



Watersprite Project Summary

BCMC Cabin Survey Highlights

- ▶ 79% Said the BCMC should build more cabins or huts
- ▶ 70% Said huts should be closed in rather than 3 walls and a roof
- ▶ 62% Said the BCMC should build cabins or huts to attract people to the mountains
- ▶ 93% Said snowmobile activity should not be allowed
- ▶ 48% Said the cabin should be built 3-4 hours by foot from the nearest road
- ▶ 60% Said the Watersprite cabin should be well insulated with a wood stove and kitchen
- ▶ 59% Said the Watersprite Cabin should be midsized 10-15

Budget vs. Actual

Budgeted Costs

- ▶ Cabin Construction
- ▶ Helicopter Lifts

Budgeted Amount

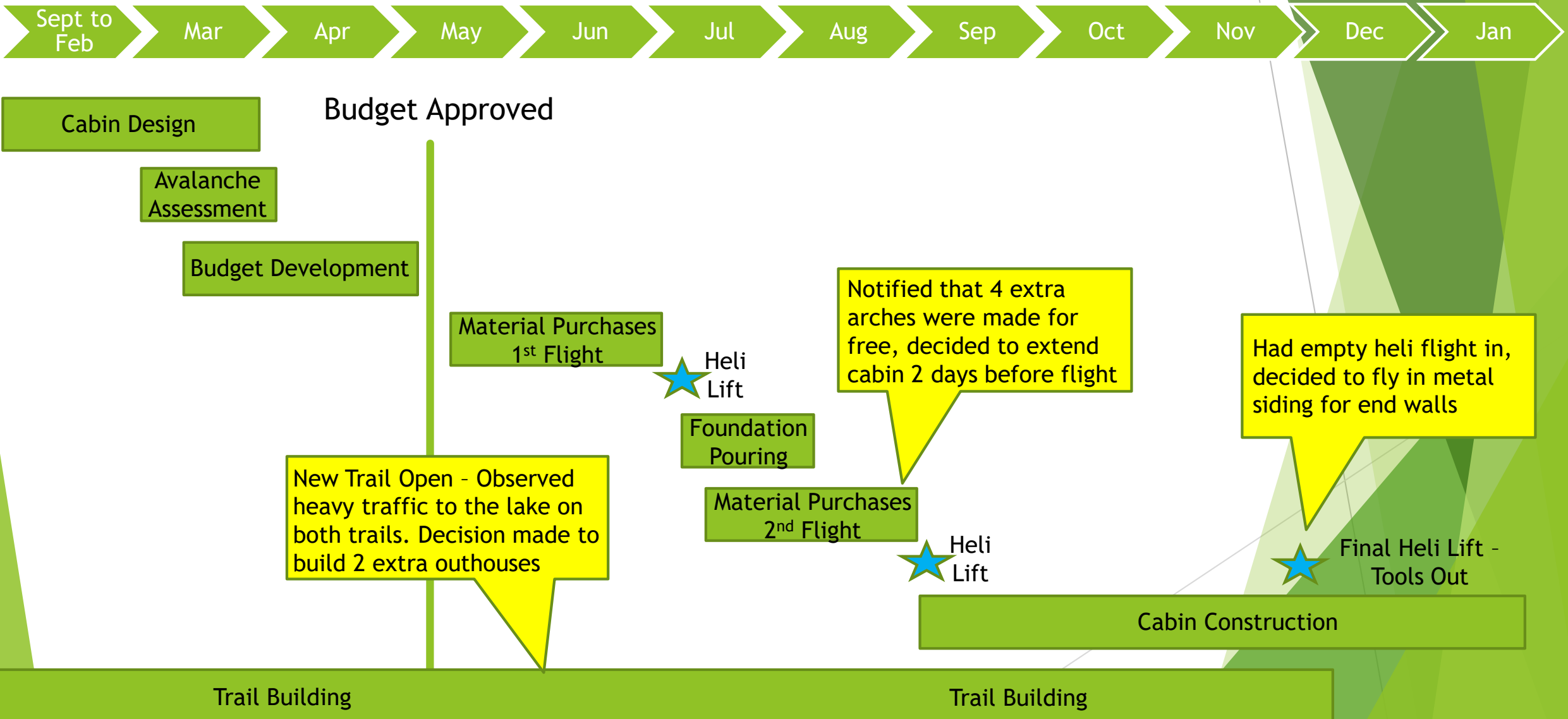
- ▶ \$35,000
 - ▶ \$15,000
-
- \$50,000

Difference

- ▶ \$16,119
 - ▶ \$1,753
-
- \$14,366

Total Spent = \$64,366

Timeline



Items Not Budgeted or Over Budget

▶ Avalanche Assessment (done at 50% below his normal rate)	▶ \$2,650
▶ Concrete Footings instead of Sono Tube Footings	▶ \$2,500
▶ Stronger Paralam beams for frame due to snow loads	▶ \$1,100
▶ Arches made by Fraserwood instead of BCMC Volunteer	▶ \$5,500
▶ Extra Arches and Cabin Extension	▶ \$2,318
▶ Basic Tools and a Lockable Tool Box	▶ \$1,500
▶ End wall exterior metal cladding (material only)	▶ \$1,700
▶ Locking the Cabin - due to traffic and bad behavior	▶ \$350
▶ Additional Signage - due to bad behavior witnessed	▶ \$800
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	\$18,418

