

# Powhatan School Project RP-1 Facility Description



**COMMUNITY DESIGNED AND  
CONTROLLED REVITALIZATION**



**HISTORIC TRANSITION  
FROM THE PAST TO THE FUTURE**



## **POWHATAN SCHOOL PROJECT PLAN, RP-1**

*The Powhatan School Project RP-1 Facility Description, provided herein, offers the community, its surrounding property owners and investors a significant financial, esthetic, and functional benefit. More specifically, it represents the redevelopment of the Powhatan High and Elementary School Facility at 125 Second Street into a vital 55,000 sqft taxable asset that will employ 50 individuals, supporting: (a) an attractive 53 room luxury hotel (b) a family restaurant; (c ) a wellness center for fitness training and physical rehabilitation with an indoor pool; (d) a child care center with pre/after school program supported by complimentary youth/senior centers; (e) a fine arts program with a combination performing arts center and cinema; (f) a Powhatan Point Museum; (g) a complete makeover of the current exterior property and perimeter streetscape; and (h) 3,000 sqft of leased space for Professional Offices and Retail Shops/Businesses.*

The Powhatan School facility further serves as an anchor tenant and start of a major revitalization change for the downtown area. The Powhatan Point Revitalization Association (PPRA) has initiated the feasibility research, concept development, and financial analysis to assess implementation and planning for this project and the overall downtown commercial district. To facilitate this effort the PPRA is seeking investor partners and hotel, restaurant, day care, fitness/rehabilitation, fine arts/performing arts/cinema interested providers to become functional tenants within this unique building configuration. As reflected herein, the Powhatan School Project is great investment to what is a larger redevelopment plan of the downtown waterfront district guided by a central theme of creating a destination site applying mixed land use strategies for retail, office and luxury condos. More important it provides a \$3.8M taxable ratable for the town, jobs, and improves downtown owner property values.

The ***Powhatan School Project RP-1 facilitates the above theme approach with the ready availability of hotel rooms, conference space, fitness/rehabilitation facility, museums, fine and performing arts center and restaurant operation in a single building.*** It's current historical masonry (flood resistant) design, combined with enhanced flood protection will meet today's FEMA requirements and assure functional use for the next hundred years. When related to the waterfront plans, the building represents a place-making landmark with special character/identity, creating an inviting stop-over, and complements the downtown cultural arts district. The school hotel conference center provides for many a first-time experience of the area through business visits, conferences and stays at the hotel, which will market the community (networking), and encourage follow-on stays, retail purchases, and potential condo buyer/time-share interest.

The PPRA is seeking investor partnership to co-develop the property as a mixed use luxury hotel/conference center, restaurant, fine and performing arts center, fitness/rehabilitation center, child day-care with pre-after school program, museums and municipal use. Providers for these services are also being sought.



### **POWHATAN SCHOOL PROJECT RP-1 DISTRICT CURRENT USE**

The Powhatan School Project (shown in **Figure 1**) is at the heart of the downtown district. Although several structures exist in the area outlined, the majority of the land is unoccupied. RP-1 Revitalization Project covers approximately 2.2 acres or a 95,700 sqft footprint (290 x 300 x 290 x 350 feet). The land is currently owned by Switzerland School District, but has been auctioned to the Powhatan Point Revitalization Association (PPRA), with planned closing of October 15, 2012. The School District expects to remain in the facility until March of 2013.

The location is ideally suited for hotel conference center facilities because it: (a) is at the center of the large oil and gas exploration area dictating corporate worker short-term residences; (b) has no competitive conference center or hotels are within 15 miles; (c) represents an attractive landmark with adjacent planned cultural arts downtown development along the river and creek; and (d) serves as anchor tenant to the planned cultural arts revitalization district.

### **RP-1 PROJECT PLANNED REDEVELOPMENT**

The proposed reuse for the Powhatan School Facility Revitalization District RP-1 is based upon the need for a family restaurant, day care, fitness/rehab center, and an immediate high end hotel conference center that would be a catalyst for the larger Powhatan Point downtown cultural arts revitalization district as shown in **Figure 2**. The downtown district is zoned as mixed land use with retail, office and condos with four and five level structures, with recommendations that retail and office occupy a single level on lower levels and condos reside above in multiple levels. The combination of a hotel/conference/banquet rooms, restaurant, fitness/rehabilitation, fine and performing arts center creates an attractive mutually beneficial patronage to assure greater success and revenue generation. It also provides the community with new services that are non-existent today, while generating new tax revenue. This further plays a catalyst role as a centerpiece to revitalize the downtown district.

More specifically, the **Powhatan School Project offers a significant benefit to the community:**

- (a) **in adding employment jobs for 50+ individuals and related revenue for the town;**
- (b) **as potential purchasing power of 53 guests/50 employees per day and facility service patronage for the museum/performing arts/restaurant of \$10K per week, representing \$300K a year to the downtown retail businesses; and**
- (c) **significantly enhancing the annual tax revenue to the town based upon \$4M ratable versus current exempt status, which based on a 1% tax rate represents increased sales tax \$112,000; property tax revenue of \$40K/year; potential \$1.27M payroll supports a \$9,522 payroll city tax; and hotel room taxes at 4.5% offers \$18,038 (Municipality - \$5,742).** *Property tax is being sought that would initially be deferred under Tax Increment Financing (TIF) by 75% for first 10 years, limiting annual tax revenue from \$40K to \$10K (the balance of 30K x 10 = \$300K would be applied as an investment into the project by the community to cover infrastructure improvements for streetscape, parking, flood wall, youth/senior centers, museum and youth/senior center use areas.*



**Figure 1. Powhatan School RP-1 Project Location**







Figure 2. Powhatan Point Downtown District Proposed Plan.

**FEMA FLOOD PLANE IMPACT ON DOWNTOWN/HOTEL REVITALIZATION DISTRICT LAND USE**

The downtown district has suffered over the years from annual flood threats due to its river front location being in a Flood Plane. Under FEMA (Federal Emergency Management Agency) occupancy requirements for flood plane redevelopment, non-residential construction may be flood proofed below the Base Flood Elevation (BFE) -- *The elevation of surface water resulting from a flood that has a 1 percent chance of equaling or exceeding that level in any given year.* FEMA further dictates that any watertight barrier against the exterior walls must also meet the structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. To assure the structure is watertight foundation perimeter walls must be substantially impermeable to the passage of water. Should the building flood barrier be exceeded, the facility must also withstand direct and prolonged contact (72 hours +) with floodwaters without sustaining significant damage requiring more than low-cost cosmetic repair.

Although the school is grand-fathered, it has demonstrated in ten flood events over its near 90 year life, the primary masonry high flood resistant materials construction on the first floor were easily cleaned, disinfected, and restored in a week's time to become operational. However, expansion and renovation to the building will exceed 40% of its assessed value, which would impose current FEMA requirements.

Plans for the school will be fully compliant with FEMA flood requirements to meet occupancy criteria. The first level of flood proofing/prevention involves provisioning of an external foundation wall flood barrier (see **Attachment A** for more information), covering all potential water entry points up to the BFE (approximately five feet of the first level). The current foundational exterior walls are expected to meet BFE hydro-static pressure requirements, under the protective barrier including exterior window modifications, flood doors and other various openings, as well as back flow prevention for sewer and drain lines. The exterior and interior masonry structure on the first level will have a water-sealing application to counter water absorption and ease clean-up afterwards. The second level of flood proofing is the enhancement of the current high flood resistant material construction of the first floor. All renovated areas on first floor will be provided with sewer/water/electrical line ground fault isolators, flood resistant materials/equipment, or low cost replaceable-renewable- removable materials/equipment to satisfy FEMA regulations.

**HISTORICAL BACKGROUND**

The historical context of Powhatan Point and its location also enhances the Powhatan School Project. During the westward migration, young George Washington traveled the Ohio River, and camped overnight several times at Powhatan that was selected because of the natural water confluence of the creek and river and incredible view of the area surrounding it. The Algonquian Indian Tribes (Powhatan Indians were part of the tribe) migrated west, or may have been settled in the area, found the area to their liking, by establishing a village on one of the town's peaks overlooking the Ohio and Captina Creek region, known as "Indian Knob". In the early formative years, settlers of the community recognized that legacy, and took the name of the Powhatan Indian Chief and previous Indian settlement site for its own, "Powhatan Point". Although little remains of the Indian village or historical records, efforts have begun to reestablish that legacy with potential Indian Knob Village site restoration. The museum is on a rent free basis, with donations and visitation fees collected to cover artifact and staffing costs.

The **Powhatan Point Historical Museum** that will also be located within the facility, that will identify with the community legacy and region that is now under a significant gas fracking growth spur. Given that the Powhatan Point's industrial revolution began with coal mining, it remains a big part of its identity and current employment status. This is also representative of the region, that has acquired national attention, which should augment interest and visitation.

