

COMPLETION REPORT

Alpine Hut for Vancouver Island



Alpine Club of Canada

November 29, 2018

5040 Peak - Alpine Hut Project

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The Cobalt Lake Trail up to the hut gains 700m elevation and takes on average 2 to 3 hours to hike in the summer

Project Context

The Alpine Club of Canada – Vancouver Island (ACCVI) used funding from the Island Coastal Economic Trust (ICET) to build a heated backcountry alpine hut on 5040 Peak. The hut is located approximately 35km west of the City of Port Alberni at an elevation of 1,300m on the scenic West Ridge of 5040 Peak.

The hut is approximately 850 sq. ft., has 12 guest beds and space in the loft for volunteer hut stewards. It is heated by a wood pellet fire place and propane stoves are available for cooking. A solar system provides electricity to power LED lighting.

This destination project benefits the Alberni-Clayoquot Regional District by attracting hikers and backcountry skiers from across North America and further abroad. A hut on 5040 Peak will have a positive socio-economic impact for nearby communities such as the City of Port Alberni, the Resort Municipality of Ucluelet and the District of Tofino. This modern alpine hut will increase the region’s competitive edge for attracting tourists and be a year-round economic contributor for the area.

Project Rationale

This recreation facility was needed because on Vancouver Island there was a lack of heated backcountry alpine huts that could be accessed year-round. The deficiency in this economic infrastructure meant the Island could not attract tourists that were seeking this type of outdoor experience. Furthermore, if Island residents wanted to visit such an alpine hut, then they would typically leave the Island to seek out these facilities on the mainland.

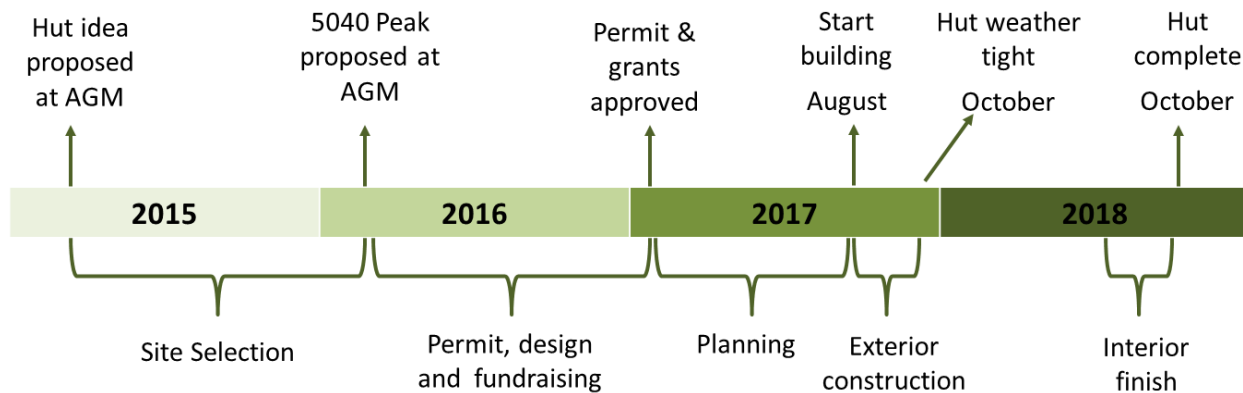
The absence of a modern alpine hut had a negative economic impact for the region, and indeed all of Vancouver Island, because it results in an outflow of tourist dollars from the Island to the mainland. This new high quality recreation infrastructure will reduce the region’s economic leakage and increase inbound travellers. Visitors will now be attracted to the area as they purposely seek out a mountain experience that is supported by a protected hut.

The hut is ideally located so it can be used in any season. The hut’s primary user groups are people that are backcountry enthusiasts that are pursuing opportunities to hike, ski and snowshoe in the high alpine. The hut site provides strategic access to high ridges that can be used to access to other attractive peaks in the heart of Vancouver Island including Nahmint Mountain and Adder Peak.



Dozens of Vancouver Island’s peaks can be seen off the front door of the hut.

Project Timeline



Construction Start Date: August 25, 2017.

Substantial Completion Date: October 6, 2018.

In 2017 construction start was delayed due to a lack of helicopters that were available to lift materials to the hut site. At the time virtually all helicopters were contracted to fight wildfires (2018 and 2017 were respectively the 1st and 2nd largest wildfire seasons on record). While forest fires delayed the start of construction, substantial completion was still completed on schedule.

