

**EXHIBIT A      WORK PLAN**

SANTA BARBARA SCHOOL DISTRICTS – FEASIBILITY ANALYSIS RE TATUM & HIDDEN VALLEY SITES  
 UNIDEV TEAM FEASIBILITY ANALYSIS WORK PLAN SUMMARY

TASKS AND SUBTASKS	RESPONSIBILITY		SEP		OCTOBER					NOVEMBER				DECEMBER				JANUARY 2006				FEBRUARY				MARCH			APR				
	1 <sup>ST</sup>	2 <sup>ND</sup>	15	30	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9	16	23	30	6	13	20	27	6	13	20	27	3		
FEASIBILITY ANALYSIS (“FA”) OVERVIEW / INITIATION																																	
PREPARATION OF PUBLIC OUTREACH PLAN DOCUMENT																																	
DEMAND ANALYSIS																																	
SUPPLY ANALYSIS																																	
SITE CONTEXT EVALUATION AND INFRASTRUCTURE ANALYSIS																																	
PUBLIC NOTIFICATION																																	
PROGRAMMING																																	
LAND USE ANALYSIS AND SITE AND BUILDING DESIGNS																																	
ENTITLEMENTS																																	
ESTIMATING AND APPLYING CONSTRUCTION COSTS																																	
FINANCIAL ANALYSIS AND TRANSACTION STRUCTURE																																	
PUBLIC INPUT PROCESS																																	
FEASIBILITY ANALYSIS REPORT																																	