The **Powhatan Point Historical Museum**, will also recognize Powhatan School legacy offering exhibits and interview references of past residents/graduates that will provide attractive historical identities that will be reapplied throughout the facility to legacy and reinforce patronage to the other hotel/conference/banquet/restaurant/performing arts/fitness center services. The museum is unique to the region and will be well identified by state and county tourist attractions, reinforcing Powhatan Point's destination theme.



**ARCHITECTURE AND CONFIGURATION**

The proposed building architecture facades and interiors reflect earlier brick schoolhouse designs as illustrated in *Figure 3*. The architecture also establishes a distinct look for the area and establishes a historical theme for the overall downtown district redevelopment (further illustrated by *Figure 2*). The structure is a solid masonry design constructed in early century (1925-1936), when school facilities met high-end architecture, and construction materials having long term life spans, that is no longer done today due to high costs. It's current legacy and classroom configuration supports easy reuse into segregated hotel rooms, while applying other spaces already configured for a conference rooms, restaurant, fitness center-gymnasium-pool-rehabilitation, senior-youth-child care, historical museums, fine arts classrooms and performing arts center-auditorium. This school legacy also makes it an attractive place for services and events, that the hotel and services will mutually benefit.

**STRUCTURE RENOVATION REUSE**

The Powhatan School Project is constructed as a three (3) story facility [31,400 sqft] with a expansion of the southern wing, and a build-out area of approximately 59,600 sqft, including: (a) streetscape improvements [10,500 sqft]; (b) enhanced front and southern side landscaping [9,500]; (c ) exterior parking lot for 170 spaces, delivery docks, waste collection, hotel/facility drop-offs/handicap [50,000]. The existing 12 foot high ceiling and crown molding offers distinctive look to enhance the facility reuse and provide ceiling height for new electrical/plumbing routing. Short-term renovation is projected to take from six months to a year, while new design and major construction is expected to take two years and remain in use for 100+ years, while routine maintenance and upkeep will be on-going.

Exterior structure is thick masonry - brick facade wall with heavy wood floor construction. All windows and doors have been upgraded with insulated windows and aluminum powder-coated framework for long-life durability. A major portion of the roof is rubber coated covering with a 25 year life that was installed in year 2000. Drawings for the building have been received from the school district and transferred to the architectural firm, handling the are being digitally scanned and will be revised to reflect

Typical outdated 80+ year old elements will be upgraded including: (a) flood prone gas boiler replacement with roof-mounted highly efficient multi-combination heating and cooling equipment with in-room exchange units with central automated controls; (b) new second floor electrical distribution panels, wiring, receptacles, lighting, switching and control elements; (c ) new plumbing piping and fixtures for rest room, kitchen and hotel bathrooms; (d) implementation of facility handicap accessibility for hotel rooms, facility rest rooms, second and third floor elevator access and reserved handicap parking; (e) and emergency alarm/control and sprinklers.

Existing asbestos piping covering and effected floor tiles covered or removed. Outside brick facades are in excellent condition with minor tuck-pointing only required. The exception are the emergency stairs leading from auditorium and gym which require some concrete restoration to assure safe egress. The current men and women shower rooms will be renovated, combining both in the boys shower area and the girls shower room converted into a rehabilitation/fitness/child pools to support in-door pool needs. The current cafeteria would be renovated for restaurant use to serve the general public and hotel/conference/day-care/pre-school facility tenant service.

**EXPANDED ADDITION FOR HOTEL**

The expanded addition of the southern wing supports three levels with Level 1 serving primary as covered hotel entrance for drop-of/pick-up access and the southern elevator. Levels 2 and 3 supports five hotel rooms on each level. Construction is mixed steel, concrete flooring and metal/gypsum wall partitioning. Exterior facade and window treatments would match current building exterior brick and insulated double pane windows.. Roof mounted heating/cooling units will service the entire new and old southern wing.

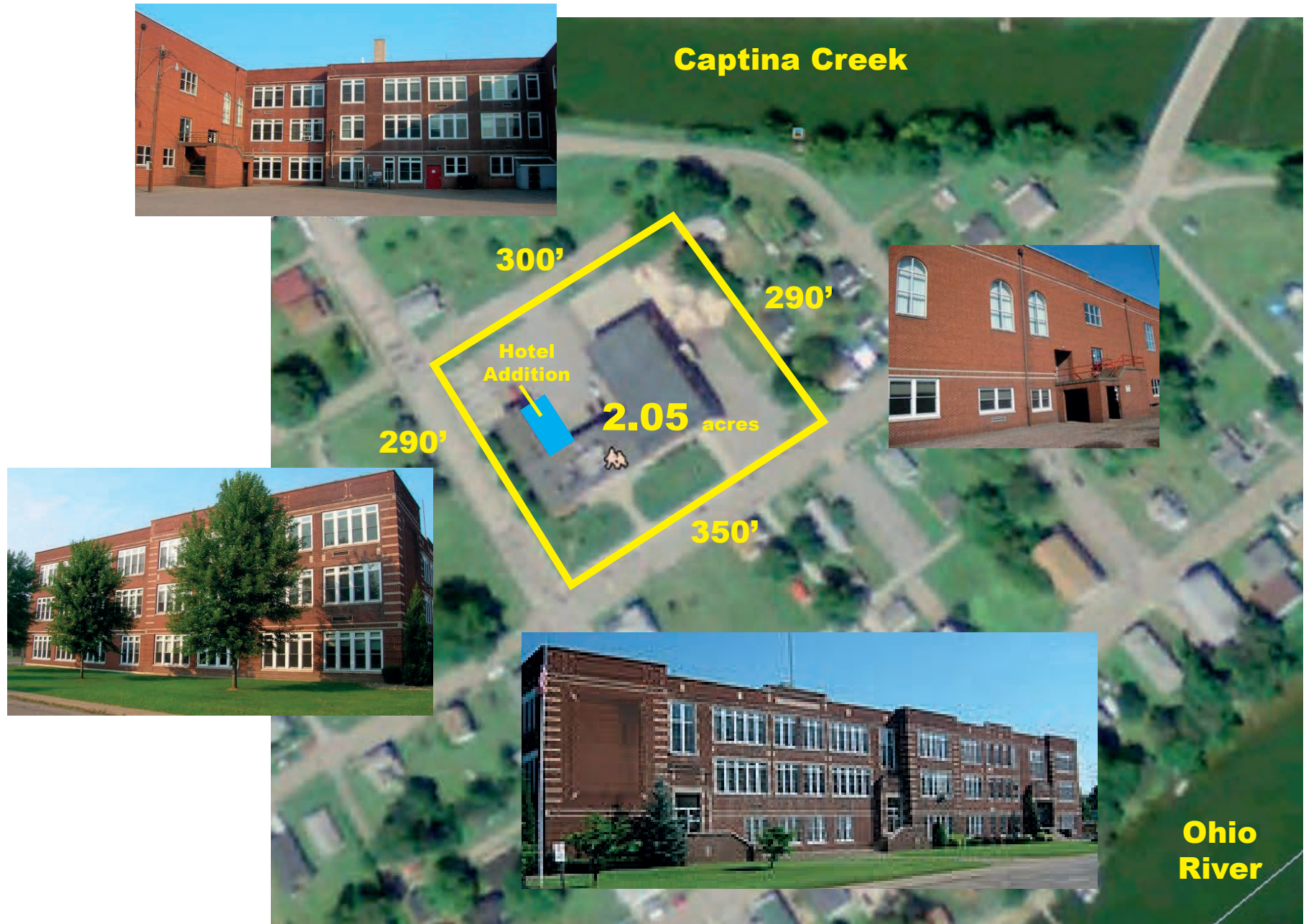


Figure 3. Powhatan School Hotel Restaurant Arts Community Center Facility.

**STREETSCAPE AND EXTERIOR FACILITY ENHANCEMENTS**

The surrounding areas of the school and adjacent streets will receive improvements, as described in *Figure 4*. Streetscape will include new sidewalks, new curbing, and resurfaced street parking for 68 cars, and tree placements along the sidewalks of current streets. Landscaping in front and southern side of the building will be seeded and irrigated. The parking areas surrounding the facility will be resurfaced, and lined to support 170 parking slots including 22 handicap slots. Parking area dividers are applied with tree placements and lighting to enhance the exterior facade.

**ACCESS, FIRE PROTECTION AND SECURITY**

Facility access is provided for the pedestrian, auto, and rear delivery/operation maintenance as illustrated in *Figure 4*. Pedestrians can gain access thru walkway entry points leading directly into the hotel, restaurant, fitness, and care centers at Level 1 walk-in entrances at rear, south and north side, or direct stair walkup from Second Street for all levels, or handicap use of two elevators to Level 2 and 3 at hotel lobby and restaurant locations. Autos are provided a drive-up/drop-off/valet main entry to the hotel lobby, and main facility at the northern double door entrance to the PPAC during events. Parking lot is gate controlled and accessible from Second and Third Street gateways. Additional street parking is also available surrounding the building on Second, Taylor, and Third Streets. Pedestrian/delivery elevators, multiple stairways/emergency stairs are throughout and at all levels of the facility to assure emergency and easy pedestrian access (supports handicap concerns).

