

**FORT WORDEN LIFELONG LEARNING CENTER
PDA MANAGEMENT OPTIONS
(For business plan development)**

PRIMARY BUSINESS PLAN COMPONENTS/FEATURES	OPTION 1	OPTION 2
1. Identify & evaluate renovation of unrestored/ underutilized buildings for use by new or existing programmatic partners/tenants <ul style="list-style-type: none"> • Must support LLLC vision • Recruit new tenants/partners • Undertake and manage A&E and capital renovation • Future lease revenues support PDA operations 	X	X
2. Explore and evaluate the redevelopment of Buildings 225 and 298 for use for enhanced accommodation uses <ul style="list-style-type: none"> • Identify the cost and return on investment to Improve the appearance and comfort (FF&E) of the overnight accommodations • Prepare RFP for private investor/operator 	X	X
3. Assess lease and property management options for: <ul style="list-style-type: none"> • Officers Row and NCO housing units • Commons 		X
4. Assist Peninsula College in completing capital campaign for Building 202 <ul style="list-style-type: none"> • Provide property management and operational services • Recruit tenants and programmatic users 	X	X
5. Evaluate the management of selected programmatic and hospitality services to implement the LLLC: <ul style="list-style-type: none"> • Marketing • Programs • Reservations (?) • Food services/concessions • Technology (IT) 	X (phased)	X
6. Evaluate revenue and cost sharing strategies between the PDA and Parks to reduce current level of state subsidy	X	X
7. Identify and develop new programmatic partners and business opportunities to advance the implementation of the LLLC <ul style="list-style-type: none"> • Destination Learning Programs • Conferences and retreats • Support Services • Events 	X	X
8. Transfer all existing leases to the PDA <ul style="list-style-type: none"> • Serve as property manager for all tenant leases in campus area (Fort Vancouver model) 		X
9. Develop a capital facilities plan for the campus and explore cost sharing options related to long-term building maintenance and infrastructure		X
10. Compare/contrast these two management options to the 2008 Business and Operating Plan governance scenarios	X	X