Summary of Work

The Alpine Club of Canada is a volunteer driven non-profit organization. As such, the success of this project has only been made possible by the support of a broad community. For example, in total community contributions include:

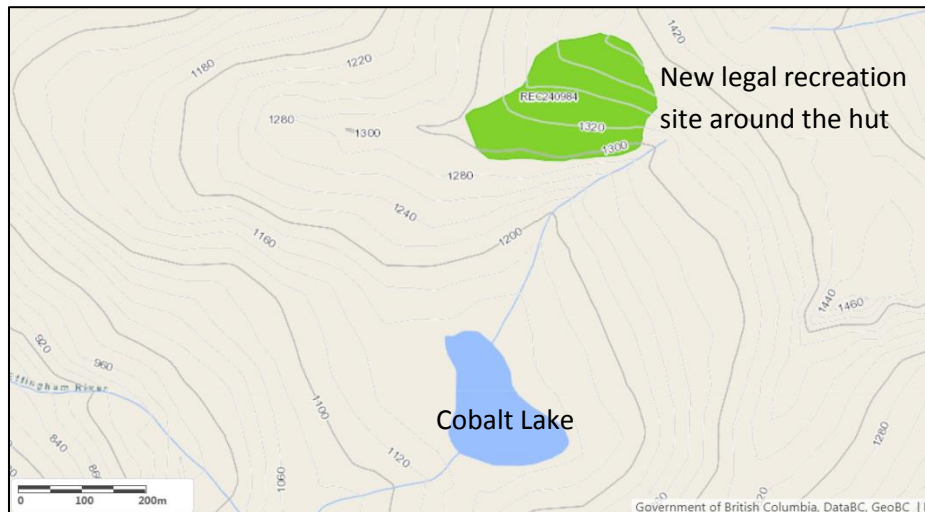
- ~ 8,000 hours of volunteer time;
- ~ 400 people contributed in one way or another;
- ~150 volunteers hiked the Cobalt Lake Trail to directly lend a hand (many people hiked up it multiple times); and,
- donations and reduced pricing from 40 different businesses.

These statistics demonstrate the strong desire and commitment that Vancouver Islanders had to create this safe haven in the mountains.

ICET funding was absolutely critical for being able to build this recreation facility. After approval of ICET funding, then the main stages of project work were:

1. BC Recreation Site Designation

- The Alpine Club of Canada had previously received Provincial authorization to build the hut under section 57 of the *Forest and Range Practices Act*; however, an application was also made to designate the hut a new BC Recreation Site under section 56 of the same *Act*. On September 8, 2017, this additional application was approved and the hut site became legally established as an official BC Recreation Site (REC240984).



Green area: The new legally established BC Recreation Site for the hut

2. Fundraising

- Our Fundraising Committee continued to seek donations and grants through the full duration of the project. Additional funding allowed for higher quality and more durable materials to be used in hut construction.

3. Engineering and Prefabrication

- We worked closely with our structural engineers, building envelope experts and Pacific Homes to ensure this structure would withstand the extreme winds and snow of this alpine environment.
- The outcome was the selection of high performance materials; the creation of Smartwall® prefabricated wall panels and engineered lumber that together, could be assembled on site without the use of cranes or helicopters.

4. Transport: Road Work and Helicopters

- Before construction could begin, building materials needed to be transported from around Vancouver Island to the helicopter staging area on Marion Creek Forest Service Road. This FSR is no longer actively used for logging and had degraded to a rough 4wd road. Materials needed to travel 9.6km up this road, but to make that possible we had to first improve the road condition.
- This required entering into a Road Maintenance Agreement with the Government of British Columbia. Once this agreement was established, then the ACC hired a backhoe to: 1) fix an area that had been overtopped by water; 2) restore a large pull out for the helicopter staging area; 3) improve parking; and, 4) smooth out rough hills.
- During the project the ACC also arranged for an industrial road grader to smooth the road and volunteers hand brushed the full 9.6km of the road from Highway 4 to the Cobalt Lake trailhead. Between the backhoe, grader and brushing, the ACC invested a significant amount of resources to improve this provincial Forest Service Road. In the future we hope the Government of British Columbia will support this project by helping to maintain Marion Creek FSR.