Fire Protection will be enhanced with sprinklers in the hotel, care care centers and restaurant. Current central fire detection/alarms will be improved.

The facility security would include camera coverage of all access points, elevators, main corridors and parking lot, with central remote day/night time coverage. Hotel room access is restricted, requiring room keys to the 2-3 floor rooms. This may be augmented by facility security.

**PARKING**

As described in *Figure 4*, the facility outer perimeter serves primarily as a parking lot, that is accessible through an electronic gate control for 170 vehicles including 21 handicap and 2 delivery slots. Metered street parking along Second, Taylor and Third Streets provide an additional 68 slots for vehicle and bus/trailer needs. Parking fees generated by the parking lot at an expected \$2 per day rate, \$1 for 4 hours, with 30 minute free access/parking, are applied to infrastructure loan costs and maintenance. Electronic/non-tenant control would support cash/credit card payment. Facility security would be responsible for oversight of the parking.

**DELIVERY DOCKS, WASTE COLLECTION AND MAINTENANCE**

Delivery/shipping, waste collection and maintenance access is provided at rear of the facility from Third Street. A facility Maintenance Room (currently the facility boiler room) offers two large garage door access for maintenance equipment and collection pick-up of trash and recyclables.

**ENERGY EFFICIENT TECHNOLOGY**

The application of green energy technology will be implemented as much as possible for the new expansion and renovation efforts. The primary objectives include:

- (a) highly efficient combination heating and cooling system, that is hot/cold water based circulated thru cross-connect distribution to in-room exchange systems, which can be locally and centrally temperature controlled to optimize use only when room is occupied;
- (b) highly efficient lighting that is light sensitive with on-off control based upon occupancy demand;
- (c ) recycling collection and community training programs; and
- (d) potential clean-energy derived solar panels and downsized wind turbine generation, implanted on the roof.



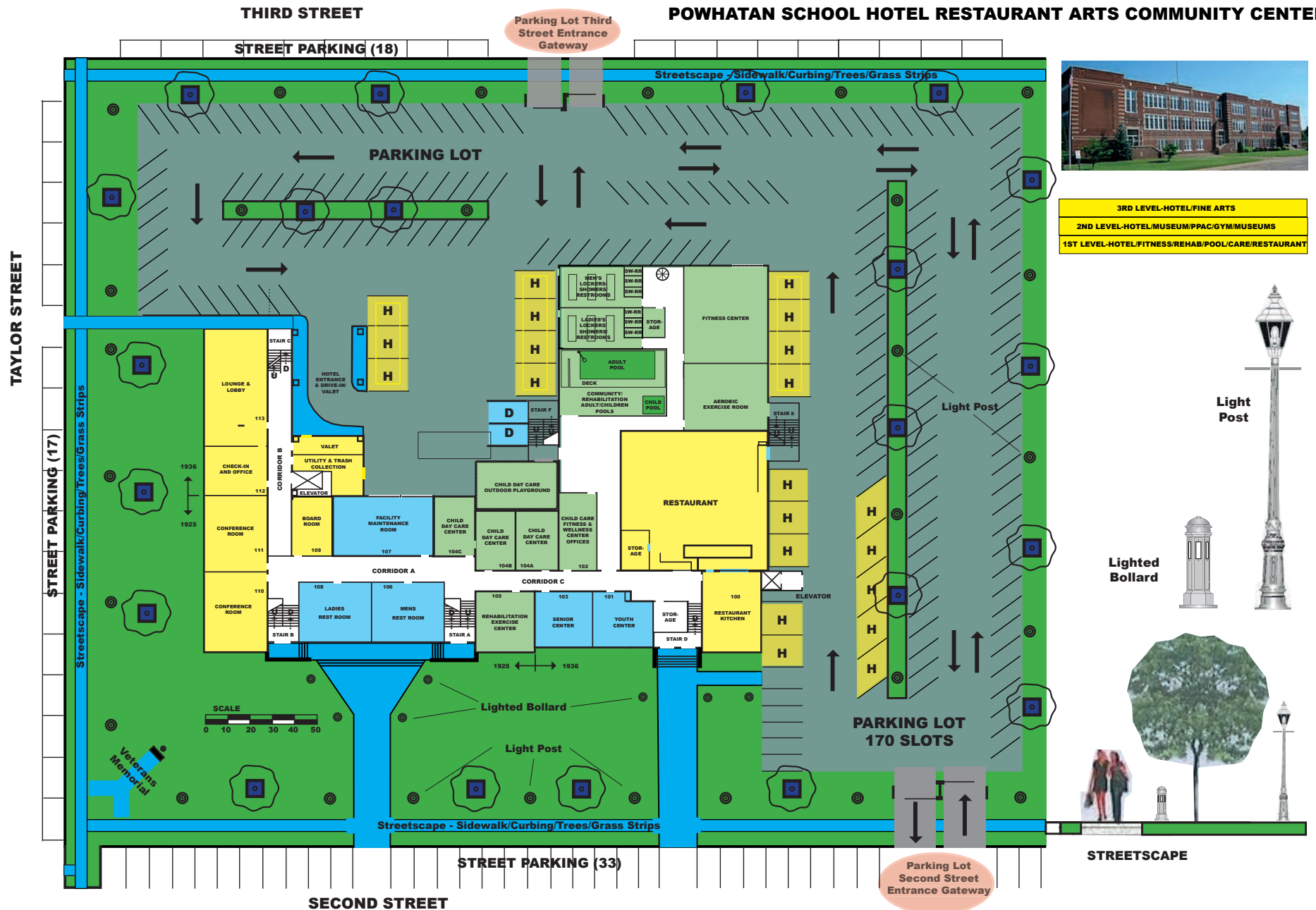


Figure 4. Powhatan School Hotel Restaurant Arts Community Center Level 1 Building Exterior Layout, Access and Parking

