Assessment of Facilities

Conference Center

The Conference Center has been inactive since the Park was closed in January 2009. Since that time the building has been vandalized and has shown signs of deterioration due to the lack of activity and maintenance. The building has potential for a new life under the management of KDFWR.

The two story building is located on the edge of a high cliff overlooking the Ohio River and has a commanding view of the river valley below. The building structure is mainly comprised of exposed heavy timbers on the first floor and glass walls that face the overlook onto the Ohio River. The lower level is also provided with glass walls that face the overlook. The overall condition of the building appears to be fair to good.

The building has a large kitchen area that originally provided food preparation as a full service restaurant. Presently, the only remaining appliances are a gas range, convection oven, reach-in refrigerator and exhaust hood. All of these items are of marginal value and it is not known if any of these appliances are still in working order.

The heating and air conditioning system is comprised of a gas fired boiler and electric cooling. It is our understanding that system is functional but to date it has not been verified of its condition to operate properly. Further investigation is needed to make this verification.

Previously a cursory review of the Center was made by representatives of the Department of Housing, Buildings, and Construction. This review revealed several but minor issues that would need to be corrected in order to allow the building to be reopened to the public. These included but not limited to the following:

- Replacement of the emergency lights throughout the building and the addition of emergency lights at the exterior of the building.
- Replacement of all exit lights and the addition of a few exit lights to provide better way finding out of the building.
- The center stairway does not meet the building code requirements for separation and a means to separate the two floors would need to be addressed.
- The restrooms will need to be brought up to ADA standards for an existing structure. Presently the consultant (BCI/JLSA) has already provided design drawings for this to work.
- Lower level access will need to be provided in order to meet ADA requirements.

In addition to the comments made by the Department of Housing, Buildings, & Construction, there are other work items that will need to be addressed in order to reopen the building for use. The following items describe the condition of the facility.

- Accessibility to the main entry of the building is limited to able-bodied persons. In order to allow access to persons in wheelchairs, the main entry will need to be modified.
- The hardware on the entry doors will need to be updated to allow for ADA access.
- The carpet in the upper and lower levels will need to be removed and new flooring installed.
- Several glass panels have been broken due to vandalism and will need to be removed and replaced with new insulated glass panels.
- The kitchen equipment will need to be removed and the kitchen will need to be renovated to accommodate the new use of the building.
- The balcony needs to be thoroughly inspected to remove all of the damaged and deteriorated decking material.
- The railing at the balcony does not meet current building code standards for safety and will need to be renovated to current standards.
- The exterior metal doors are deteriorated and need to be replaced.
- General clean up of the entire facility is needed. Removal of all debris and left behind materials need to be removed from the building.
- All walls need to be painted.
- All damaged and missing acoustical tile ceiling panels need to be replaced with new panels.
- A general overview of the exterior shell needs to be accomplished to repair all damaged areas, such as siding replacement ; caulking replacement; roof repairs, etc.
- Damaged clerestory windows need to be repaired or replaced.

- The asphalt parking lot has deteriorated over the years from the lack of maintenance and needs to be repaired and resurfaced.

The items noted above are those that are needed in a general sense, however, the KDFWR has needs that will require additional renovation in order for the training of law enforcement cadets. The following items have been identified by KDFWR representatives as essential components for the necessary training of the cadets.

- Training area for a class of cadets 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.

Van Buren Cabin

Van Buren Cabin is a two-story 3236 gross square feet log structure that has been used in the past as housing for large groups. The Cabin is accessed via an elevated wood walkway to the second floor of the Cabin. The 2nd floor entry level is comprised of two large bunk rooms which are currently provided with numerous bunk bed frames and mattresses. Additionally, there are two bathrooms at this level, one each to serve the large bunk rooms. There is a porch on the west wall which overlooks the Ohio River. The north bunk room also has a small mechanical closet with houses the HVAC system for the 2nd floor.

The first floor level is accessed via an internal stairway which leads to the large living area. The living area contains several pieces of furniture which are gathered around a stone fireplace. This level also has a dining area and a large kitchen. Under the stairs

is a small toilet room with a water closet and lavatory. At the center of this level is a mechanical closet which houses the HVAC system for the level. There is a porch on the west wall with stairs which lead to grade. There is a sizable concrete patio on the north side of the building that will accommodate groups of around 15-20 persons.