- Once the road was ready then approximately 140,000lbs of materials were delivered to the bottom of 5040 Peak.
- Materials were bundled and secured into heli loads for transport up the mountain. Different models of helicopters were hired based on the requirements of a particular lift session. Helicopters used during the project include Bell 407, Eurocopter AStar and Hughes 500. E&B helicopters out of Campbell River and Kestrel Helicopters out of Parksville were hired for the helicopter work.
- In total approximately 120 helicopter sling loads were required to move all the building materials, food and other supplies to the hut site. There were six different helicopter sessions through the duration of the project. There were four sessions in 2017 and two in 2018.

5. Construction

- In total there was seven months of construction: three months in 2017 and four months in 2018. The site was shut down and locked during the winter of 2017/18. The vast majority of work occurred on weekends when volunteers were available. Up to 30 volunteers arrived on weekends to help.
- Construction work parties were supported through the ACC's summer camp equipment. This equipment included two large 15 person tents, fully stocked kitchen, foam beds for 20, chairs, water filtration system and lots of other equipment to support a large group in the mountains. Cooks provided meals for all volunteers.
- Establishing a professional work camp allowed volunteers to focus on building and not on camp chores. By providing all camp equipment and food, this allowed volunteers to hike up to the hut with light backpacks. This approach helped volunteers to get there faster and arrive with less fatigue.
- Managing this large volunteer community required frequent communications and detailed planning. For example, a comprehensive Orientation Guide was provided to help ensure volunteers had all the necessary information to be safe and productive while at the hut. The 2018 Orientation Guide is available here: <https://drive.google.com/file/d/1MnbiVwIZyJGuVvkYEauoTSVnat52pJd8/view>
- Tracking documents, prioritized task lists and online volunteer sign up schedules were used to share information and manage the logistics of moving people and materials to the hut site. Volunteers signed up based on their skills and interest (e.g. Cooks, First Aid, Worker Bee, Constructions Worker etc). The online sign up schedule allowed managers to see potential gaps for the upcoming weekend and work to address any roles that had not been sufficiently filled.
- The construction site was fully stocked with a large selection of tools, safety gear and other equipment (e.g. generators, scaffolding, water pumps for firefighting etc). Volunteers did not have to pack up their own tools. In the same vein as providing camp equipment and food, by providing all tools participants would have less weight to carry up the mountain.

- Volunteers came with range of skill level for construction. To maximize productivity our strategy was to aim for minimum ratio of 1:3 for skilled to non-skilled construction workers. We activity recruited red seal carpenters and similar to ensure enough skilled trades people would be onsite so they could each lead a small work crew. Certified electricians and propane installers were responsible for the solar system, electrical and propane system.
- When the weather was poor work parties focused on interior work and when the weather was pleasant volunteers focused on exterior work. This meant that once the structure was weather tight, that work could continue regardless of the conditions outside.
- Morale stayed high throughout the build in part due to the enthusiasm from the constant influx of new volunteers. Many people found the experience so enjoyable and rewarding that they returned multiple times.



Views from inside the hut when construction was 50% complete.

6. Transition from Build to Operate

- After reaching substantial completion, efforts then shifted to administrative matters that needed to be addressed in order to smoothly transition from build to operate.
- Transition work includes:
 - website enhancements (e.g. <https://www.huts.accvi.ca/> and https://www.alpineclubofcanada.ca/web/ACCMember/Huts/5040_Peak_Hut.aspx)
 - confirming management policies and procedures;
 - inspections of systems and installations;
 - developing marketing and promotional materials;
 - preparing signage for hut users; and,
 - identifying volunteers for new roles (e.g. hut stewards).
- The reservation system starts to accept booking on December 1, 2018 with first overnight public guests starting on January 11, 2019.

- Reservations are being managed through ACC National. This allows for wide-spread information about the hut across the country and the world as they already have an active reservation and marketing system for all the ACC's huts.