# Powhatan School Hotel Restaurant Arts Community Center

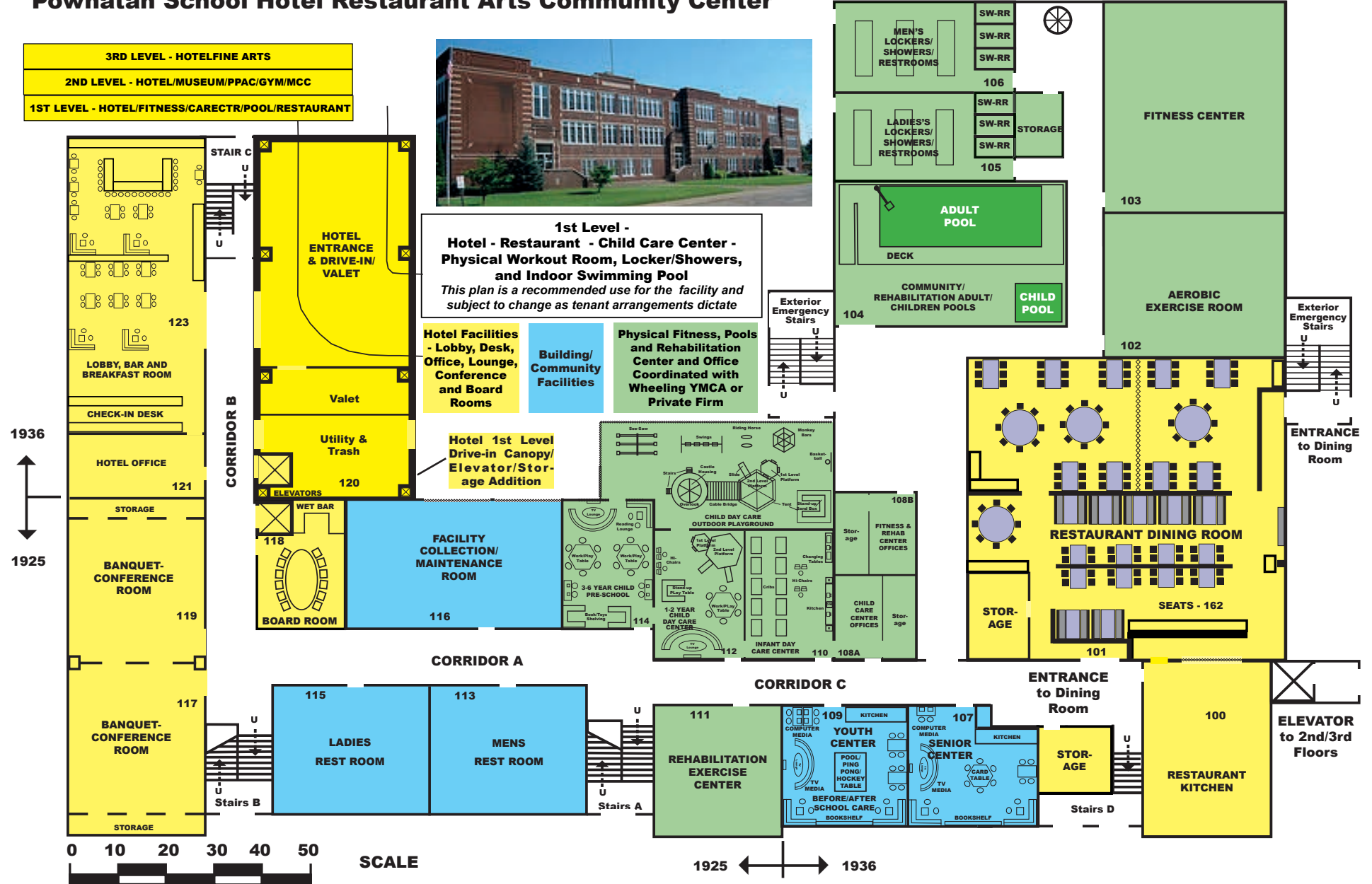


Figure 5. Level 1 Hotel Restaurant Arts Community Center Facility



### HOTEL CONFERENCE CENTER GENERAL OVERVIEW

The Hotel Conference Center proposed should be an attractive investment for a luxury four star rated facility, as illustrated in *Figure 5, 14 and 16*, that occupies three levels of the southern portion of the facility, covering a total area of 25,600 sqft. This includes a 30 x 60 foot expansion of the southern wing to accommodate a covered hotel entrance drive way and 53 hotel rooms and housekeeping on the second and third floor levels. Existing Level 1 space accommodates main lobby/check-in desk, office, lounge/breakfast room, conference and board room functions. It is expected that the hotel would employ approximately 15 full and part time staff with a payroll budget of \$500,000 annually.

### HOTEL MAIN LOBBY/LOUNGE/EXHIBIT/CONFERENCE FACILITIES ON LEVEL 1

The facility's Level 1 - southern wing, shown in *Figure 5*, is dedicated for use as the covered Hotel entrance/drive-in/drop-off access, the Main Lobby, Office, Lounge/Bar and Breakfast Room (Room 112/113), two Conference/Banquet/Exhibit Rooms (Room 110/111), a Board Room (Room 109), as well as the South Elevator to Levels 2 and 3, occupying 4,900 sqft of space. The expanded addition to the current facility overlays on the driveway entrance, valet service and elevator functions. The combination lobby/office/lounge/bar/breakfast room occupies 30 x 70 feet (2,100 sqft). This area serves as the hotel entrance, desk and management office, as well as a larger area use as a hotel breakfast area, day lounge and evening bar for hotel guests and general public.

This area is intended to be a gathering location to provide the guests with an out-of-the-room relaxing place to share with family, friends and associates, that could reflect images shown in *Figure 6*. The bar and lounge serves primarily the hotel guests but is also an evening place for the public to join and share equally in drink or snack from the menu. During the day the lounge (Room 113), is converted initially into a breakfast buffet for its guests and later used as a gathering place for refreshments and snacks from the bar.



**Figure 6. Hotel Main Lobby/Breakfast Room/Bar/Lounge Concepts**

The multiple purpose conference rooms (Room 110/111), could function as a banquet room; seminar-presentation room; exhibit hall; and general use. Each Conference Room of 30 x 45 foot (1,100 sqft), can support 75 individuals in table configurations and 100 persons in seating configuration. A proposed decor as exemplified below in *Figure 7*, serves either conference, wedding reception, or banquet hall needs, which may be catered by the facility restaurant services. The Board Room is expected to be a 20 x 30 foot (600 sqft) a high end corporate space setting.

Common rest room (Room 106/108), and facility maintenance (Room 107), areas support the general facility needs. The hotel is directly connected via Corridor A/B/C and multiple Staircases A/B/C/D to the facility services, including day care, fitness/rehabilitation centers, restaurant, museums, fine arts training and the performing arts center. Hotel guests will receive free access to the fitness center/pool and receive discounts to the cinema and performing arts events. A general fee is imposed on the hotel to provide maintenance and fitness/pool services. Food service arrangements would occur between hotel and restaurant provider.

Children and youth care would also be available during the day and may be arranged for other times based upon staff availability. The restaurant is open to guests and general public from 7:00 am through 11:00 pm, and caters food for the hotel room service, breakfast bar, lounge orders, banquets/luncheons, and refreshments for conferences/seminars/meetings.

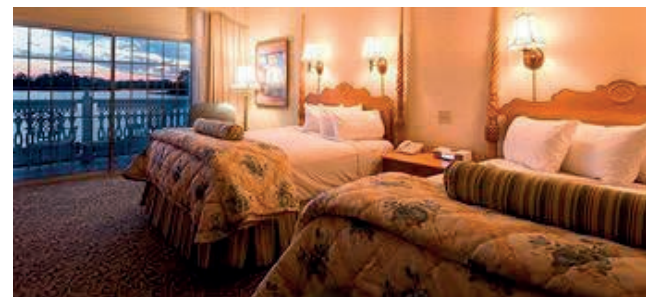


**Figure 7. Hotel Conference Room/Board Room Concepts**

Two elevators are directly available to hotel guests for second and third floor access, while offering backup against single unit failure. A third elevator, which services second and third floors on the northern end may be accessible from second and third floor and the exterior building at the northern parking lot. Staircases serve as emergency and/or upper floor access. Central fire monitoring, warning/exit emergency lighting, fire extinguisher access, room remote monitored smoke detectors and sprinkler system implementation assure proper fire protection.

## **HOTEL ROOMS**

The hotel is expected to be rated as a four-star facility, offering 53 rooms of luxury-furnished suites as shown in **Figure 8**. The second floor provides 17 rooms (Rooms 210-226), while third floor houses 36 rooms (Rooms 307-316/318-335).



**Figure 8. Hotel Room Concepts**

Each suite occupies approximately 13 x 28 foot area (365 sqft), including four handicap rooms. Provisioned within each room is a wet bar, microwave, refrigerator and other amenities. Decor and furnishings are expected to meet a high end standard, as further illustrated by **Figure 8**. Specific attention will be attended to maintaining a historic theme and colonial cultural of that time in wall paintings, furniture selection, and general unique memorial appeal. Other focus is on comfort in superior bedding, bathroom fixtures, linens, and appliances.



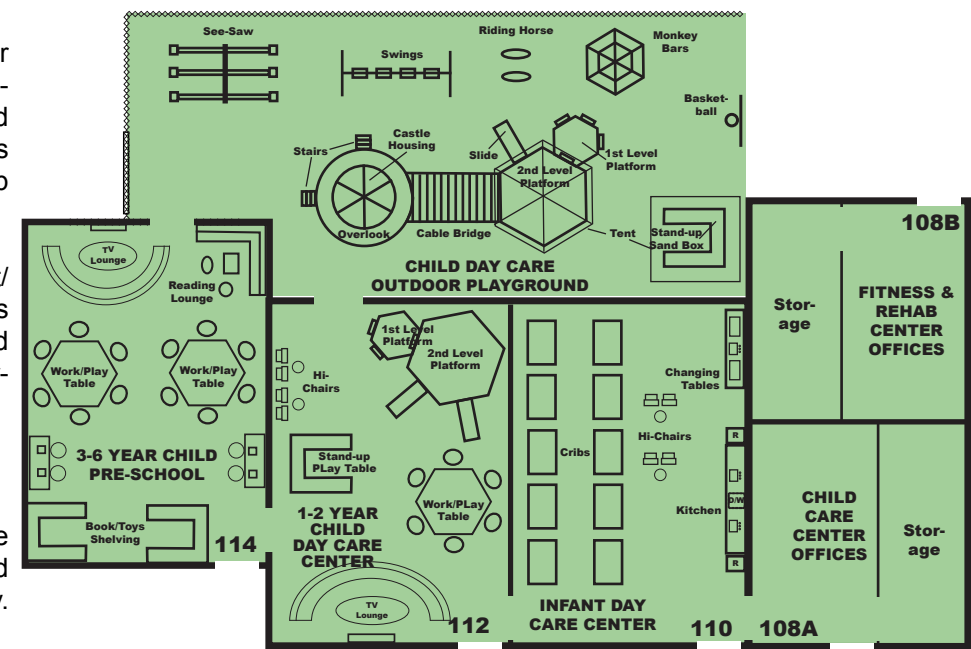
### HOTEL HOUSEKEEPING AND MAINTENANCE

A large housekeeping area (30 x 40 ft/ 1,200 sqft - Room 317), on the third floor provides room services. The housekeeping unit will house linen/cleaning capabilities with large industrial wash/dry/press appliances, storage of supplies and spare/replacement furnishings, including bedding and appliances. It also serves as a housekeeping management office to direct coordinate daily room upkeep with hotel manager office on the first floor.