The review of the Van Buren Cabin provided insight into the deficiencies that need to be addressed prior to the reopening of the Cabin. Noted below is an item by item list of those things that have been found to need attention:

- The south bunk room ceiling appears to have had a leak in the roof as evidenced by the water stain on the ceiling. It is not known at this moment if this condition was repaired in the past.
- 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 those units are operational despite their visual appearance.
- All of the glass panels in the windows will need to be replaced as the air seal has been broken and the windows are beginning to fog up within the air space between the two panes of glass. This is not an immediate concern but it will need to be addressed soon.
- All of the screens are in poor condition and will need to be replaced.
- The door and frame at the west wall of the 2nd floor has been vandalized in the past. A new door and frame will need to be installed.
- The ceiling of the north bunk room at the 2nd floor is showing a sign of failure as it is clearly visible that the ceiling is sagging down approximately 2" from its original position. Further inspection noted that he roof rafters are failing and it is very noticeable at the exterior of the building at the stone chimney. (See Fig. 1)

Fig. 1

- All interior exit doors need to be equipped with exit lights and emergency lighting.
- All exterior doors need to be equipped with emergency lighting.
- Presently there is only one means of emergency egress form the second floor. The building code requires two means of emergency egress.
- The smoke alarms in the building are stand alone battery type and need to be replaced.
- The concrete footing of the building in the southwest corner is exposed and there are signs of undermining and erosion in this area. (See Fig. 2)

Fig. 2

- All of the furniture in the building will need to be disposed of due to mold growth and odors that have permeated the fabric.
- All exposed surfaces will need to be cleaned thoroughly.
- The porches on the west side of the building are sagging at the southwest corner at the outer edge. This is a result of the settlement of the concrete footing on which the porch post rests. (See Fig. 3)
- The porch railing is currently at 36" above the finish porch level. The building code requires that the railing be at least 42" above the finish porch level.
- The railing at the elevated walkway is currently at 36" above the finish walk level. The building code requires that the railing be at least 42" above the finish walkway level.

Fig. 3

- All exterior doors do not seal tight against the frames and do not close properly. (See Fig. 4)

- The log walls on the 1st floor level appear to coated with mold in several areas. This needs to be cleaned thoroughly. (See Fig. 4)
- The site immediately around the Cabin needs to be cleaned up.
- The existing sanitary septic system needs to be investigated further to determine if it is still functional.
- The building is not accessible to disabled persons and does not meet current ADAAG accessibility requirements.
- The entire building has a persistent musty/mold odor that has been caused by the mold growth and lack of use. Additionally, the crawl space under the first floor has been sealed up preventing the free movement of ventilation air. This also causes odors that will be difficult to eliminate, if even possible.

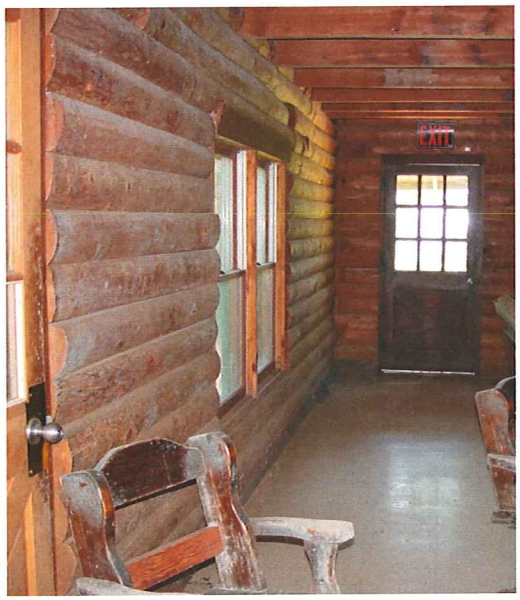

Fig. 4

Cabin 1

Cabin 1 is located on the bluff above the Ohio River in a location that has commanding views of the tightest bend in the river. It is immediately adjacent to Cabin 2. Both Cabins 1 & 2 are the oldest of all the Cabins in Otter Creek Park. The Cabin has a combination living/dining area with a kitchen immediately off the dining area. It also has two small bedrooms and one full bathroom. A wooden deck is located off the river side of the Cabin that is 8' x 20'. Based on the existing drawings, this Cabin is 748 gross square feet. As a result of long-term neglect and lack of use and maintenance this Cabin has now reached a point of no return. Although it can be rehabilitated, the cost to do so is not feasible given its use. Noted below are a list if

deficiencies that plague this Cabin.

