Facility Expansion Committee Report

Bitterroot College Advisory Council Meeting - Retreat
Conference Room, Human Resource Council Building
316 North 3rd Street, Hamilton, Montana
Monday, September 15, 2014

Committee Members
Victoria Clark, Ron Klaphake, Bob Nicholls, Terry Ryan, Dixie Stark, and Nancy Valk

Committee Objective
1. Recommend a facility for a short-term lease with occupancy beginning no later than fall 2015 to accommodate Bitterroot College enrollment growth for the next 5+ years
   a. Recommendation to be based on a matrix providing comparison data for properties under consideration
   b. Recommendation provided by September 2014
2. Begin discussion on a long-term location for the Bitterroot College; discussion is secondary to short-term lease option discussion; date for a recommendation for a long-term location is considered several years in the future

Committee Recommendation per Objective 1
1. Barring the submission of a competitive facility expansion proposal from the Ravalli County Economic Development Authority (RCEDA) or a competitive short-term lease proposal from Deal LLC (owner of the Bitterroot National Forest Supervisor’s Office facility), the Committee’s recommendation is to pursue lease negotiations with the Hamilton School District for the occupation of the Westview facility by the Bitterroot College with the intent that the College is able to begin educational operations at the Westview location by fall 2015.
   a. Reason for Westview recommendation
      i. Facility’s square footage can accommodate 5-year growth projections
      ii. Location enhances prospects for educational partnerships with local healthcare sector, local biomedical research sector, local public education sector, and local small business sector
      iii. Best proposed lease terms compared to other properties under consideration (Hamilton School District does not charge College for use of space; Bitterroot College pays for renovation of space) (note: it is understood that there are more terms to a potential lease than what is above identified, however this term is fundamental to the recommendation of the Committee and provides the starting point for lease negotiations)
      iv. Attached documents provide
         1. A synopsis of other properties considered
         2. A detailed matrix comparing projected facility needs with current space at the Ravalli Entrepreneurship Center and space available at the Westview Center
         3. A Return on Investment statement comparing revenue generation potential at the REC with revenue generation potential at the Westview Center