Project Management

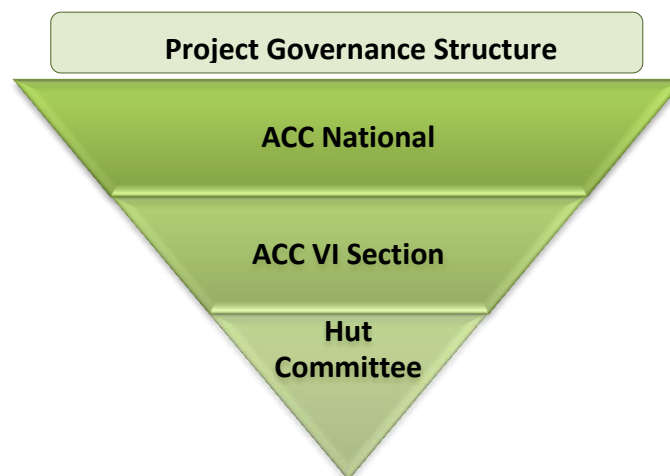
Project management principles, methods and tools were critical for achieving the goal of building a high quality, modern and remote alpine hut. Applying the project management framework began right at project initiation with the development of a Project Charter for the Hut Committee's inaugural meeting. From there, tools such as Gantt Charts, Work Breakdown Structures, Critical Path Timelines and other techniques were used to continuously plan and implement tasks. Remote construction of a highly engineered building using volunteer labour presents significant logistical challenges and risks. Thankfully a robust system of project management helped reduce or eliminate potential obstacles and increase overall efficiency. It is probable that this build would not have completed in 2018 if we did not consistently employ a broad suite of project management tools.

The Project Management Team was composed of people that are experienced and skilled for the required position. To reduce confusion, roles and responsibilities were clearly assigned to each person on the team. The team consisted of the following management positions:

1. Project Manager
2. Construction Manager
3. Financial Manager
4. Technical Manager
5. Volunteer and Camp Manager
6. Fundraising Manager

Some members also took on additional responsibilities in areas such as design, administration and communications.

The Management Team was supported by a well-defined governance structure.



1. Alpine Club of Canada National

- From the office in Canmore Alberta, professional staff could advise on systems, technology and lessons from the field on the best designs and materials to use in extreme alpine environments. The National office also provided several important administrative functions such as securing appropriate insurances. Both the Section and the Hut Committee reported to the National office on hut progress.

2. Alpine Club of Canada – Vancouver Island Section

- The Section’s Executive Board provided oversight and support. The Hut Committee reported out at each Executive Board meeting and would take key decisions to the Board for approval. The Executive Board also provided guidance to ensure the project could anticipate potential issues and that the Hut Committee had the necessary resources and skilled people to be able to move forward smoothly.

3. Hut Committee

- A five member Hut Committee was established in 2015 to oversee all aspects of hut design and construction. All five members stayed committed through the full duration of the project. Since there were no membership gaps, there were no delays in finding replacements. Additionally all members had the knowledge and understanding for the decisions and history of the full process. This reduced confusion and eliminated the time that would have been required to train new members.

In summary, the combination of the project management framework, skilled and motivated volunteers and a balanced governance structure were all vital for achieving the goal of building a modern hut in the remote mountains of Vancouver Island.

For a facility of this standard, this project is known to be one of the quickest huts that has been created from initial idea to implementation. Modern huts in the ACC network typically take up to 10 years to be completed (e.g. currently under construction, the Kees and Claire Spearhead Hut by Whistler is moving into its ninth year of development). From the initial conceptual seed through to full fruition, the 5040 Peak Hut was completed in less than four years. This accelerated timeline was made possible in large part thanks to the initial support from the Island Coastal Economic Trust. It’s also important to keep in mind that this schedule was achieved in two short summer construction seasons and it wasn’t built by full time construction professionals; rather it was built by volunteers who could usually only spend the odd few hours a week towards project. This project clearly demonstrates that volunteerism on Vancouver Island is healthy and strong.

Project Objectives

Substantial completion of all construction objectives has occurred. Key objectives include:

1. Engineering:

- **Wind:** Build a structure that is designed to withstand Category 2 Hurricane force winds (i.e. >160km/hr)

- **Snow:** Build a structure that is designed to withstand the weight and lateral pressure of a coastal snowpack
2. **Guests:** Provide comfortable beds for 12 guests
 3. **Solar System:** Install a full solar system to power the hut’s LED lighting system, fans and plugs (where guests can charge their personal devices).
 4. **Wood Pellet Stove:** Be the first and only ACC backcountry hut to use a high efficiency wood pellet stove for heating. The wood pellet stove helps ensure that visitors do not cut down the area’s old krumholz trees for firewood.
 5. **Cooking Stoves:** Provide guests with high efficiency propane stoves for cooking.
 6. **Outhouse:** Be the first and only ACC backcountry hut to use an innovative urine/solid separating system. In the absence of urine, solid human waste can be decomposed without any bulking agents such as wood chips. Urine diversion is the critical component in creating a low-hazard and low-odor waterless toilet.

