



The opinion of probable cost for the work required for this renovation is located under Tab 5. Likewise, the projected operational costs for this building are located under Tab 6.

Van Buren Cabin

The Van Buren Cabin has been used in the past as a destination for large groups that provided not only sleeping quarters but also living, dining, food preparation and bathing facilities. It is remotely located along the northern border of the Park and has good views of the Ohio River. Structurally, the Cabin is in good condition. However, there are issues previously described in this study that indicate there will be significant renovation issues to be addressed if this Cabin is to be used by the KDFWR. It is this consultant's recommendation that the renovations should be made to allow this structure to be used by the public and for KDFWR purposes. The initial aim of the study was to evaluate this Cabin for use as part of the law enforcement training program to house the trainees. However, by virtue of the expanded review of all the buildings in the Park, this use has shifted away from Van Buren Cabin to the Haven Hill Cabin. Drawings 3 & 4 under Tab 7 illustrate the existing floor plan layout of the Van Buren Cabin.

Although the focus of the study has been revised the use of this Cabin should not be discounted. It has great potential as a source of revenue for use by the public. Additionally, if the KDFWR should ever have the need for a structure with the capacity to house a large group then this Cabin will certainly suffice. Van Buren Cabin and Haven Hill Cabin can provide housing for large groups that may also wish to utilize the Conference Center for corporate retreats or other groups that wish to have an extended stay at the Park and have the need to use the Conference Center as well.

It is recommended that the Van Buren Cabin be renovated to bring it back from the years of neglect and lack of maintenance and make it an integral part of the mission of Otter Creek Park. Given the shift in focus of the study, the need to immediately renovate this Cabin can be postponed, but not for too long. Continued lack of use and maintenance will only increase the deterioration and at some moment the scales will tip towards the demolition of this building rather than renovation. Therefore, it is recommended that the cabin be renovated within the next couple of years in order to



retain its usability. Within the next few months this building needs the following work performed as a 1st phase of renovation in order to maintain its current condition:

- Shore up the settled concrete foundation and provide earth cover over the footings sufficient to prevent thermal movement. Additionally, provide site grading to prevent the erosion that caused the footing to be exposed.
- Clean all mold from the walls, floor, ceiling and crawl space.
- Remove all furnishings completely and discard. The bed frames can be retained and cleaned.
- Open all crawl space vents and install automatic louvered vents.
- Clean all debris from the crawl space.
- Inspect the HVAC System and make all necessary repairs and maintain a consistent temperature throughout the year inside the Cabin. This means that the HVAC system is to operate continually without being turned off. Set the controls to allow for minimum temperatures respective of the seasonal needs.
- Inspect the sanitary septic system to ensure that it is still capable of being used to dispose of sanitary waste. Provide a regular maintenance program to keep the septic system viable.
- Inspect all light fixtures and replace all burnt out lamps.
- Repair the damaged door locks to ensure a higher level of security.
- Keep the surrounding site cleared of all weeds and undergrowth.
- Present the site as to suggest that it is being used and visited regularly to dissuade the potential for vandalism.

The 2nd phase of renovation will require additional work in order for Van Buren Cabin to be used by the public and by the KDFWR. The following work items will need to be performed during this phase:

- Remove all roofing shingles and replace with new shingles. Remove all damaged roof decking and replace with new decking.
- Investigate and repair the cause of roof and ceiling sagging at the north end of the Cabin near the stone chimney.
- Replace glass panes in all windows and provide new insulated glazing.
- Remove all window screens and replace with new screens
- Replace all damaged entry doors and frames and provide with new hardware.



