1. Program Concept in Place
2. Real Estate Search
3. Potential Facility Identified: process from here repeats with possible overlapping inquiries
   a. preliminary suitability of facility, location and price range
   [b. if necessary to hold property due to market status: purchase short-term option]
   c. during option period or pre-offer (aimed a 2-week target to complete):
      i. identify state preliminary support to proceed
      ii. engage small number of pre-identified community leaders to discuss potential program in detail, identify potential community obstacles and secure advance commitment for active support role; including some at governor's level
      iii. complete more refined review of architectural/renovation needs and costs
      iv. price negotiations and discussions of terms and conditions of P&S
      v. maintain plausible deniability: for any public inquiry, "we're looking at several sites so we're not prepared to identify any"
   d. immediately prior to end of option period/or preparatory to formal offer, hold emergency Futures meeting (week's notice without advance site identification); verbally notify legislative committee chairs with offer to be scheduled for update at soonest preference; have press release available regarding "dialogue underway with town" and itemizing steps required in conditions of P&S (identify explicit "CON"/hearing/state approval process still pending)
   e. sign P&S
4. Full Due Diligence time
   a. program refinements to match facility
   b. appraisals, full engineering stuff
   c. identify calandar in advance with local focus/information group dates, hosted by strategic community leaders
   d. identify state public hearing (CON) date