



STATUS REPORT NO. 1

Hidden Valley and Tatum Feasibility Analysis

Prepared for the
Board of Education
Santa Barbara School District and
Santa Barbara High School District

Prepared by:
UniDev, LLC

November 8, 2005



PRESENTATION AGENDA

Introduction

Background

Feasibility Analysis Process

The Executive Committee

The Working Group

Resource Managers

The UniDev Team

Process Management

Public Outreach

INTRODUCTION

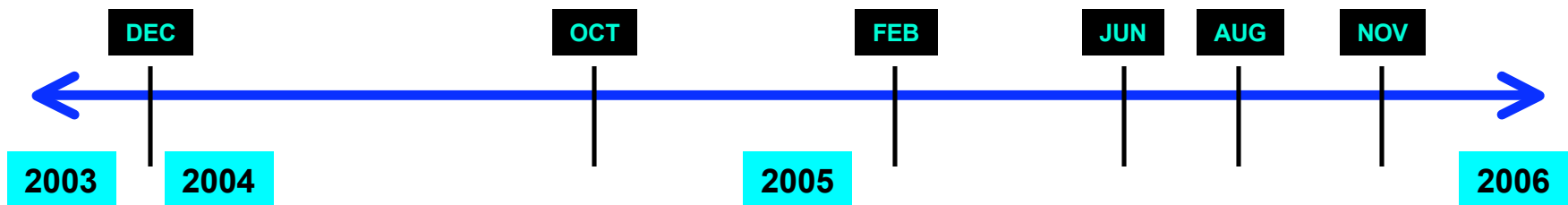
- **Report No. 1 on the Status of the Feasibility Analysis, 04 Nov. 05**
- **Monthly written status reports to the School Board**
- **First in a series of oral reports before the School Board**
- **Subsequent oral reports will be tied to milestones in the process**

UniDev Will Keep the School Board Informed of Progress of the Feasibility Analysis

BACKGROUND

Feasibility Analysis is merely one component in an ongoing process:

- The School Districts began looking at potentially excess sites in 2003
- Real Property District Advisory Committee formed late 2003
- District Advisory Committee broadly composed of community members
- School Board accepted preliminary recommendations October 2004
- School Board began public procurement process in February 2005
- Unanimous recommendation of preferred team made June 2005
- School Board approved Feasibility Analysis contract August 2005



Feasibility Analysis Should Be Viewed in the Larger Context of the Districts' process

BACKGROUND

The School Districts' Overarching Goals:

- Greater fiscal stability by **supplementing the Districts' resources**
- Opportunity to create high-quality **housing Districts' staff can afford**

The Hidden Valley and Tatum Sites Are Important Assets that Must Be Evaluated Fully

BACKGROUND

The School Districts' Asked UniDev to Evaluate Four Options:

- **“as is” disposition of each site**
- **“fully entitled” disposition of each site**
- **Development of each site as workforce housing for the Districts' staff**
- **Development and sale of market-rate homes on each site**

The School Districts Need the Flexibility to Solve the Systems' Fiscal and Staff Needs

BACKGROUND

What Is a “Feasibility Analysis?”

- **Objective analysis of costs and benefits** of particular development program
- **Generally accepted approach** within real estate development industry
- Our Feasibility Analysis will identify **preferred approach for each option**
- Our Feasibility Analysis **will NOT recommend any one option** among the four
- **School Board may consider other options** outside the Feasibility Analysis
- **Only the School Board** can make final decision among available options

The School Board Seeks, and UniDev Will Provide, an Objective Assessment of Options

FEASIBILITY ANALYSIS PROCESS

The School Districts' and the UniDev Team's Progress thus far:

- **Internal organizational structure**
- **Clear roles and responsibilities**
- **Decision-making hierarchy**
- **Protocol for internal communications**
- **Systematic approach for securing public input**
- **Developing a detailed schedule**
- **Establishing parameters for internal demand analysis**

