the beam which is then translated to the second floor above. In the second floor corridor the roll in the floor is quite pronounced and will need attention and correction.

- There has been additional settlement along the north wall near the west end at the foot of the stairs that lead to the second floor. The settlement is most noticeable when attempting to open the exterior door on the north wall. The door does not open freely and binds against the door frame. Repairs to the foundation in this area are warranted. A review of the entire foundation system may be in order to correct the settlement problems.
- The 1st floor of the building has a slight but persistent musty/mold odor that has been caused by the mold growth and lack of use. The 2nd floor does not have this persistent odor problem. It is believed that the doors at the bottom of both stairways have prevented the odor from reaching the 2nd floor. Additionally, the crawl space under the first floor has been sealed up preventing the free movement of ventilation air.
- The existing sanitary septic system needs to be investigated further to determine if it is still functional.
- The HVAC systems need to be cleaned and inspected by a reputable Mechanical contractor to determine if the systems are viable and operational prior to reopening the building for use. The outdoor condensing units look to be in poor to fair condition based on a visual inspection only. It has not been determined if these units are operational despite their visual appearance. The duct work in the crawl space needs to be inspected to determine if small animals have nested inside the ducts and to inspect for rust and decay.
- Attention needs to be paid to the flashing between the roof and the building wall at the roof over the first floor entryway.
- The roof needs to be inspected to determine if a replacement of the shingles is warranted.
- The door in the northwest corner which opens to the stairs at the 1st floor level does not meet current building codes. The door is situated directly against the first stair riser and no landing is provided at the 1st floor level. Additionally, there is not enough head room at the door opening when descending the stairs to the 1st floor. An average height person must duck their head at the top of the door opening.

- Handrails do not meet current building code requirements but can be altered to do so without much effort.
- The building is not equipped with lighted exit signs. The emergency lighting system is in place but needs to be tested to determine if the fixtures are still viable. The batteries in the fixtures may not be rechargeable. Additional emergency lights will need to be installed to bring the building up to current code standards.
- The building is not accessible to disabled persons and does not meet current ADAAG accessibility requirements.
- The vinyl tile flooring is in relatively good condition and may only need a few minor repairs.
- There appears to be a small amount of mold on the stairway walls which may only be limited to the surface of the wall. A more thorough inspection of the entire building is warranted to determine the full extent of the mold.
- Interior prefinished wood panel walls are in good condition and need no work or repairs.
- The bedrooms are equipped with metal bunk beds and mattresses. The metal frames need paint and the mattresses need to be discarded and replaced with new mattresses.
- All of the light fixtures need to be assessed for operation and lamps.
- The smoke detectors need to be brought up to code. The smoke detectors need to be hard wired with battery backup. A smoke detector needs to be placed in each bedroom and one the corridor outside the bedrooms as well.
- The kitchen is equipped with a commercial gas range and exhaust hood system. Both of these appliances need to be inspected and repaired as needed. The refrigerator is a typical residential type and may need to be replaced.
- The kitchen cabinets are in poor to fair condition and need to be replaced but this is not a high priority item.
- The windows appear to be relatively new vinyl replacement type windows and are in excellent condition.

Bunk House Cabins @ Camp Tecumseh

The five (5) Cabins at Camp Tecumseh are prefabricated buildings that were brought on site via truck and set in place in their present location. These Cabins are wood framed with plywood exterior & interior panels and standing seam metal roofs. They are open floor plan structures that have a door and porch at each end. They are each 585 square feet in area. They are not equipped with heating or air conditioning, but do have lighting. Their present location is remote from the other Cabins located in the Park and this presents a security issue from the standpoint that remoteness can lead to vandalism. These Cabins have greater potential for use and can be renovated to allow them to be used by both the KDFWR and the general public.

Miscellaneous Assessments

The main focus of this study is to determine the feasibility to assess the building within the Park as they relate to the introduction of the law enforcement training center for the KDFWR. By virtue of the review of all the buildings noted in this study there are a few elements which still need to be addressed by the KDFWR in order for the training program to be initiated. Enumerated below are a few items of concern that have yet to be addressed.

1. Parking and transportation of the trainees: How is the security of parked vehicles to be handled during the course of the training session?
2. Laundry facilities: How is the laundry of the trainees to be handled? The Conference Center can be renovated to handle this component.
3. Food Service: Three of the buildings noted in the study are now set up for food preparation. What is the intention of the KDFWR with regards to food service for the trainees? Will the food be catered? Will there be KDFWR personnel to prepare the food? In which building will the food be prepared and/or served? Is Camp Piomingo a viable and continued option for the training sessions since the camp is not in operation during the time of the training sessions?
4. Supply Storage: Where will all the supplies for the training program be stored? Bed linens, toiletries, towels and other items will need a location to be stored and that has yet to be determined.
5. Medical Emergencies: Will KDFWR have an agreement with a local emergency ambulance service to address a medical emergency and the means to contact

them for transportation and onsite medical treatment? An infirmary within the Conference Center may be advisable as well.