A common maintenance activity serving the entire building room (40 x 30 feet/ 1,200 sqft) provides added service support for the entire building. This includes coverage for the hotel on electrical, plumbing, heating/cooling, and other related maintenance matters. This serves as a more efficient use of personnel and inter-relationships with adjacent or shared assets.

### DAY CARE, YOUTH AND SENIOR CENTER

The Day Care Center, as further illustrated in **Figure 9**, provides daily child care for ages of 1-6 years, that includes play and learning center activities. Certified personnel operate and manage the facility capable of handling 50 children/day. Three rooms (Rooms 110/112/114), are planned to handle different age groups.



**Figure 9. Child Care Planning and Room Areas**

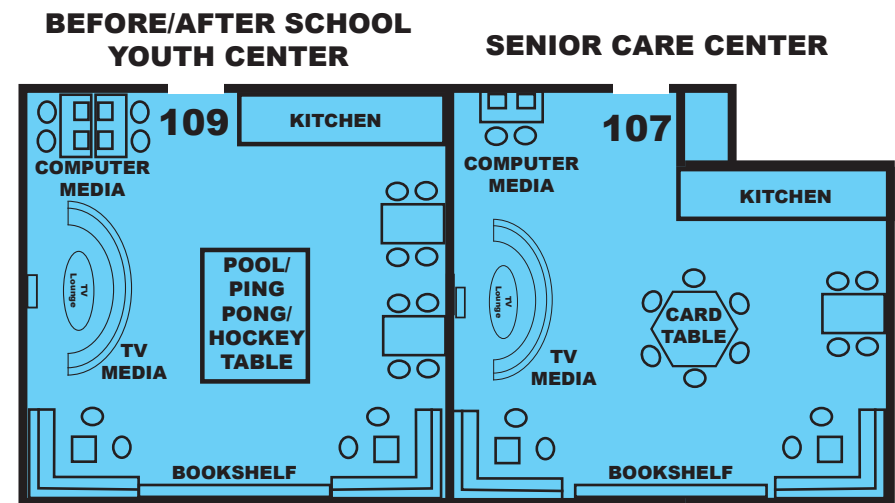
An outdoor playground is planned leading from two of the rooms (Room 112-114), to offer ages 1-2 and 3-6 opportunities to participate in an outside play time in a controlled access area. During winter months the indoor pool and gym, when available, serve as alternative facility use for play and exercise activities. Meals for the children can be provided by the restaurant, or supplement those offered by the parents.

Day Care Office ((Rooms 108A) is provided for management and staff along with a storage area. Access to the child care rooms are controlled through the management office to protect students from unauthorized removal. Emergency exits to the corridor are provided under electronic monitoring and alarms. Video monitoring supports live streaming access for parents/management and historical record.

Each room is furnished and equipped as shown in **Figure 9**, to be compatible with the related age group. This includes cribs/changing/kitchen areas for infants; play gym/TV/work tables for 1-2 ages; and library/games/TV areas for older children.

Child care working hour operation is from 8:00 am to 5:00 pm, although extended or special hours may be arranged where possible. Fees would be conditioned upon the provider services that vary with each child and the related personnel required. It is anticipated that 4-8 staff would be full and part-time employed with an expected payroll of \$150,000-200,000/year. This includes providing supervision support to the youth center for its before/after school program.

The Youth Center (Rooms 109 - 28 x 28/784 sqft) as illustrated below in **Figure 10**, offers supervised fee-based program for school age children and teenagers in a before school (7:00 am to 8:30 am) and after school (3:30 pm to 6:00 pm) and weekend (12:00 - 2300 pm) periods. Teenagers (12-18 year old) are offered use of the facility in the evening from 6:00 pm to 10:30 pm under senior youth advisor. The youth center would offer a social lounge area with cable television, computers with electronic games, other games for multi-players and refreshments that can be purchased. Kitchen area with microwave, refrigerator, juice/soda maker are provisioned to offer snacks and refreshments. Other facility fitness/pool/fine art academy services are available for fee.



**Figure 10. Youth and Senior Center Planning**

The Senior Care Center (Rooms 107 - 28 x 25/700 sqft) as illustrated below in **Figure 10**, provides supervised care facility to our senior citizens needing assisted care or those individuals wishing to use the center for socializing, reading, and playing cards/games. Having access to the fitness and rehabilitation center with indoor exercise pool gives seniors an opportunity to participate in a wide variety of wellness activities administered by the care center staff. Kitchen area with microwave, refrigerator, coffee maker are provisioned to offer snacks and refreshments. Seniors may be employed in the fine arts academy or supervise the youth and/or special child care. Care Center staff is expected to manage the room with assistance from senior citizen part-time help and the common maintenance facility support when needed. Seniors will also be consulted first on part-time work availability for any of the building services.



### REHABILITATION AND FITNESS CENTER

The need for a fitness and/or rehabilitation center is becoming more evident for many residents and surrounding area population concerned for their physical wellness and/or experiencing difficulties associated with sprains, muscular injuries or the advanced medicine of knee/hip/arthroscopic surgery. Under the proposed plan, a wellness provider would be offered a rehabilitation center area (Room 105 -30 x 28/840 sqft) that has been set-aside for physical therapy, as shown in **Figure 5**. This is enhanced with use of the pool and fitness center supporting aquatic and weight physical therapy, along with use by the public and fitness program. Handicap parking is available immediately outside the south side entrance thru emergency staircase of the north wing housing the auditorium and gymnasium, as further illustrated in **Figure 4 and 11**.

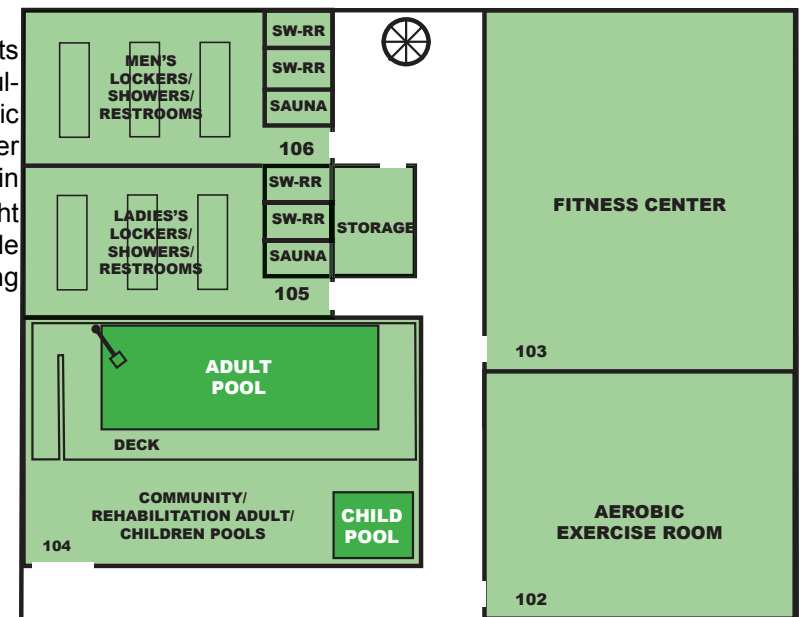


**Figure 11. Fitness Rehabilitation Center Equipment and Level 1 Rooms**

An adult and small child pools are planned as an above ground installation on existing concrete floor pad of Room 104, as further described in **Figure 5 and 11**. The Adult Pool is a high strength aluminum rectangular structure (18 x 35 feet x 52 inch depth) that is sufficiently large to facilitate play, exercise, and rehabilitation needs. A smaller pool is offered for children play under the age of three providing easy access and a 18 inch wading pool depth. Pool selection is variable and expected to be inflatable/portable for easy cleaning and maintenance.

Surrounding the adult pool is an aluminum deck with ramp to support handicap access, along with stairs and special hydraulic lift to raise and lower individuals into the pool. Aquatic therapy, which is a well established methodology for physical rehabilitation and highly rated exercise. As a year round utility the pool provides both the hotel and community with a beneficial asset.

The pool room location was selected to meet its high humidity environment, from its previous use as a high school shower room, offering concrete ceilings and walls. Pool assembly and installation is a one day effort and is limited to \$14,000 costs. All materials are flood resistant and/or removable/low-cost replaceable.