Post Construction Objectives

With construction objectives being substantially complete, the ACCVI would now like to pursue three more objectives that are outside the scope of the approved ICET funding:

1. **First Nations:** Explore opportunities for First Nations to use the facility such as through youth group trips. The hut makes an ideal and safe facility for students of the Warriors Program to learn about alpine environments. We are also interesting in further discussing opportunities to create a First Nations interpretive sign for the hut and other potential signage along the trail.
2. **Cobalt Lake Trail:** The ACCVI has applied to the Government of British Columbia for authorization to make improvements to the Cobalt Lake Trail. If approved, then the ACCVI will then pursue new funding for trail improvements.
3. **Marion Creek FSR:** The ACCVI would like to work with the Government of British Columbia to ensure adequate road maintenance on Marion Creek Forest Service Road. This road also provides important access to Triple Peak. This impressive mountain dominates the view from the hut and is another popular destination in the Marion Valley. If the Provincial Government does not maintain road access to the trailhead, then it will be challenging for tourists and Vancouver Islanders to visit this new facility or Triple Peak. We hope the Provincial Government will ensure long-term road access to the Island’s premier backcountry alpine hut.

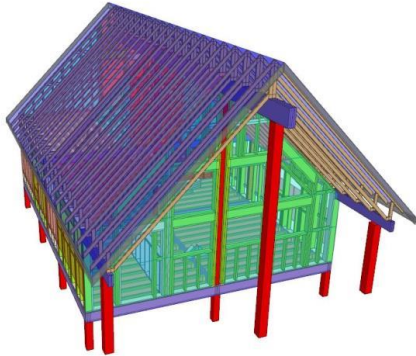
The ACCVI will continue to move forward on these three additional objectives so this high value recreation site can be enjoyed and accessed by a broad community of users.

Scope Changes

Since the original ICET proposal there were three design changes to that aimed to improve the building layout. The design changes were:

1. The front door was moved from the southern roof edge of the hut to the gable end. This was done to eliminate a roof dormer that could act like snow brake (i.e. hold snow on the roof instead of shedding snow).
2. The two bunk rooms were reconfigured to accommodate the new position of the front door.
3. The front deck and covered roof were expanded to take advantage of the new door location.

The building's general size, location, proportions, services and guest capacity remain in line with the scope of the original proposal.



Revised structural engineering and building design with covered front deck

Additional fundraising efforts also allowed the budget to increase. This funding was invested towards purchasing higher quality materials that provided better performance and/or a longer life-cycle than originally scoped.

Economic Impact

- This is a volunteer driven project. The in-kind donation of labour across all the volunteers during this quarter is equivalent to at least 8,000 hours (equivalent to \$120,000 based on \$15 hr).
- Professional paid time has been:
 - 30 hrs - engineering
 - 40 hrs - helicopter pilot
 - 70 hrs - drafting
 - 800 hrs - construction manager
- The project has helped to employ staff from several Island business including Brown Excavating, Kestrel Helicopters, E&B Helicopters, Hakai Energy Solutions, Poland Trucking, Pacific Homes and Electron Metal Works in Port Alberni.

This investment now allows the Alberni Valley to compete and benefit from the growing backcountry ski market and established alpine hiking community. In addition to benefitting the general tourism industry, the hut will specifically increase economic activity for businesses that service the outdoor sector.

Backcountry skiing represents a rapidly growing industry and huts are considered essential to support continued growth. Diversifying into this new sector will help increase demand on local services such as accommodation facilities, food services, First Nations art and culture, professional guides, sports equipment rentals, entertainment and retail outlets.

Lessons Learned

Community Discussions and Relationships: At the beginning of the site selection process, the ACCVI initiated early and broad discussions with various communities in the region. For example, Hut Committee members discussed the hut idea with a range of representatives (e.g. senior staff to elected and hereditary Chiefs) from Yuułuʔiłʔatḥ First Nation, Uchucklesaht Tribe, Toquaht Nation, Tla-o-qui-aht First Nation, Tseshaht First Nation and Hupacasath First Nation. Local First Nations also joined us on hikes up 5040 Peak to look at the potential hut site. Learning from various First Nations about their stories, culture and history enriched the experience for everyone involved. We are fortunate to learn about and share the traditional territory of the Nuu-Chah-Nulth First Nations.

Relationships take time to develop. We found that once a respectful relationship was formed then it led to some unexpected benefits. For example, after getting to know each other on a more personal level, understanding the ACC and the proposed project, a hereditary chief offered his support by asking how his community could help. We said that we are looking for three large trees to use as front posts for the hut. Less than a week later, the hereditary chief called and said three Yellow Cedar trees had been harvested from their traditional territory for this purpose and were ready for us to pick up. That contribution was a huge help and greatly appreciated. Those trees are now beautiful features on the front of the building.

