementation Strategy *February 2015*		Months										
		M1	M2	M3	M4	M5	M6	M7	M8	M9	M10	M11
BUILDING C- POWERHOUSE												
BUILDING ANALYSIS												
Evaluate Building Structure	Roof, exterior walls, windows and foundation											
Evaluate Building Systems	Electrical (including transformers), water, sanitary sewer, HVAC											
Evaluate Potential Funding Sources	Determine extent of funding from IL Energy Now & SEDAC assistance, USDA and others											
Prepare Construction Budget for Shell	Determine minimal extent of improvements and costs needed to make building habitable											
Develop Construction Time Line	Determine time required for buildout to begin once a tenant/owner is identified											
LONG-TERM DEVELOPMENT OPPORTUNITIES												
Brew Pub/ Restaurant												
Prepare Revised Pro Forma	Develop pro forma based on updated costs and expected rents											
Prepare Spec Sheet	Prepare specifications sheet for available space including area dimension, ceiling heights, rents and general lease terms											
Circulate Spec Sheet to Brokers and Businesses	Distribute spec sheet to brokers throughout the region, chambers of commerce, etc. and post on website. Consider holding an open house.											
Contact Existing Operators	Contact existing brew pub operators in the region about a Rawleigh location											
Execute Letters of Intent & Leases												