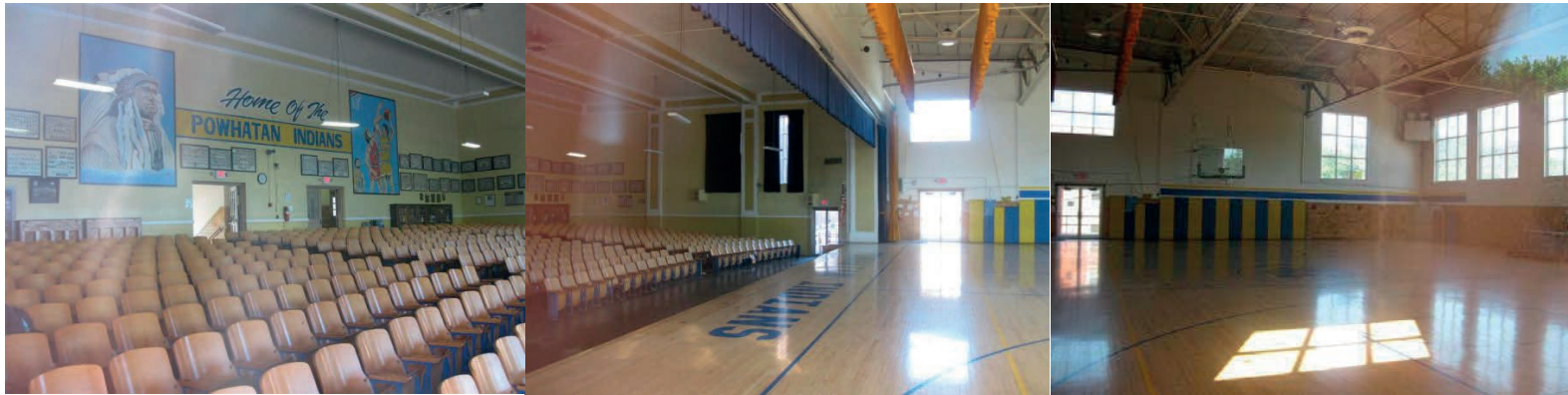


Rehabilitation staff would be certified and meet medical and insurance criteria for therapy claims/reimbursement for its patrons. The facilities on the ground Level 1 also include a Fitness Center (Room 103 - 38 x 43 feet - 1,204 sqft), provisioning treadmills, stair-steppers and a complete set of articulated equipment to meet a full physical workout. An adjacent Aerobic Exercise Room (Room 101 - 38 x 30 feet - 1,140 sqft), offers a multi-purpose room to conduct aerobic exercise, zumba, marshal arts, wrestling, or any other related program conducive with the area. This flexibility supports a wide range of programs that can be offered which increase profitability.

The current men and women shower rooms will be renovated, combining both in the boys shower area and the girls shower room would be converted into a rehabilitation/fitness/child pools to support in-door pool needs. The men and woman dressing rooms (Room 105/106 - each 18 x 35/ 630 sqft) would provide secure lockers and three private combination rest room/shower rooms.

Gymnasium (*see Figure 12 and 14*), occupying 5,225 sqft (55 x 100 feet) on second level of the combined Gymnasium/Auditorium . This area will serve a fitness provider with a multi-use facility for in-door sports (i.e. basketball, volleyball, wrestling, tennis, gymnastics, cheer leading, roller skating, running/walking exercise track, and other uses conducive with the space. Winter practice for baseball hitting range/throwing capabilities are also possible. Operating under intramural sports program for the community, many types and events can also be facilitated using the gymnasium.

The Rehabilitation/Fitness Provider staff are offered office space in Room 108B (16 x 18/288 sqft). Day Care personnel have adjoining office in Room 108A (16 x 18/288 sqft). The Rehabilitation/Fitness Provider staff are expected to be certified trainers and physical therapists in full and part-time employment. Based upon projected client use, 6 individuals would be needed involving a payroll projection of \$150,000.

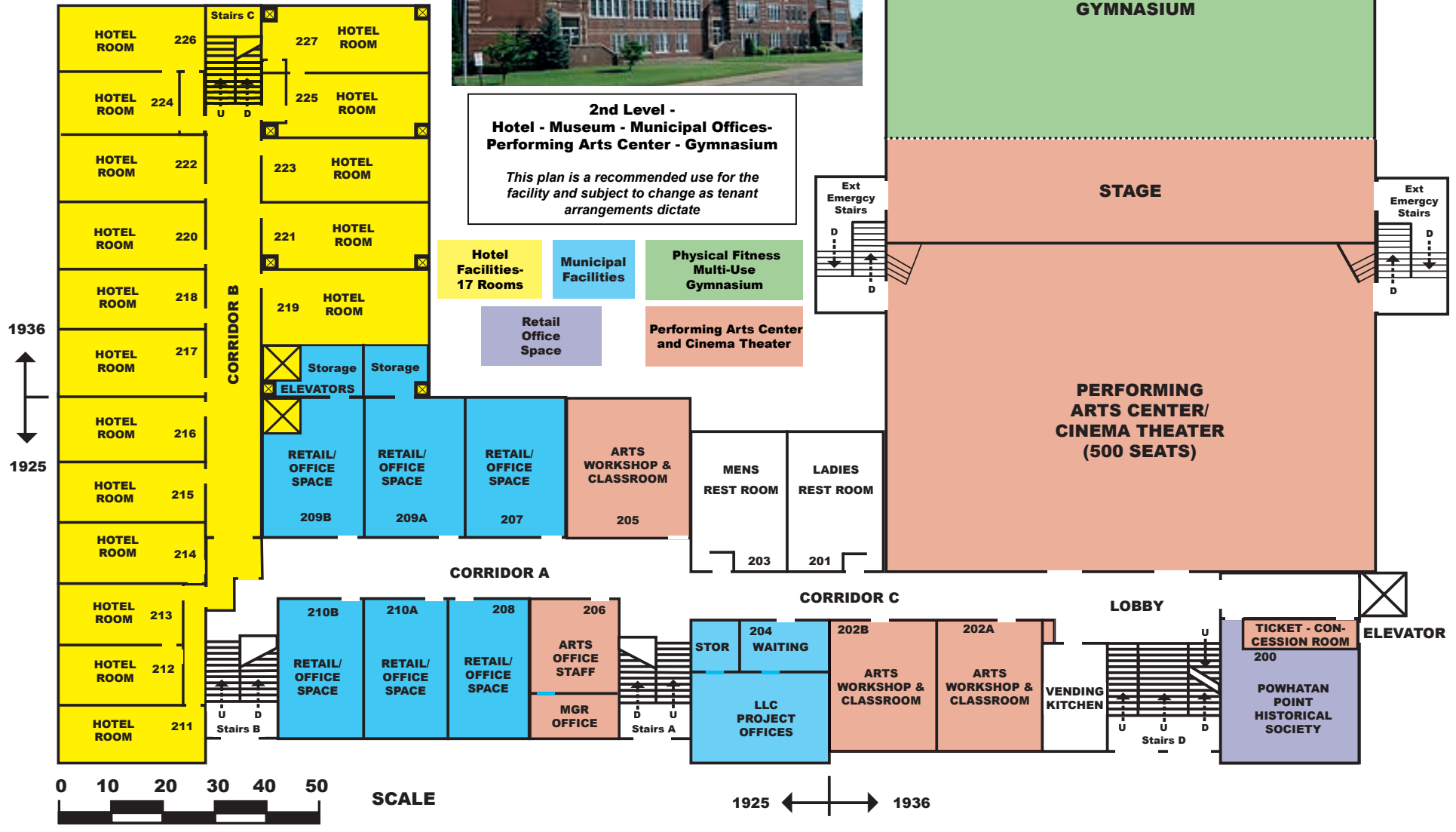


**Figure 12. Fitness and Performing Arts Centers Powhatan School Gymnasium and Auditorium**

<b>3RD LEVEL - HOTEL/FINE ARTS</b>
<b>2ND LEVEL - HOTEL/MUSEUM/ARTS-PPAC/GYM/MCC</b>
<b>1ST LEVEL - HOTEL/FITNESS/CARE CTR/POOL/RESTAURANT</b>



***This plan is a recommended use for the facility and subject to change as tenant arrangements dictate***



**Figure 13. Level 2 of the Powhatan School Hotel Restaurant Arts Community Center Facility**



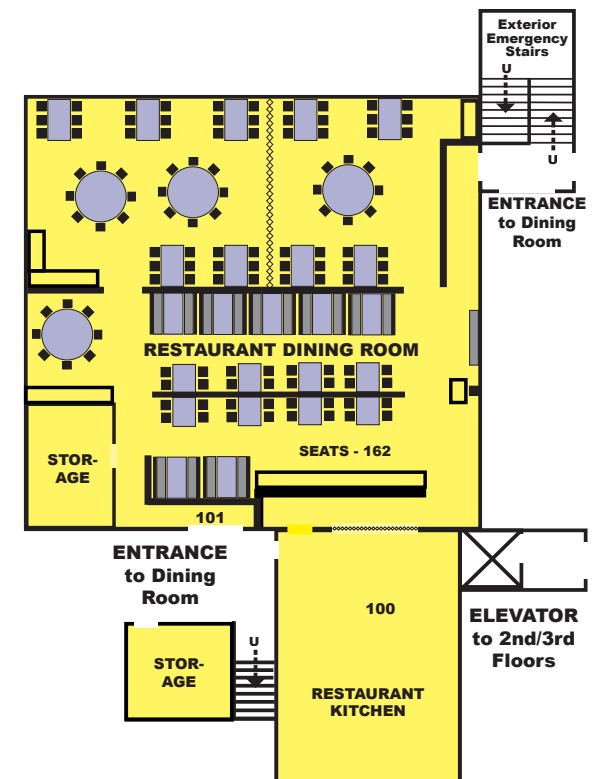
## RESTAURANT

A service provider is needed to support a public and hotel requirement for a quality restaurant. The area set aside for this function (see **Figure 5 and 14**) is the existing school cafeteria (Room 101 - 4,095 sqft) which represents a large dining area that can support seating for 100 individuals. An interconnected existing kitchen (Room 100 - 980 sqft), provides a provider with an immediate use cooking capability with cooking ranges, industrial dish washing system, refrigerators, deep sinks and related food utensils/accessories. With a designer touch and some renovation a provider can quickly have an operational restaurant in record time and at minimum costs.