The lesson learned is that spending time to develop relationships is worth it on a personal level and project level. We look forward to continue these relationships and hope they will be strengthened through the various activities supported by the hut.



Members of the Tseshaht First Nation [čišaaʔatḥ] with some of the Project Team at Cobalt Lake during the site selection stage of the project.

The ACCVI's Hut Committee also discussed the proposed project with organizations such as the Alberni Valley Outdoors Club, Alberni-Clayoquot Regional District, the City of Port Alberni and the Alberni Valley Rescue Squad. Through phone calls, emails and in-person meetings, there were also discussions with many individual citizens from communities in the region. These discussions yielded helpful information and connections that all contribute to designing a better hut and management plan.

One challenge for the Hut Committee was that its members are primarily based in Victoria and work during weekdays. This made it difficult for volunteers to meet face-to-face up island during weekdays. Several trips were made from Victoria to Port Alberni, Ucluelet and Tofino to meet with people. This required funds for gas expenses, arranging accommodation and in some cases using vacation time to get off of work. It would have been better if the Hut Committee could have met in person with more people more often. Phone calls and emails don't foster relationships the way a sharing a meal together can.

Planning: The logistical planning for this project was highly complex largely due to the remote mountain location and a large volunteer labour force. It required a significant amount of advanced and detailed planning.

Building supplies were a key item that received a high degree of preparation and organization. From specific types of screws to each type of metal trim for the exterior, all of the required components needed to be identified and ordered well in advance of construction. Building supply stores are a long distance away from the hut so missing items could cause lengthy delays.

Smaller items could be backpacked in while heavier items such as lumber had to be flown up. A shortage of building materials could have possibly stopped work for weeks while waiting for the next available helicopter. Much of construction process is sequential therefore missing a certain building component could possibly stop construction for weeks. Such a delay would represent a major portion of the short summer alpine construction season.

To prevent these issues, we consulted with several construction experts, experienced staff at ACC National and leaders that have built other alpine huts in BC (e.g. the Sunshine Coast Trail Huts and the Jim Haberl Hut above Squamish). Collectively, the building professionals, the Project Management Team and other volunteers did a first-rate job of anticipating needs and identifying all critical components. The large investment of time into detailed planning paid off as there were no meaningful delays caused by a shortage of buildings supplies or tools.

Weather: During the build we experienced high winds that snapped multiple tent poles on multiple tents. These tents were properly guy lined down in anticipation of severe winds, but they still sustained damage. The lesson is to be prepared for extreme weather because in the open alpine it will likely happen during a build. Outside of the forest fires that delayed the helicopter in 2017, we had few weather related events that stopped construction, but we did have some.

We always kept the site organized and materials weighted down in case of a sudden storm. Each evening after work volunteers (mainly the Construction Manager) would go around the building supply yard and secure all items that could be blown away. It was important to keep supplies secure because the gales up

there can toss a stack of plywood like a deck of cards. On several occasions, as a sunny windless day came to a close, tired volunteers would be tempted to forgo the task of securing items thinking that it wasn't going to be windy that night. However, this task was still dutifully done and we are thankful it was because overnight conditions went from calm winds to strong gusts that would have launched items off the mountain. It was important to always be prepared for severe weather in the mountains.

Volunteers: Efficient coordination of hundreds of volunteers was essential to keep the project on schedule. We had a designated Volunteer Manager that promptly stayed on top of all the logistics to get volunteers safely to and from the hut site.

Social media was an important tool for recruiting new volunteers and allowing people to self-coordinate ride sharing and other tasks. Other tools that were used to help organize volunteers were mentioned previously in this report, but the [Volunteer Orientation Guide](#) will be mentioned again because it proved to be a valuable tool for setting expectations, providing necessary information and reducing emails and phone calls for frequently asked questions.

People kept coming back to volunteer again and again partly because they enjoyed the experience so much. Participating in the hut build allowed people to learn new skills and meet others that have a passion for the mountains. People frequently commented about the atmosphere of positive energy at the hut site. It was this shared feeling that contributed to bringing out such large numbers of volunteers. One important lesson learned from this project is that an intangible feeling of positivity can be the backbone of success.