6. Sanitary Sewer System: It is the consultant's understanding that each of the Cabins within the Park is being served with their own individual sanitary septic system. This arrangement is one that will eventually require maintenance and cause for future problems, given the site. Consideration needs to be given to the possibility of a gravity/forced main sanitary system that will find it way to the existing waste water treatment station located in the Park near the Conference Center. Since the demolition of the lodge that was adjacent to the Conference Center, the treatment station has been underused and therefore has to be fed on a continual basis in order for it to operate properly. By adding the existing Cabins to this system the treatment station may function as it was intended. The treatment station needs to operate on a continual basis in order for it to digest the waste that flows into it. Further investigation by a qualified engineer must be performed to determine the capacity of the treatment station and its current condition for future use. The addition of a new sanitary system to serve all the Cabins is one that must be considered for the future of the Park. Whether it is undertaken now or at a later date it is an issue that must be dealt with by the KDFWR.

TAB 4

Recommendations

The following improvements are suggested to allow KDFWR to focus on the mission of Otter Creek Park and to assess the needs to develop a training center for the law enforcements trainees that serve within the Department. Additionally, these recommendations will also provide an opinion as to how to allow for multi-purpose uses of the existing facilities for use by not only KDFWR staff but for the public as well.

Each of the buildings reviewed, assessed and noted under Tab 3 will receive a recommendation for future use and consideration. The final determination of the future of these facilities will ultimately reside with the KDFWR. Questions will need to be answered as to how these structures are to be used and how they will fit into the role that Otter Creek Park now plays within the KDFWR.

- Is this building worth saving?
- How much will it cost to renovate?
- How much will it cost to replace a structure?
- Will this building fit into the mission of Otter Creek Park?
- Is this building capable of being used by both the KDFWR staff and the general public?
- Once a building has been renovated, what will it cost to continually operate, maintain and provide security?
- How will the buildings fit into the overall plan of training of law enforcement trainees at Otter Creek Park?
- What will be the utility cost to continually operate these buildings?

Conference Center

The Conference Center is the largest usable building within the Park's boundary. It has been used in the past for various functions that can and should continue under the leadership of the KDFWR. The building is well suited for the general public's use for activities such as class reunions, weddings, wedding receptions, family reunions, and corporate retreats. The location of the building commands the best view of the Ohio River. As such, this facility has the potential to generate revenue to partially offset the building's operational cost year round. As noted previously in the study, the building has large gathering spaces that can accommodate upwards of 300 or so people at one time. The existing parking lot, albeit in poor condition, can accommodate the required number of vehicles for groups of this size.

In addition to public use, this facility is also well suited to be used as the law enforcement training and fitness center for the KDFWR. The needs of the training center do not conflict with the use of the general public and therefore it can become an ideal location in the Park to allow this building to be multi-functional without requiring extensive and costly renovations to achieve that goal. However, these renovations do not satisfy the overall need to renovate the building to bring it back from the years of neglect and lack of maintenance. So, there are two levels of renovation that will need to be undertaken to achieve the ultimate goal for this building. The first, to provide renovations to bring the building up to current building code standards and to repair the years of neglect; and second, to provide interior renovation to allow for multi-functional usage for both the KDFWR and the general public.

The KDFWR has requested that the following spaces be provided in this building for law enforcement training:

- Training area for a class of trainees that number from 12- 15 per year.
- Operational kitchen for food preparation or catering of food by outside vendors.
- Fitness room
- Tactical training room for hand to hand defensive training.

- Two offices
- Possible armory?
- Movable partition to divide spaces.

Drawing No. 1 located under Tab 7 illustrates the first floor plan without renovations and Drawing No. 1A illustrates the first floor with renovations that will alter the spaces to accommodate the needs of the KDFWR for use as the law enforcement training center as well as the general public. The first floor of the Conference Center can be used as the main gathering space for the general public. It can also be used for law enforcement training as well. It is recognized that the tactical training needs of law enforcement will be difficult to be accommodate on the first floor level. It is the recommendation of this study to provide space for tactical training at the lower level, thereby eliminating the need for extensive renovation on the first floor. Presently, the first floor exterior walls are predominately glass. The need to protect the glass from breakage and the trainees from injury will require removable panels to cover the large expanse of glass. Although this can be provided, it must be recognized that the panels must be able to withstand the possible impact of the person being throw against the panel and not be injured or caused damage to the wall. The ability of the wall to withstand this kind of impact whether protected or not is one that needs to be investigated further, as there are inherent structural properties of the wall that need to be considered before the space is used for tactical training. The plan also illustrates the location of the required offices, the renovated kitchen space, and the remaining spaces that do not require renovation.

Drawing No. 2 in the appendix under Tab 7 illustrates the lower floor plan without renovations and Drawing No. 2A illustrates the lower level floor with renovations that can allow for a multi-functional uses. The plan shows that the lower level of the building in the south west corner can be renovated to create a permanent location for fitness and tactical training. The area that is being considered for fitness and tactical training is now occupied by a storage room as well as the existing walk-in cooler and freezer. These spaces are no longer needed for the future use of this building and can be eliminated in favor of the new purpose required for trainee training. The remainder of the large room can be used by the KDFWR as a meeting room and classroom for the trainees. Additionally the large room can be used by the general public as a gathering space. The training room can be locked off from the public and be kept intact for continual use for law enforcement training.