This is an ideal building location for the restaurant having walk-out (handicap) access to on the building north side through the emergency stairway cover leading from the auditorium that resides above the restaurant. A secondary entrance at the rear of the dining area connects to the rest of the facility via Corridor A and C and adjoining stairways. Parking as shown in **Figure 4**, is immediately available, with handicap slots outside of the Main Entrance. Storage is also available for food stores or accessories for different dining room configurations.

The restaurant is a common element for all of the other facility operations. Whether it is for hotel/child care/conference breakfast set-up, or conference/banquet catering, room service, or dinner show plan, and just an employee place to eat for breakfast, lunch or dinner. Although the patronage is significant for the restaurant provider, it does not account for the public patronage that would come from the local community and surrounding area. Given the devoid of quality restaurants in this area, the provider will be presented with a lucrative market, that with the right menu and food appeal will be a considerable opportunity for them.

To meet the projected restaurant requirements, it is expected that 11 full and part time employees will be needed, with an expected payroll budget of \$265,000, supporting a \$500,000 revenue potential



**Figure 14. Restaurant Facilities and Access**

## POWHATAN POINT HISTORICAL MUSEUM

The Powhatan Point Historical Museum provides a historic reference to the community's legacy. An unique Ohio Valley story combining native indian past presence, agriculture hub and transition to the "coal capital" for the region. The museum brings together those past legacy event's that formed today's community, and those memories/achievements of its descendents, including those attending/graduating from the Powhatan School system. Powhatan Point grew from the coal industry and some oil development. Today, Powhatan Point is at the center of the Southeast Ohio largest shale gas deposits in the region that is just beginning to be developed. The museum will also focus on coal industry of the community and valley, that remains our largest employer. It will also recognize the energy value that coal played in making this country so great, the men and women that made it happen. The community also had the benefit of the river, the rail line, highway state routes 7 and 148 to deliver the coal once its taken out of the ground.

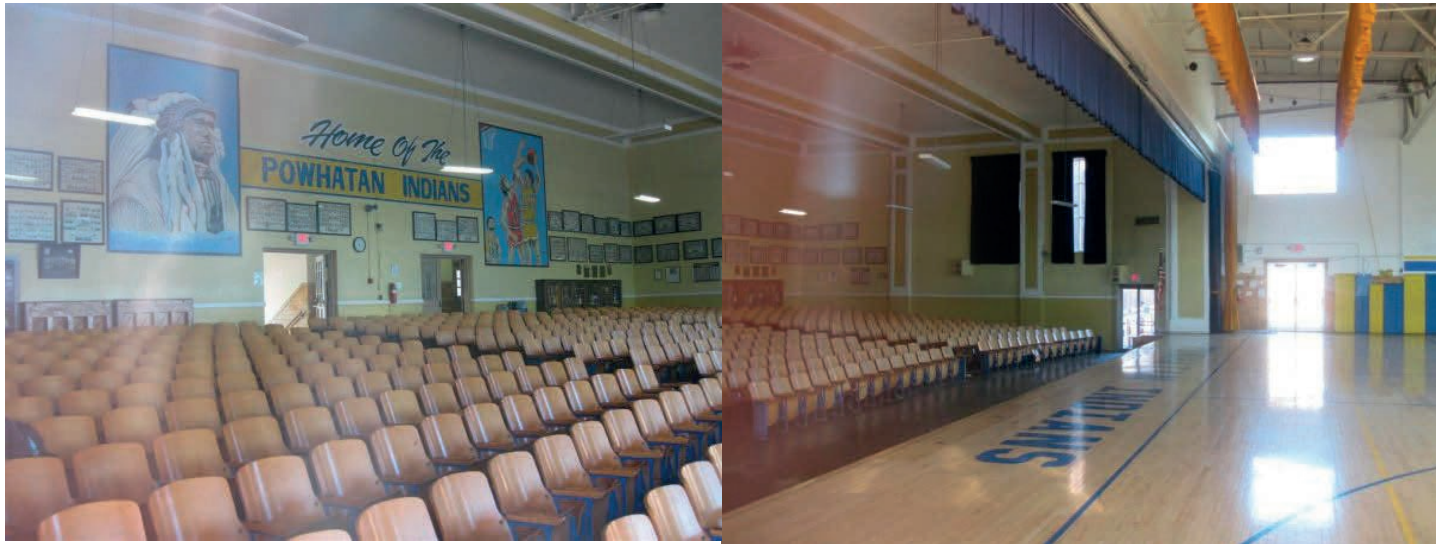
The museum will enjoin other recognized historic sites to enhance the museum's offerings. To facilitate the museum, nearly a 1,000 sqft was allocated in Room 200, to create the first historical exhibit of the Powhatan Point legacy. Both displays and video documentaries will be provided to tell that story. A care taker(s) is being sought that will organize, manage and staff the museum. Efforts have begun to reach out to organizations, solicit grants, and donations to support the museum's development. Fees collected for visiting the museum will be used to fund staffing and upkeep of the museum. Utility costs are absorbed by the overall facility operation.

**PROFESSIONAL OFFICE AND RETAIL BUSINESSES**

Professional office and/or retail space is being offered rent-utility free space (2,250 sqft) in the facility to enhance its spaces and reduce its current costs. As shown in Figure 13, spaces Rooms 207-209A/B at 540 sqft each; and 208-210A/B (420 sqft each), provide semi-annual lease at \$15 sqft with facility maintenance, basic cleaning service, utilities and taxes included. These facilities are a centered within the facility, which will enhance retail business tenants (i.e. hair salon, dentist, bank branch, attorney, government office, chiropractor, accountant, psychologist, family doctor, realtor, etc.), as a shared identity with other community center services.

**POWHATAN PERFORMING ARTS CENTER (PPAC)**

The Powhatan Performing Arts Center (shown in **Figure 15**) which represents the large 500 seat, 8,000 sqft auditorium with large shared stage/gym area that can be segregated into sound isolated zones. In conjunction with Fine Arts Program the PPAC provides Powhatan Point it's own unique place to enjoy entertainment offered by many other major regional cities. The center is being configured to support a diversity of needs, including a movie theater, a playhouse, comedian show, a band or singer music concert hall, seminars, local/area gatherings, or maybe the local dance concert of our children. The goal is to provide an on-going daily use of the center to maximize revenue and enhance our fine arts program.