- Inspect the water heater to ensure it is still operational. Based on the fact that the water heater has remained dormant for so long it is advisable to replace the water heater and provide it with the required expansion tank as well.
- Clean the entire Cabin and remove any mold on the wall and/ or ceiling surfaces.
- Remove the existing mattresses and provide new mattresses. Provide bed linens for each bed. Paint the metal bunk bed frames.
- Provide hard wired smoke detectors in all rooms.
- Provide electric illuminated exit signs at all exit doors and at the stairway with directional arrows.
- Provide new living room furnishings.
- Inspect the kitchen appliances to determine if they are still operational and make all repairs to the range exhaust hood fan, hood extinguishing system and refrigerator as required to allow the appliances to be used.
- Provide dishware, cookware and silverware.
- Review all plumbing fixtures for deficiencies in operation and make all replacements as necessary to ensure all plumbing fixtures operate correctly and without leaks.
- The stairway needs to be revised to comply with current building code requirements for handrail placement.
- Provide a second means of egress from the first floor to finish grade. Most likely the stair can be an exterior stair that is constructed off of the existing first floor rear deck.
- The exterior logs and chinking need to be repaired.
- Inspect the duct work in the building and clean the ducts thoroughly and remove and replace any metal duct that has rusted through.
- Repair the vinyl tile flooring. Make repairs as necessary. Presently the floor appears to be in good condition and will not need to be completely replaced.
- Remove all kitchen cabinets and provide new cabinets and counter tops.

Cabin Nos. 1 & 2

Cabins 1 and 2 have reached the end of their functional lives and need to be demolished. These Cabins can of course be renovated, but the cost as noted under Tab 5 clearly illustrates that the cost is high and to recoup the cost by virtue of rental



fees will take a considerable amount of time. The primary concern with both of these Cabins is the pervasive amount of mold that appears to have overtaken them. It is not known to what extent this has occurred, but the visual review of these Cabins indicates that it has overwhelmed the exposed surfaces. The question now is whether the mold permeated the structure to the point that it cannot be salvaged. Only destructive investigations can reveal the extent of the mold problem. The odor that is present in the Cabins will never be extinguished and it will continue to plague them resulting in complaints from users and eventual refusal to use from repeat visitors to the Park. If the KDFWR deems that having Cabins in the Park for use by the general public is to be part of the mission of the Park, then these two sites are ideal for that purpose. It is possible to move the Cabins from Camp Tecumseh to the sites that are now occupied by Cabins 1 and 2. These Cabins are similar to Cabins 3 A, 3B, & 3C but are now without bathrooms, kitchenettes and HVAC. However, it is believed that these structures can be equipped with these elements to make them just as viable as the No.3 Cabins. It is further recommended that if Cabins 1 and 2 are demolished, the stone fireplace and chimney of both Cabins be retained and used as outdoor fireplaces.

Cabin Nos. 3A, 3B & 3C

Cabins 3A, 3B and 3C are in good condition and need only minor repairs and investigation. It is this study's recommendation that these Cabins be retained and be used for rental to the general public year round. All three of these Cabins have commanding views of the Ohio River and the valley below. The following recommendations for improvement are noted below:

- Clean the site immediately around each of these Cabins to remove the weeds and undergrowth.
- Improve the access path to each of the Cabins by installing new pea gravel on the walkways.
- Inspect through-wall heat pumps and make all necessary repairs to ensure that the units will operate properly. Once the units have been repaired they need to be kept in continual operation and never be turned off during the off season. The Cabins need to be conditioned year round, but they can be kept at minimal temperatures based on the season.



- Inspect the sanitary septic system to ensure that is still capable of being used to dispose of sanitary waste. Provide a regular maintenance program to keep the septic system viable.
- Inspect all light fixtures and replace all burnt out lamps. Clean the entire interior of the Cabins and remove any mold that may be present. Investigate further if needed to eliminate the source of any discovered mold.
- Remove all furniture that may have mold on it and discard all bedding and replace with new.
- Inspect the appliances to ensure that they are in proper working order and replace as needed.

