

Preliminary Architectural Feasibility Report

I. Need for the facility

This project is a Health and Wellness Community Center that is needed to meet the needs of residents and businesses of Morgan County and surrounding areas. The County foresees having a Community Center as a multifaceted facility available to all community members. This will boast plenty of activities, recreational space, and amenities that will be available for public use and allow for social and organized events.

Transforming the existing Fitness Center and private Physical Therapy practice will allow Morgan County to establish its first and only community-based wellness and recreational facility. There is great interest for bringing the community together, and this location is the ideal solution to expand on the area's recreational offerings. The proposed Health and Wellness Community Center will thrive on supporting the needs of the members of the surrounding community by providing programs, events, and services fully maintained by a full-time Property Manager, appointed by the Morgan County Commission Board, to oversee the entire establishment.

II. Existing facility

The existing facility has approximately 18,000 square feet in a one-story building. A portion of the facility is leased to H2 Rehabilitation Service, LLC, who provides medical physical therapy and rehabilitation services. The remainder of the Facility is an active fitness center complete with a weight room that is fully equipped with various cardio equipment, free weights, and a variety of exercise equipment. The facility also features a stretching area, lobby area with lockers, 6,000-square-foot open gymnasium, men's and women's locker and shower rooms, restrooms, and offices.

III. Site

The site consists of Lots 3 and 4 of the Berkeley Springs Business Park. The Lots comprise 2.190 acres at the intersection of Fitness Lane and Southridge Drive. All utilities are adjacent to the site and easily accessed. The site is zoned as Commercial in Morgan County. Approximately 25,000 square feet are dedicated to parking and a small utility shed exists on the property.

The majority of the 2.190 acre site is utilized for either the 18,000-square-foot building, parking, drainage, or storage. A retaining wall is in place at the west side of the structure. The ground surrounding the structure flows away from the building. The 25,000 square feet of asphalt parking lot and driveway are in good condition. Accommodating handicap

accessibility parking spaces are posted, as well as accessible ramp, with handrails leading to the sidewalk from the parking lot. Light posts sufficiently illuminate the entire area. A fire hydrant is located near the north end of the property.

An inspection was conducted by Apex Home Inspections, LLC (Apex) in April of 2023 that discusses various facility conditions including roof, downspouts, windows, electrical components, doors, and others. While some maintenance items were identified, the Apex report indicated the Facility was in “good overall condition.” =A copy of the Apex Report is included as Appendix A.

IV. Proposed Facility

The 18,000-square-foot building will continue to provide much needed functional space for the various uses of the wellness and physical therapy center for the public in Morgan County. The County intends to take over all of the existing services and memberships. In addition to the pre-existing amenities currently offered, the facility will support youth and senior programs and events, establish several pickleball courts, and add a game room with a variety of games including table and floor games. They will also continue leasing building space to H2 Rehabilitation Service, LLC. These services will provide a probable income stream for the County.

No significant improvements to the Facility are expected.

a) Service Area

The facility primarily serves residents of Morgan County, Hampshire County, and Berkeley County WV, as well as Washington County, MD and Frederick County, VA.

b) Population Trends

Population trends in West Virginia show a slight decline from 2010 to 2030. As for Morgan County, WV specifically, population trends are projected to increase at a rate of approximately 0.3 percent. This increase will outpace the projected population growth of the state of West Virginia but remain the 1.5 percent population growth projected for Berkeley County, WV.

c) Similar Facilities in the Service Area

Several other physical therapy facilities exist in the region, including seven (7) additional facilities operated by the seller, Rankin Physical Therapy. The nearest similar facility to the one at 23 Fitness Lane, Berkeley Springs, WV is over 20 miles away in Spring Mills, WV.

d) Usage Trends

Usage at the facility had been trending upward. Marketing and promotions for the facility has generally been stopped, however, because of the anticipated sale, leading to recent flat usage trends.

e) Community Support

Anecdotally, the project has a high level of support. Many individuals voiced their opinions for the need of a community recreational facility at a County Commission meeting in late 2022. This action evolved due to a privately owned Physical Therapy Rehabilitation and Fitness facility having recently dropped their public membership offerings.

f) Regulatory Agency Approval

No Regulatory Agency Approval will be necessary for the purchase of the facility.

g) Economy in the Service Area

Employment is anticipated to increase at a rate of 0.7 to 0.8 percent per year through 2027 per *The Eastern Panhandle Economic Outlook 2023-27* published by the Bureau of Business & Economic Research. The Eastern Panhandle's growth trajectory is expected to remain strong in large part due to focused efforts to attract teleworkers from other states and the Washington, DC area as well as the addition of major employers in the region such as Proctor & Gamble, Clorox, and Rockwool.

h) Analysis of Staff and Consultants

The facility is currently fully operational with staff, including one full-time employee and three to five part-time employees, depending on seasonal needs.

V. Building site

- a. Amount of land required: No additional land is required
- b. Location: 23 Fitness Lane, Berkely Springs, WV
Alternate locations: None
- c. Site plan: Appendix B

Site suitability: Mature landscaping exists throughout the premises. Stormwater drainage system. Easy access to public utilities. The property is located in a flood zone. The property is not on the historical registry.. Minimal excavation and earthmoving.

VI. Cost Estimate

See Appendix D

VII. Annual Operating Budget

See Accountant Information Provided

VIII. Maps, Drawings, Renderings and Photographs

- a. Photographs: Appendix A
- b. Drawings: Appendix B
- c. Maps: Appendix C
- d. Facility Cost: Appendix D

IX. Construction Problems

None known. No history of any issues. Surrounding similar construction and similarity of adjacent properties indicates excellent building conditions.

X. Conclusions and Recommendations

The proposed facility is essential and ideal for the residents and businesses of Morgan County and the surrounding areas. This location has reliably been an asset to the community, and it will continue to serve as a valued wellness service and community engagement center to the existing members, potential members, and visitors.