- The roof needs to be replaced and has been damaged as a result of the tree branch falling and penetrating the roof structure, causing not only roof damage but also consequential damages to the interior ceiling, floor and floor structure.
- The original placement of the Cabin and the down slope of the bluff has allowed for years of water from rains and snow to drain directly towards the building foundation, thereby causing for differential settlement of the Cabin.
- The rear door leading to the deck can no longer be opened as a result of settlement issues.
- The floor at the main entry to the Cabin has rotted to the point that it can no long sustain foot traffic without the fear of failure.
- The vinyl tile flooring is in poor condition and many of the tiles have become dislodged from their position, especially at door openings.
- The log walls appear to be coated with mold in several areas.
- The site immediately around the Cabin needs to be cleaned up.
- The existing sanitary septic system needs to be investigated further to determine if it is still functional.
- The entire building has a persistent musty/mold odor that has been caused by mold growth and lack of use. Additionally, the crawl space has been sealed up preventing the free movement of ventilation air. This also causes odors that will be difficult to eliminate, if even possible.
- The massive stone fireplace and chimney are the only portions of the building that are worth salvaging and could be used as an outdoor fireplace.

Cabin 2

Cabin 2 is located on the bluff above the Ohio River in a location that has commanding views of the tightest bend in the river. It is immediately adjacent to Cabin 1. Both Cabins 1 & 2 are the oldest of all the Cabins in Otter Creek Park. The Cabin has a combination living/dining area with a kitchen immediately off the dining area. It also has two small bedrooms and one full

bathroom. A wooden deck is located off the river side of the Cabin that is 8' x 20'. Based on the existing drawings, this Cabin is 748 gross square feet. It is the reverse floor plan layout of Cabin 1. As a result of long-term neglect and lack of use and maintenance this Cabin has now reached a point of no return. Although it can be rehabilitated, the cost to do so is not feasible given its use. Noted below are a list if deficiencies that plague this Cabin.

- The roof needs to be replaced, as it has reached the end of its life. Moss is presently growing on the roof.
- The roof structure has begun to settle near the stone chimney. There is noticeable sag in the roof in this area. The roof leaks water into the interior at this area.
- The original placement of the Cabin and the down slope of the bluff has allowed for years of water from rains and snow to drain directly towards the building foundation, thereby causing for differential settlement of the Cabin.
- The log walls appear to coated with mold in several areas.
- The vinyl tile flooring is in poor condition and many of the tiles have become dislodged from their position, especially at door openings.
- The kitchen cabinets are covered with mold and are in poor condition.
- The site immediately around the Cabin needs to be cleaned up.
- The existing sanitary septic system needs to be investigated further to determine if it is still functional.
- The entire building has a persistent musty/mold odor that has been caused by mold growth and lack of use. Additionally, the crawl space has been sealed up preventing the free movement of ventilation air. This also causes odors that will be difficult to eliminate, if even possible.
- The massive stone fireplace and chimney are the only portions of the building that are worth salvaging and could be used as an outdoor fireplace.

Cabins 3 A, 3B & 3C

Cabins 3A, 3B & 3C are all prefabricated wood structures that were delivered to the Park and set on concrete masonry foundations. All three Cabins are located immediately adjacent to Cabin 2. Like

Cabins 1 & 2, these Cabins have a commanding view of the Ohio River and the valley below the bluff. These Cabins are relatively new in comparison to the other Cabins noted in this study. The Cabins are in good condition and with a general cleaning and inspection can continue to be used. The Cabins are of an efficiency type much like a small hotel room. Each of them contains a small bathroom, kitchenette, closet and sleeping area. A porch is located on both the front and rear sides of the building.

- The Cabins are equipped with a through-the-wall heat pump which provides both heating and air-conditioning. An inspection of these units is warranted to determine if there are any deficiencies that need to be addressed.
- There is a slight musty odor within the Cabins but it is believed that that can be eliminated with consistent use and maintenance.
- The bedding may need to be discarded and new bedding provided if these Cabins are to be used in the future. The sanitary sewer septic system needs to be inspected for continued use.
- The site immediately surrounding the Cabins needs to be cleaned up and trees need to be pruned to allow a better view of the valley below.

Cabin 5

Cabin 5 is located in a more secluded area of the Park east of Cabins 3A-C. This Cabin is identical to Cabins 1 & 2 with regards to the size and floor plan layout. However, this Cabin is not equipped with a stone fireplace. The fireplace in this unit is a metal firebox with a metal chimney. The unit has deteriorated from lack of use and maintenance as well as the perpetual influences of Mother Nature. The condition of the Cabin is rated as poor to fair.

Noted below are a list if deficiencies that plague this Cabin.

- The roof needs to be replaced and has reached the end of it effective life. Moss is currently growing on areas of the roof.
- The north east corner of the roof is damaged due to decay and the fascia boards at the eave are in