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Cabins No. 5, 6, & 7

Cabins 5, 6 and 7 are similar in floor plan layout. All of them are two bedroom, one bath Cabins. Each of these Cabins is in the same condition and all will require renovation to bring them back from their current state of deterioration. The primary question to be answered by the KDFWR is whether these Cabins fit into the mission of Otter Creek Park. The viability of these Cabins for future and continued use is possible. However, there is a concern with the mold issue. As noted previously in this study under Tab 3, the assessment of these Cabins clearly noted the strong presence of mold within these Cabins. Further investigation is warranted to determine the full extent of the mold and to understand the full implication as to the future of these Cabins. With that said, the Cabins can be renovated feasibly and rented out to the general public. The following recommendation for renovation is necessary to allow these Cabins to be used in the future:

- Repairs to the foundations are needed to permanently shore up the footings and prevent further settlement.
- Site grading is required to prevent the continued erosion that has caused the concrete footings to be exposed, which allows for thermal movement and settling of the footings.



- Provide new electrical service entry feeders to the Cabins.
- All flooring needs to be inspected and repaired or replaced. This study will consider the worst case scenario and the cost opinion will denote a complete replacement of the tile flooring.
- The shingle roofing needs to be investigated to determine if the roofing and decking needs to be replaced. As a basis of consideration this study has determined that the all of the roofing and some decking must be replaced.
- Remove the wood deck and railings and rebuild in same location and configuration.
- Repair all exterior plywood siding and paint.
- Remove the kitchen cabinets and replace with new cabinets.
- Remove all appliances and replace with new appliances.
- Remove all furniture and replace with new furniture.
- Remove all window treatments and replace with new blinds.
- Clean all walls and remove all mold on the surfaces.
- Clean all ceilings of mold and apply mold resistant coatings and repaint.
- Remove all windows and provide new insulated replacement windows.
- Inspect the water heater to ensure it is still operational. Based on the fact that the water heater has remained dormant for so long, it is advisable to replace the water heater and provide it with the required expansion tank as well.
- Provide hard wired smoke detectors in the bedrooms and in the hall way.
- Open all crawl space vents and install automatic louvered vents.
- Clean all debris from the crawl space.
- Inspect the HVAC System and make all necessary repairs and maintain a consistent temperature throughout the year inside the Cabin. This means that the HVAC system is to operate continually without being turned off. Set the controls to allow for minimum temperatures respective of the seasonal needs.
- Inspect the sanitary septic system to ensure that it is still capable of being used to dispose of sanitary waste. Provide a regular maintenance program to keep the septic system viable.
- Inspect all light fixtures and replace all burnt out lamps.
- Repair the damaged door locks to ensure a higher level of security.
- Keep the surrounding site cleared of all weeds and undergrowth.



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Cabin No. 9

Cabin No. 9 as noted under Tab 3 is in poor condition. It is the recommendation of this study to demolish this structure completely as the cost to repair outweighs the return that can be gained from rentals by the general public. The primary reason for this recommendation is pervasive mold growth that is believed to be uncorrectable. Additionally, damage from previous fallen tree branches that have penetrated the roof has been left unchecked for years and the building has suffered greatly as a result. However, site is perfect for redevelopment if it is the decision and mission of the KDFWR to maintain Cabins within the Park. The site is presently equipped with a domestic water source, gas piping and electricity.

Cabin No. 10

The original scope of this study suggested that Cabin 10 be reviewed as a potential candidate to house the female law enforcement trainees. The initial inspection of this Cabin revealed that it is in poor to fair condition and will require extensive renovation in order for it to be used not only for trainees but the general public as well. Similar to Cabin no. 9, this Cabin should be scrutinized carefully as to viability for future use. Although not in as bad shape as Cabin 9, Cabin 10 has a mold problem that may prevent it from being used. A thorough investigation is recommended for this Cabin. If it is determined that the mold problem can be resolved and the odor can be eliminated, Cabin 10 can certainly be renovated and rented to the General Public and for use by the KDFWR for the law enforcement training program. Drawing No. 5 under Tab 7 Illustrates the floor plan layout of Cabin 10.

The following work items are recommended to be completed before Cabin No. 10 can be used for any purpose:

- Repairs to the foundations are needed to permanently shore up the footings to prevent further settlement.