



**Mount Cain Alpine Society  
ICET Completion Report  
Mt Cain Building and Lodging Project  
July 15, 2015**

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Mount Cain is the little hill that could. With only two t-bars and limited infrastructure it is a community run alpine ski hill that seems to keep going despite the ongoing challenges it faces. Over the years increased accommodations has resulted in increased staff. The available staff housing was no longer sufficient for staff and rooms that could be used for paying guests and revenue generation had to be used. A solution to this crisis came in 2014 with an opportunity from Kiewit Infrastructure (PKI) to obtain 6 free industrial modular trailers. The trailers had been used as their administration building during the construction of the Kokish River water power project. Upon completion of the project the trailers would no longer be needed. Although the building would be donated to Mount Cain it would require relocation and remodeling. As per the construction proposal \$97,000 would be required to make the buildings useable.

#### SUMMARY OF WORK AND METHODOLOGY IN RELATION TO PROJECT OBJECTIVES

As per the project application there were three main project objectives. The work and methodology to complete the objectives is outlined below.

#### **1. June 2014: move building on site to Cain**

The building was moved to a Mount Cain on August 13, 2014.

There was a delay in the moving of the building due to several factors:

It took longer than expected to prepare the site and build the foundation. Extra fill and supports were required resulting in several extra production days. Also, as production is based on volunteers it had to be completed on weekends.

#### **2. August and September: renovate and build peak roof and exterior and interior upgrades.**

October

1. Completed roof framing system.
2. Installed strapping and fascia.
3. Installed steel roofing and all flashings.
4. Finished decking.
5. Started soffit.

November

1. Installed water, electrical, propane, & waste services to building.
2. Completed interior trim and cleanup.
3. Installed two sets of kitchen cabinets and cooking facilities.
4. Installed 26 bed frames and mattresses.
5. Installed furniture.

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December

1. Finished soffit.
2. Installed range hoods, venting, plumbing, smoke alarms.
3. Installed furniture

### **3. October 2014 Completed**

The building was in use for December 28, 2014.

The siding was completed in March, 2015.

The gas lines for the appliances were completed in March 2015.

### **STATEMENT OF COMPLETION OF PROJECT OBJECTIVES**

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The goal of this project was to add a new staff building to address the following objectives:

1. The new building has allowed for more overnight accommodation at Mt. Cain by freeing up beds in other buildings for the public. The Kapitany Lodge can now sleep up to 14 more people and the Main lodge can sleep up to 4 more people.
2. Give the employees their own space away from the public rooms and do the same for the public. The new building is located over 100 m from the lodge and Kapitany and sleeps up to 26 staff.
3. Increase skier visits and revenue for the ski hill. By opening up 16 more beds the hills can earn up to \$890 per night in accommodation revenue and \$800 in ticket sales. This is \$3200 a weekend.
4. Provide a venue for courses, groups and the public. A meeting room was retained in the new accommodations that have many potential uses. Uses include: avalanche training courses, youth development courses, first aid training courses, yoga training courses, staff training courses.
5. Provide more tourist traffic for communities on the travel route to Mount Cain. As the hill can now facilitate 16 more guests and new programs this will increase the number of visitors to both Sayward and Woss for fuel, food and necessities.
6. Add more temporary and permanent jobs to the ski hill. With the addition of the staffing accommodation it will allow the hill to hire more ski/board instructors as they will have a place to stay. It will also allow more summer jobs once the summer program is started.

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7. Provide a facility for all season use. A summer development committee has been established and is currently working out a Mount Cain summer program.
8. Supports North Island economy by providing a recreational resource. By maintaining the ski hill on the North Island it maintains the North Island economy as residents don't have to leave the community to participate in alpine skiing. The only other opportunity on the island is Mount Washington which would take local dollars out of the community. It keeps the local ski and sporting goods stores in Port McNeill and Port Hardy in business. It brings tourists dollars to the area. It provides 30 local jobs for youth and 5-10 other adults. It keeps locals in the North Island. We recently hired a local graduate from the Selkirk ski hill operations program that grew up on Sointula.

### **PROJECT OBJECTIVES NOT COMPLETED**

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All project objectives were completed.

### **DELAYS OR CHANGES TO METHODOLOGY, SCOPE, OR PROJECT STAFF**

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- The project was completed for the 2014-2015 ski season opening as per the plan. Completion was on time despite the 6 week delay in the project start.
- Interior upgrades were guided by a MCAPS sub- committee. Based on the committee's recommendations two full kitchens were added. Second hand cabinets were obtained for a minimal cost to furnish both kitchens. Two sets of appliances (refrigerators and stoves) were purchased to ensure the staff would have adequate cooking space. 13 Bunkbeds with mattresses and mattress protectors were purchased through bulk deals to ensure that the bedding was safe, clean and hygienic for users.
- As staffing for the project is strictly volunteer it has been variable, but has ranged from 10-50 people per weekend.

### **NUMBER OF MAN MONTHS OF EMPLOYMENT CREATED**

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- FROM PROJECT START UNTIL DECEMBER 31, 2015 THERE HAVE BEEN OVER 5200 HOURS OF VOLUNTEER LABOUR INVESTED IN THE PROJECT.
- ALTHOUGH MOST OF THE WORK COMPLETED ON THIS PROJECT WAS VOLUNTEER APPROXIMATELY 25 HOURS OF PAID LABOR WAS INVESTED.

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### NUMBER OF PERMANENT NEW JOBS CREATED

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No new full time permanent new jobs were created, however the 30 plus seasonal and youth worker positions (part time jobs) can now be maintained.

### ECONOMIC IMPACTS OF PROJECT

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The project allowed for more income from accommodations. Rooms in the main lodge and the bottom of the Kapitany are now rentable to the public. The Kapitany rents for \$800/night and the main lodge rents for \$30/night.

### PHOTOGRAPHS

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Photos of the finished outside of the building



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Installation of service connections for sewage and water



Foundation:



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Roof and Porch:



Kitchens:



MOUNT CAIN AND LODGING PROJECT FINANCIAL STATEMENT

Mount Cain Alpine Park Society

Period: July 1, 2014 to April 30, 2015

**Project Expenditures**

Foundation	\$ 14,653.74
Roofing, Decking, Framing, Finishing	\$ 33,836.92
Transportation	\$ 19,417.15
Services	\$ 26,828.82
Contingency	\$ 3,337.78
<b>Total Expenditures</b>	<b>\$98,074.41</b>

**Project Income (Sources of Funding)**

Mount Cain Alpine Park Society	\$ 49,574.41
ICET	\$ 48,500.00
<b>Total Income (Sources of Funding)</b>	<b>\$98,074.41</b>
Balance	\$0

I hereby certify that this statement accurately represents all project expenditures and all sources of project funding

*Nancy Knudson*

Financial officer MCAPS Bookkeeper

*[Signature]*  
Director Administration

*July 19 2015*

Date

*July 20, 2015*

Date