- 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 Cabin.
- All flooring needs to be inspected and repaired or replaced. This study will consider the worst case scenario and the cost opinion will denoted 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, stairs 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.
- 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 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.
- 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.
- Provide emergency lighting at the interior and at the exterior exitways.
- Remove the main entry door and adjacent sidelight and provide a new entry and sidelight window.
- Keep the surrounding site cleared of all weeds and undergrowth.

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.

Haven Hill Cabin

As the scope of the original feasibility study expanded, the Haven Hill Cabin was reviewed and it was found to be in better condition that the Van Buren Cabin which was to be reviewed as part of the original feasibility study. This Cabin is better suited to house the law enforcement trainees. Its proximity to the Conference Center is better as it is within easy walking distance of approximately 30 yards. Not only is it well suited for the law enforcement trainees, it is also suited for the general public to use. It is the recommendation of this study to keep the Haven Hill Cabin and use it as the location to house the law enforcement trainees during their time at Otter creek Park. Additionally, this Cabin can be used for large groups and should be made available for year round rentals to the public. Drawing No. 6 under Tab 7 illustrates the current floor plan layout.

This Cabin must first undergo renovations before it is allowed to be used by the public. However, with a few modifications the Cabin can be used for the upcoming class of trainees that would arrive at the camp at the end of this year. The following work items that would need to be performed before the end of the year are as follows:

- Clean the entire Cabin and remove any mold on the wall and/or ceiling surfaces. A minimum amount of mold has been observed.
- Remove the existing mattresses and provide new mattresses. Paint the metal bunk bed frames. Provide bed linens for each bed.
- Provide hard wired smoke detectors in all three bedrooms and additional smoke detectors outside each bedroom door in the corridor.

- Provide electric illuminated exit signs at all exit doors and at the corridors 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. If cooking will not be performed during the training session then this work can be postponed to the second phase of renovation.
- Provide dishware, cookware and silverware if this Cabin will be used for dining during the training session. Otherwise, this can be postponed for the second phase of renovation.
- Clean up the site surrounding the Cabin and remove all weeds and undergrowth.
- Repair all damaged concrete walkways.
- 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 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.
- Inspect all light fixtures and replace all burnt out lamps.
- 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 second phase of renovation will be required prior to opening the Cabin to the public. The following work items will be necessary before the Cabin can be used:

- Permanently shore up the Cabin's foundation. There are signs of differential settlement at the perimeter exterior walls and at the internal columns that are

causing an undulation in the second floor and preventing one of the exterior doors from opening and closing easily.

- The stairways need to be revised to comply with current building code requirements for head room and for handrail placement.
- The exterior siding needs to be repaired and refinished and then painted.
- Repair the flashing and roof over the main entry way to the Cabin.
- Remove all roofing shingles and replace with new. Inspect the roof decking for deterioration and replace the damaged decking.
- 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 and quarry 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.

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

Bunk House Cabins @ Camp Tecumseh

The five Cabins at Camp Tecumseh are sitting idle and without any specific use at this time. Since they are without the basic utilities to make them usable it is recommended that all of them be relocated within the Park and then be renovated to replace Cabin Nos. 1, 2, 9 & 10. These Cabins can then be used not only for the KDFWR law enforcement training program, but they can also be utilized year round by the general public as rental Cabins. These Cabins are larger than the similar Cabins No. 3 and can be rented to different groups or larger families. By placing these five Cabins in the same area as the other Cabins, the ability to maintain the buildings and provide better control over security will be enhanced. Patrols in the area will allow Park personnel to limit their destinations to one area of the Park which will essentially contain all of the targets for vandalism. Additionally, there are different ways in which these Cabins can be used based on the mission of the Park. All could be renovated to be equipped as standalone Cabins with all the needed amenities, or some can be set up and living and dining Cabins while others are designed as bathing and toilet facilities with the remainder serving as sleeping bunk houses. There are many ways in which these five

particular Cabins can be incorporated into the mix if existing Cabins and further discussion as to which is the best path to follow is needed. Drawing No. 7 under Tab 7 illustrates the current layout of the typical Cabin.

TAB 5

Cost Opinions

Conference Center

General Conditions	$	29,257.44
Demolition	$	20,000.00
Site Construction	$	5,000.00
Wood & Plastic	$	10,000.00
Thermal & Moisture Protection	$	68,028.00
Doors & Windows	$	18,690.00
Finishes	$	37,215.00
Specialties	$	1,085.00
Equipment	$	7,200.00
Conveying systems	$	20,000.00
Fire Suppression — boiler	$	65,000.00
Plumbing	$	25,000.00
Heating, Ventilation & Air Conditioning	$	65,000.00
Electrical	$	18,500.00
Exterior Improvements	$	5,000.00
TOTAL CONSTRUCTION COST	$	394,975
Wage Rates @ 15%	$	59,246.
TOTAL PROBABLE CONSTRUCTION COST	**$**	**454,222**
TOTAL CONSTRUCTION COSTS PER SQUARE FOOT	**$**	**40**
OTHER PROJECT COSTS		
Furnishings, Fixtures & Equipment	$	50,000
Architectural / Engineering Fees	$	31,796
Construction Contingency @ ~~10%~~ 15%	$	45,422
SUBTOTAL OF OTHER PROJECT COSTS	$	127,218
TOTAL PROBABLE PROJECT COSTS	**$**	**581,439**
TOTAL PROJECTS COSTS PER SQUARE FOOT	$	51

The costs noted above for the Conference Center are for the overall renovation which is noted Under Tab 4 Recommendations. The estimated costs for minor renovation if the building is to be readied for the upcoming Law Enforcement Training Program is $75,500.

Van Buren Cabin

General Conditions	$	15,010.56
Demolition	$	6,100.00
Concrete	$	55,000.00
Wood & Plastic	$	16,000.00
Thermal & Moisture Protection	$	23,742.00
Doors & Windows	$	12,810.00
Finishes	$	10,800.00
Specialties	$	780.00
Conveying systems	$	20,000.00
Fire Suppression	$	9,800.00
Heating, Ventilation & Air Conditioning	$	9,800.00
Electrical	$	9,800.00
Earthwork	$	8,000.00
Utilities	$	5,000.00
TOTAL CONSTRUCTION COST	$	**202,643**
Wage Rates @ 15%	**$**	**30,396.38**
TOTAL PROBABLE CONSTRUCTION COST	**$**	**233,039**
TOTAL CONSTRUCTION COSTS PER SQUARE FOOT	**$**	**72**
OTHER PROJECT COSTS		
Furnishings, Fixtures & Equipment	$	2,000
Architectural / Engineering Fees	$	16,313
Construction Contingency @ 10%	$	23,304
SUBTOTAL OF OTHER PROJECT COSTS	**$**	**41,617**
TOTAL PROBABLE PROJECT COSTS	**$**	**274,655**
TOTAL PROJECTS COSTS PER SQUARE FOOT	**$**	**85**

The costs noted for Van Buren Cabin are for the overall renovation which is noted Under Tab 4 Recommendations.