Clear & Functional Working Relationship Between School Districts and UniDev Team

FEASIBILITY ANALYSIS PROCESS

The School Districts' and the UniDev Team's Work Product thus far:

- The **Executive Committee and Working Group** structures have been finalized
- A very detailed, draft **Work Plan** is nearing completion
- A draft **Community Outreach Plan** is also nearing completion
- A draft **Community Forums Plan** is expected to be finalized by the end of November
- The protocol for the **Internal Demand Analysis** is being implemented
- **Voluntary Focus Groups** for School Districts' staff are being recruited for next week
- The UniDev Team has made its first **Status Report** to the School Board

Substantial Progress Has Been Made and Will Continue to Be Made

THE EXECUTIVE COMMITTEE

- Nancy Harter, School Board Member
- Robert Noel, Ed.D., School Board Member
- J. Brian Sarvis, Ed.D, Superintendent
- Mary Stark, Assistant Superintendent of Business Services
- Dave Hetyonk, Director of Facilities and Operations
- Craig Price, Esquire, Griffith & Thornburg, General Counsel
- James Rabe, Keyser Marsten, real estate consultant
- Pat Saley, Pat Saley & Associates, land use consultant
- Don Olson, former member of the District Advisory Committee

The Executive Committee Makes All Major Decisions About Managing the Process

THE WORKING GROUP

- **The Working Group is comprised of the following members:**
 - **Nancy Harter**
 - **Dave Hetyonk**
 - **Pat Saley**

The Working Group Is Involved in the Day-to-Day Details of the Feasibility Analysis

RESOURCE MANAGERS

The UniDev Team, the Working Group and the Executive Committee, will have access to “Resource Managers” on an as-needed basis.

Resource Managers are those individuals, both within and without the School Districts, with specific expertise on issues relevant to the Feasibility Analysis process.

Examples of Resource Managers include:

Dr. Kristine Robertson and Elaine Alvarado in the Personnel Department

City of Santa Barbara and Santa Barbara County planning department staff

**Representatives of the Santa Barbara Teachers Association (SBTA)
and the Classified School Employees Association (CSEA)**