Funding Sources

▶ Concord Pacific	▶ \$10,000
▶ MEC - 2016 Contribution	▶ \$15,000
▶ FMCBC	▶ <u>\$1,200</u>
Total Contributions to date	\$26,200

▶ BCMC Portion to date	▶ \$38,298
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▶ MEC - 2017 Possible Contribution	▶ <u>\$15,000</u>
Total Possible Contributions	\$41,200

Challenges & Opportunities

Challenges

- ▶ Arches budgeted to be made by BCMC volunteers - skilled volunteer pulled away on personal demands
- ▶ 4 Extra arches made at no charge and not sure what to do with them
- ▶ Extra arches required additional building material spend to extend

Opportunity

- ▶ Required us to have the arches made at Fraserwood. Original quote was \$28K and reduced to \$7,500 due to BCMC connections. Arches made professionally instead of by us.
- ▶ Extend cabin and increase 2nd floor sleep space by 79-sq.ft, provide 7' overhang over deck as emergency shelter for non guests and side wall protection around front door to prevent snow build up
- ▶ Arches were free to fly in as they were one full load anyway, extra flight time was due to extra material as a result of the arches

Challenges & Opportunities

Challenges

- ▶ End walls were only budgeted for bare plywood and paint - which requires extensive maintenance over the years

Opportunity

- ▶ We had an empty helicopter coming in to fly out the tools as budgeted and used this opportunity to fly in metal siding for the end walls on the deadhead flight
- ▶ Improves the heat loss and thus less firewood burned which we pay to fly in
- ▶ No further maintenance costs required

Challenges & Opportunities

Challenge

- ▶ Higher than expected traffic to lake
 - ▶ 1 Extra outhouse for hikers at trail termination
 - ▶ Designated camping area and campers outhouse far away from cabin to prevent convenience use of cabin
- ▶ Increased building material cost
- ▶ Increased flight time
- ▶ Additional signage to prevent bad behavior and environmental damage

Opportunity

- ▶ Increased awareness of the BCMC = increased membership. Signage to reflect BCMC's contribution
- ▶ More awareness and education to improve backcountry stewardship
- ▶ Chance to fly material in at a lower expense due to ferry times from Squamish
- ▶ BC Forestry to make the area a designated site they will maintain

Challenges & Opportunities

Challenges

- ▶ BC Forestry provided free bridge material for creek crossing near cabin

Opportunity

- ▶ Avoid double spending of helicopter time for next year - due to ferry flight from Squamish
 - ▶ Savings estimated at \$600

Additional Challenges

- ▶ Late snowpack melt into July delaying foundation construction
- ▶ More than expected (4X) concrete required due to depth of foundation holes
- ▶ Supplier made multiple mistakes on orders requiring us to purchase at higher prices in Squamish the day of the lift
- ▶ Roofing Material Not Ordered by Supplier - Discovered Day before heli lift
- ▶ Master carpenters and contractors were pulled away on personal matters
- ▶ Limited number of mid week volunteers
- ▶ Weather delays during Oct
- ▶ Early Heavy Snow Fall in Nov

Remaining Items

****Note all costs for these items already spent - Only man-hours required to complete*

Nov / Dec 2016

- ▶ End wall siding and flashing installed
- ▶ Fire Escape ladder installed
- ▶ Reservation system set-up
- ▶ Varnish interior walls

SUMMER 2017

- ▶ Install missing pressure treated joist under front deck
- ▶ Make and Install external window shutters (protection)
- ▶ Paint and varnish exterior items
- ▶ Main stairs footing cement pour
- ▶ Hiker outhouse to be constructed, including cement pour
- ▶ Campers outhouse to be constructed, including cement pour
- ▶ Signs to be installed, including cement pour

Key Project Stats

- ▶ 13 turns made with large Bell 214 helicopter
- ▶ 1 flight with small A-Star to fly cargo nets and tools out
- ▶ 33 Tons (66,000 Lbs) of material flown in
- ▶ 1,000's of man-hours dedicated to the project
- ▶ 13,000+ Km's driven at volunteers costs
- ▶ 2+ years of planning

Volunteer Dedication

- ▶ 1000's of man-hours dedicated to the project to date
 - ▶ Cabin Design - Including re-design from larger size to smaller size
 - ▶ Planning - regular meetings for 2+ years
 - ▶ Procurement - Building BOM (purchase list)
 - ▶ Heli-logistics
 - ▶ Trail building
 - ▶ Construction phase
- ▶ No compensation for gas, mileage or time (Gas alone is \$3,000+ for committee members - 65 trips made, if we use Govt. comp @ .52 per km = \$6,800)
- ▶ Majority of tools donated by member for construction phase
- ▶ Items permanently donated to the cabin by volunteers
- ▶ Geo Technical Report done for free by VOC member as favor to BCMC
- ▶ Trail building team dedicated to the project

Cabin Information

- ▶ Sleeps 10 and is by reservation only
 - ▶ \$10 / night for BCMC members \$20 for non members
- ▶ Cabin is locked with ever changing door code
- ▶ 7 foot overhang on deck that can be used as emergency shelter for non guests
- ▶ Firewood flown in at BCMC expense and stored under the cabin
 - ▶ Stove will be locked during summer months
- ▶ Spotty cell phone coverage at the cabin
- ▶ Cabin not to be used by day hikers or nearby campers as a place to hang out
- ▶ You will be able to reserve the cabin beginning Jan 2017 once construction is completed

















09/10/2016