**Figure 15. Performing Arts Centers Auditorium**

# Powhatan School Hotel Restaurant Arts Community Center

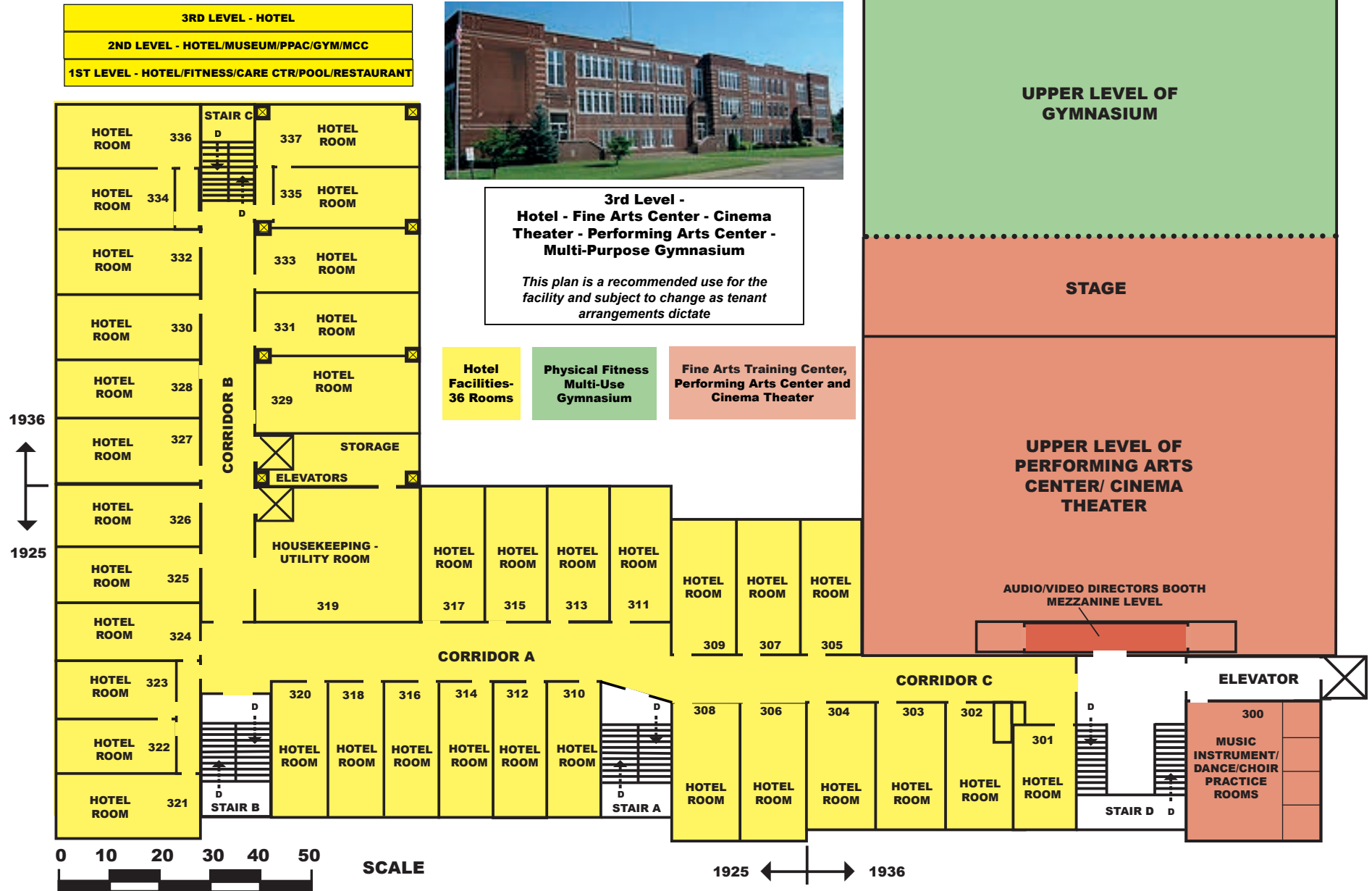


Figure 16. Level 3 of the Powhatan School Hotel Restaurant Arts Community Center Facility



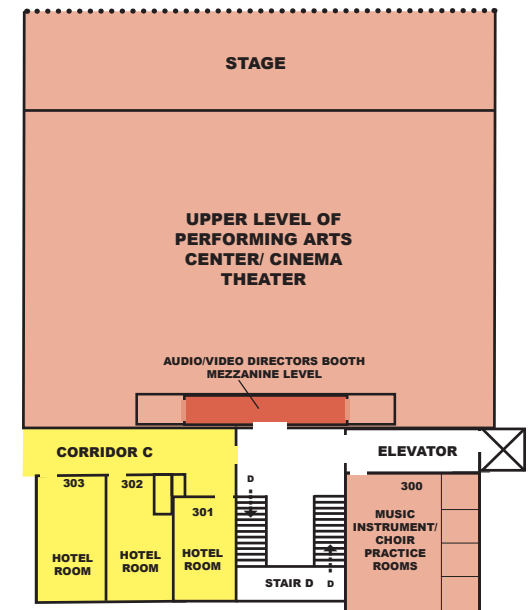
# **FINE ARTS CENTER**

The Fine Arts Center described in the facility Level 3 diagram (Figure 13 and 16) is an area representing seven rooms occupying 3,982 sqft, and the associated large 500 seat, 8,000 sqft, Performing Arts Center Auditorium. These individual rooms permit dedicated use for certain art functions representing: (a) Fine and Performing Arts Center Management Offices, Room 206 - 420 sqft; (b) Art Workshop/Classroom 202A/B - 900 sqft each, for art classes; and (c ) Music/Choir/Dance Workshop Room 300 - 900 sqft, for music tutoring instruction/creation; (d) Drama /Dance Practice Auditorium Stage that is shared environment; and (e) Cinema/video projection, audio presentation/recording and performing art presentation technology support and hands-on workshop facility, located as an upper level auditorium mezzanine accessible from Level 3 corridor, occupying a 10 x 80 - 800 sqft area.

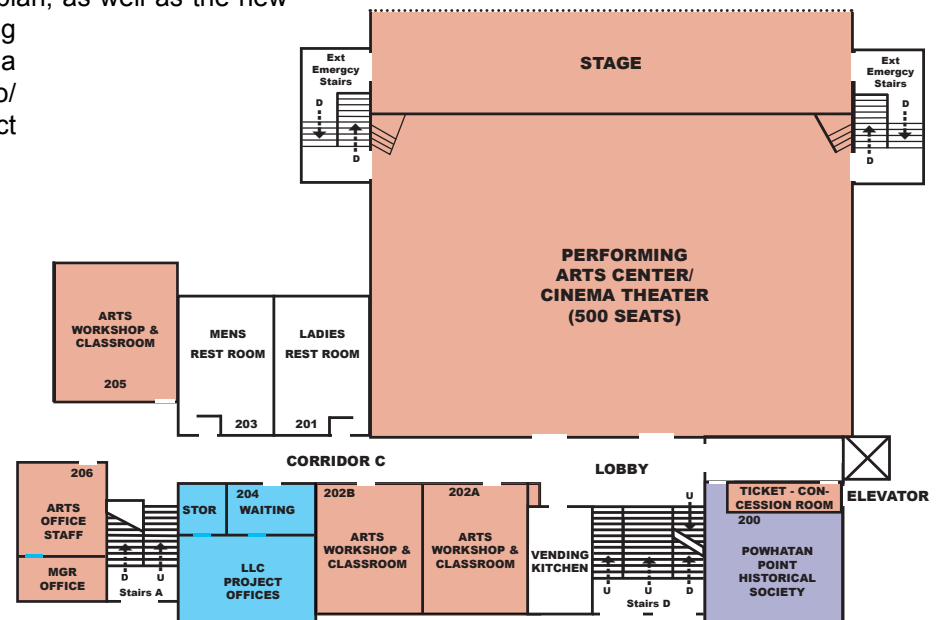
The Fine and Powhatan Performing Arts Center is an important element to the school plan, that reinforces the larger cultural arts theme of the downtown retail redevelopment. It is a catalyst that makes cultural arts a fundamental identity for the community and builds through real art exhibits, whether it is skilled art design/development, paintings, sculpture, pottery, music, drama, or movies. Creativity can be infectious that can influence multi-generations at different times in their lives and be self-satisfying, that does not dictate high cost demands to learn or partake.

Efforts have begun to reach out to the Olgebay Institute, Ohio University, Ohio Arts Council, National Endowment of the Arts (NEA) and Switzerland Board of Education, to assist in the development of an effective fine arts plan for the school. Volunteers have also begun framing a curriculum of programs that can be offered to the community. Artists will be invited to use the facilities to establish art projects, tutor students, and form choir and dance troupes. Music voice and instrument training are also part of the plan, as well as the new electronic social media - computer design technology. Other discussions are occurring with movie theater company providers seeking their interest to implement a cinema capability within the Performing Arts Center auditorium as part of the mezzanine audio/video projection capability. Special entertainment events will be solicited to attract further use of the facility and share in its revenue potential.

To support the arts program, it is projected to employ initially 7 full and part-time individuals with an expected payroll of \$140,000 annually. Under the planned program based upon a diversity of uses, it is projected that the arts program should be able to generate nearly \$200,000 annually. This does not include separate tutoring sessions, special dance/music troupes that can go on the road, or art created and sold by their creators. Expansion of the program may also include special education for the school district, or charter school elements.



**Figure 16. Fine & Performing Arts Center Facilities**



Attachment 1. Facility Flood Mitigation/Barrier Protection

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**Flood Panel** provides full service engineering for floodproofing of commercial property. We design and manufacture a complete line of products: barriers, panels, gates, shields and doors. We offer comprehensive services: consulting, design, installation and maintenance. We are experienced, licensed, bonded, and insured. Please [contact us](#) for assistance and price quotes.

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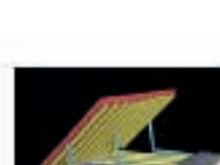
Pedestrian Door



Hinged Gate



Automatic Barrier



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