Marketing

As the project transitions from build to operate, the ACCVI is shifting its attention towards increasing marketing for this unique destination location. Examples of marketing to date include:

- Project added to the Alpine Club of Canada's main hut marketing webpage: https://www.alpineclubofcanada.ca/web/ACCMember/Huts/5040_Peak_Hut.aspx
- Alberni Valley Chamber of Commerce website, added a page on the hut under "Things to Do": <https://albernichamber.ca/visitor-info/hike-5040-visit-hut>
- Blogs and other posts have promoted the hut, for example: Aspects Blog – 5040 Peak Hut Grand Opening: https://blog.alpineclubofcanada.ca/blog/2018/10/23/peak-5040-hut-grand-opening?fbclid=IwAR0fmGq4MAfo1dr7K6WeddQ9audyAUF85Uy339V93_bm5hEWI-tj1hiZw1c

- As one of BC's newest official Recreation Sites, the project will be marketed through the Sites and Trails BC materials and website: <http://www.sitesandtrailsbc.ca/>
- Tourism Vancouver Island has contacted the ACCVI to add a section on the new hut on their website: <https://www.tourismvi.ca/>. This is anticipated to be posted early in 2019.

Media

The project has appeared in several media including:

- Shaw video: <https://youtu.be/FXkrYfY5AzI>
- MEC Blog: <https://www.mec.ca/en/article/the-gifts-you-might-not-know-youve-given>
- Alpine Club of Canada Blog posts, e.g. : <http://www.alpineclubofcanada.ca/blog/5040-peak-hut-update-october-10th/>
- Alpine Club of Canada 2017 Annual Report: <https://drive.google.com/file/d/1uIbx6l8FaCaQh2qOxBdXZcqUr4522own/view>
- Alberni Valley News: <http://www.alberniavalleynews.com/life/pac-rim-active-new-alpine-hut-under-construction-in-the-kennedy-river-valley/>
- Coast Mountain Culture magazine

Additionally, a high quality documentary is also being developed on this story. It is anticipated to be released in 2020.

Since this modern backcountry hut offers both scenic alpine hiking in the summer and deep snowpack in the winter, it will continually attract visitors from around Vancouver Island and beyond. Given the beauty and appeal of this area, we are confident that several media outlets will be interested in showcasing this travel opportunity.

Thank you

At the Grand Opening event on October 20, 2018, a community of volunteers gathered under the sun at the hut. Smiles were infectious and everyone glowed with satisfaction. In that moment everyone there would agree with the words of H. Jackson Brown Jr.:

“The happiest people are not those getting more, but those giving more.”



Raising a celebrating toast at the Grand Opening

On behalf of the Alpine Club of Canada, thank you for supporting the 5040 Peak Alpine Hut project.

The significant contribution made by the Island Coastal Economic Trust has been formally recognized by designating ICET a top tier “Golden Hinde” donor on the plaque of appreciation. At 2,195m, the Golden Hinde is the tallest mountain on Vancouver Island and represents the highest level of funding provided by donors. The plaque hangs on a prominent location on the front of the hut. At this spot anyone looking out to savour the big mountain views will also see the list of the donors whose contributions allowed this safe haven to be created.

We look forward to welcoming all of the guests to the Island’s new premier backcountry alpine hut.

With sincere thanks,

A handwritten signature in black ink, appearing to read "Chris Jensen".

Chris Jensen, MSc, ASCT, EP
Project Manager – 5040 Peak Hut
Alpine Club of Canada – Vancouver Island Section
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Financial Statement



**PROJECT FINANCIAL STATEMENT
Alpine Hut for Vancouver Island**

Period: June 1, 2017 to Oct 31, 2018

Project Expenditures

Construction materials	\$ 191,314
Transport and Equipment Rental	\$ 49,472
Professional and Consultant Fees	\$ 4,506
Labour	\$ 16,000
Contingency	\$ <u>14,198</u>

Total Expenditures \$ 275,490

Project Income (Sources of Funding)

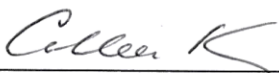
Alpine Club – Vancouver Island	\$ 15,294
Mountain Equipment Coop	\$ 15,000
Alpine Club of Canada (National)	\$ 40,000
Private Donations	\$114,271
FMBC	\$ 925
ICET	\$ 90,000

Total Income (Sources of Funding) \$ 275,490


Balance \$ 0

(Note that we also received approximately 8200 hours of volunteer time not including hut committee volunteer time. Valued at \$15 per hour equals \$123,000.)