The School Districts’ outside consultants: Craig Price, Jim Rabe, and Pat Saley

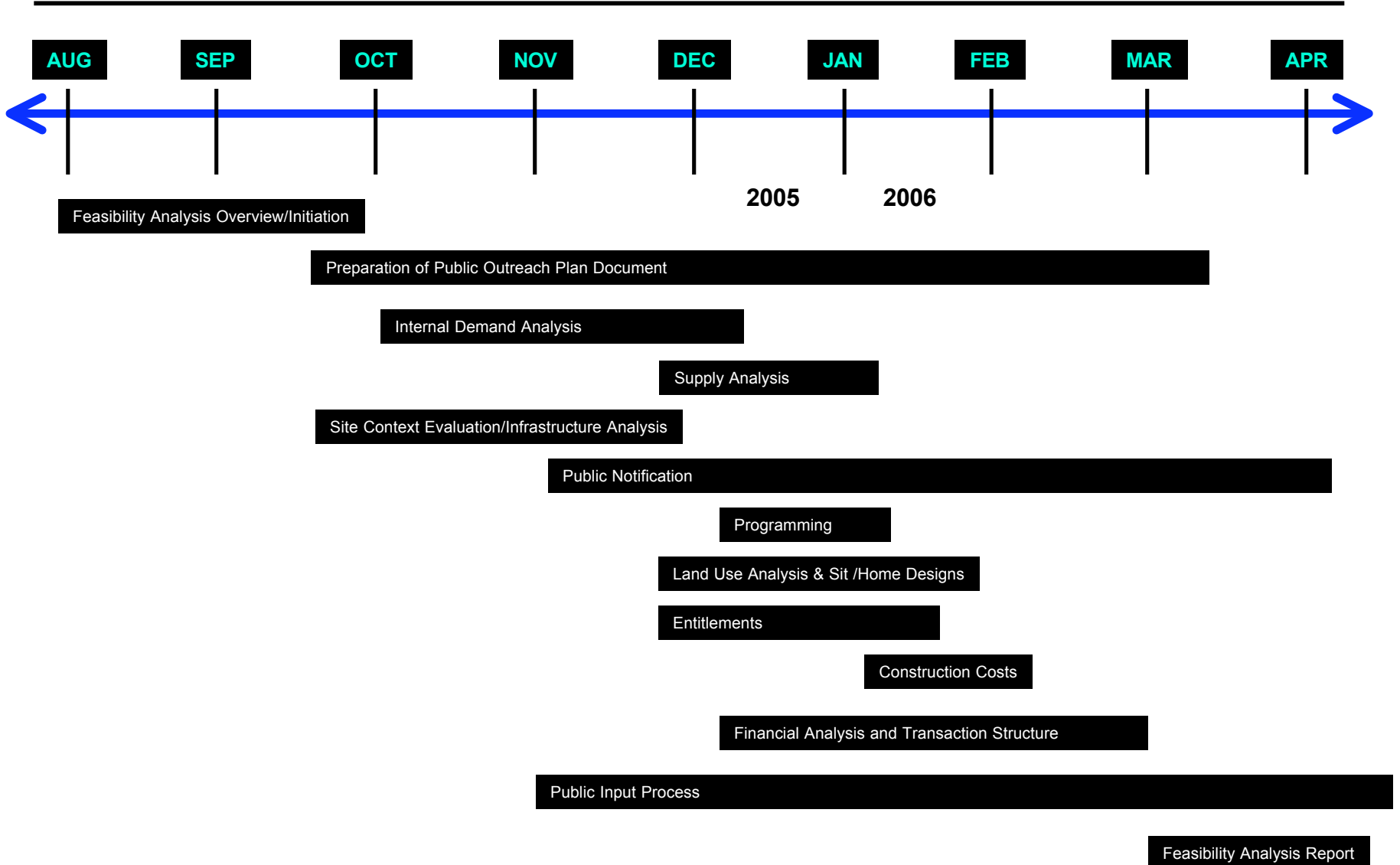
The UniDev Team Will Seek Out Input and Expertise from a Broad Range of Sources

THE UNIDEV TEAM

- The UniDev Team members and their primary roles are as follows:
 - Brian Cearnal, principal, Cearnal Andrulaitis, Local Architect;
 - David C. Fainer, Jr., Esquire, Local Land Use Counsel;
 - Moore Iacofano Goltsman, Inc., Public Outreach Consultant;
 - Lim Chang Rohling & Associates, Inc., Design Architect;
 - Hamilton, Rabinovitz & Alschuler, Inc., Entitlements Consultant;
 - Robert Charles Lesser & Co., LLC, Market Analyst;
 - Rincon Consultants, Inc., Environmental Impact Consultants;
 - Huitt-Zollars, Civil Engineer;
 - CTG Energetics, Sustainability Consultant;
 - Citigroup Global Markets, Investment Banking and Public Finance Partner;
 - Fannie Mae, Mortgage Financing Partner; and
 - Nordman Cormany Hair & Compton, Real Estate and Transactional Counsel.

Multidisciplinary Team with Broad Real Estate, Local, and Coastal California Experience

PROCESS MANAGEMENT



Summary of Major Tasks from Draft Work Plan

PUBLIC OUTREACH

Informal, one-on-one and small group meetings with key stakeholders will be scheduled throughout November and December

A web page will be created to allow the community to follow the Feasibility Analysis process as well as providing an additional mechanism for community input

In mid-January three open community forums will be held on three separate days, to maximize public participation

During the week of March 6th the Feasibility Analysis Draft Report should be ready for delivery to the School Board, with a Work Session and public hearing to follow

The School Board may decide whether to schedule further public hearings following receipt the Final Report (tentatively after Spring Break), as part of its deliberations

The Team Will Elicit Public Input at Many Levels AND Throughout the Process