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



Colleen Kasting, Financial officer



Date

Appendix A - Images



Image 1: Hut supplies delivered to the helicopter staging area on Marion Creek Forest Service Road (August, 2017)



Image 2: Flying loads up to the hut site (August 25, 2017).



Image 3: Early construction on the hut's foundation (August, 2017).



Image 4: Helicopter dropping off more supplies during the build (September, 2017).



Image 5: South side of the hut during the build (September, 2017).



Image 6: Work camp tents and the hut on a starry night.



Image 7: Preparing the hut's front centre post for installation.



Image 8: Debarking one of the three yellow cedar trees that were donated through a hereditary chief with the Tla-o-qui-aht First Nation.



Image 9: The weather tight hut at the end of the 2017 construction, October 28, 2017.



Image 10: With 2017 construction complete, it's time to fly down work camp equipment.



Image 11: Hut volunteers enjoying the views from the deck on the final work party weekend of 2017.



Image 12: Inspecting the hut during Family Day Long weekend, 2018. Everything held up well through the hurricane force winter storms.



Image 13: No nearby light pollution allows the stars to shine bright at the hut (February, 2017).



Image 14: Still lots of snow on May long weekend, 2018



Image 15: With the snow melted off the site, it's time to get back to work. The first work party of 2018 took place on June 15.



Image 16: On July 14, 2018 another 20,000 lb of building supplies were flown up to the hut



Image 17: After the heli lift volunteers began to install interior finishing items such as rubber flooring.



Image 18: The ski season on 5040 Peak often extends into early summer. Here's an example of the Construction Manager still enjoying the skiing near the hut in July 2018 (in shorts).



Image 19: 5040 Peak offers many high value recreational opportunities. The same day as the skiing photo above, another volunteer takes a break by going for a swim in Cobalt Lake near the hut.



Image 20: Southwest views from inside the hut.



Image 21: Inside the hut solar power provides electricity for LED lights

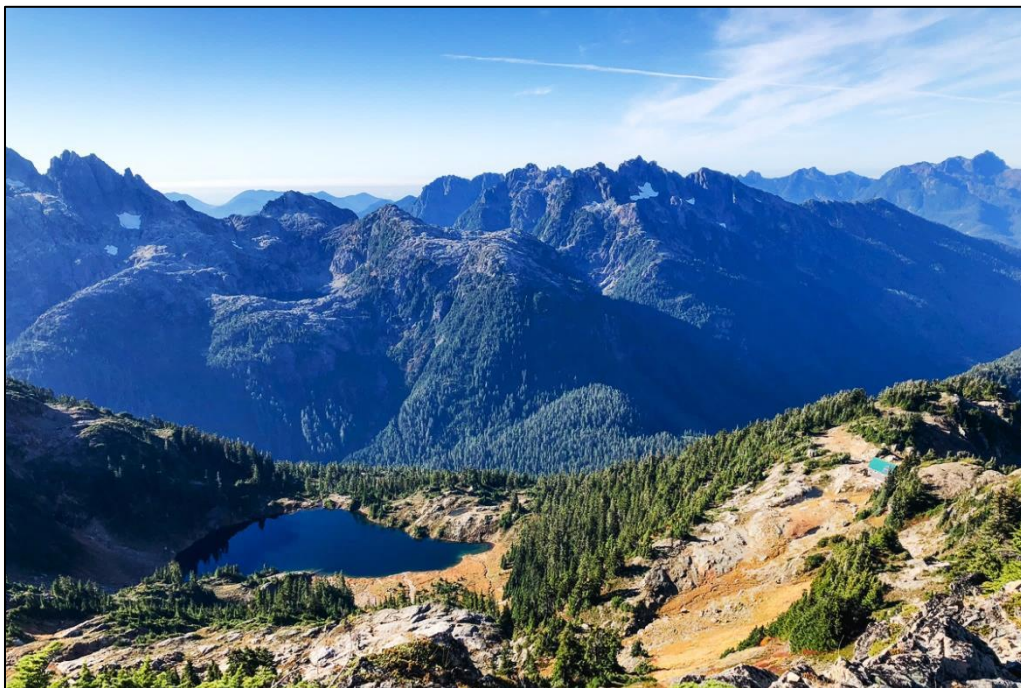


Image 22: Cobalt Lake (left) and the hut (right) on the west ridge of 5040 Peak



Image 23: Gratitude plaque located at the front of the hut.