



# CAPITAL NEEDS ASSESSMENT



## Meany Lodge

47.2804, -121.3203 Stampede Pass Road, Easton, WA 98925

For:

**The Mountaineers**  
c/o Carry Porter  
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## 1.0 EXECUTIVE SUMMARY

### 1.1 GENERAL DESCRIPTION OF PROPERTY

The Meany campus is located on Stampede Pass Road at coordinates 47.2804, -121.3203. The lodge is approximately 3 miles drive from the Crystal Springs snow park. There is one 4-story building containing group sleeping areas, a community kitchen and dining room, sitting areas, common bathrooms, a gear storage area, along with mechanical rooms. We understand that the building was originally constructed in 1928 and expanded in 1938, though there have been several subsequent renovations.

There are several out buildings surrounding the main lodge, as well as 3 rope tows, two snow cats, and several snowmobiles that are also owned and maintained by the Mountaineers.

This lodge is located on a 54-acre parcel that was purchased in 1928 from Northern Pacific Railway by Edwin Meany. There is a right-of-way through this property that is maintained by Bonneville Power Association via clearing cutting around their power lines in this right-of-way.

The roofs of the lodge and the outbuildings are pitched and are surfaced with corrugated metal roof surfacing. The exteriors of the lodge and the out buildings are primarily clad with wood siding and wood trim, with some areas clad with T1-11 plywood and metal siding. The windows of the lodge are primarily wood-frame, single-pane windows; however, there have been some newer vinyl-frame windows installed.

Like all properties, this property will require capital maintenance. We have itemized areas of capital maintenance that we anticipate over the next twenty (20) years along with estimated costs and estimated schedule of repair/replacement.

### 1.2 IMMEDIATE NECESSARY CAPITAL EXPENDITURES

Table 1.3 below shows the items that are in need of action immediately or within the near future. This is a summary; all tasks are explained in greater detail in Section 3.0 Physical Analysis.

**Table 1.2: Summary of Immediate Necessary Capital Expenditures**

Component	Cost	Urgency	Section
Grade the access road, add gravel, and to apply lignin sulfonate for dust control	\$25,000	2022	3.2
Kitchen expansion project	\$25,000	2022	3.3
Resurface roof of lodge with a standing-seam metal roof surface	\$61,250	2022	3.4
Spot siding and trim replacement prior to each painting cycle	\$8,000	2022	3.5
Paint/caulk exterior of lodge and outbuildings	\$26,860	2022	3.5
Replace the fire alarm control panel and component upgrades	\$4,200	2022	3.10

## 2.0 INTRODUCTION AND STANDARD DISCLAIMERS

### 2.1 PURPOSE OF INSPECTION AND REPORT

The primary purpose of this Capital Needs Assessment is to provide our client with a planning and budgeting tool to adequately maintain the property 20 years into the future and to minimize unexpected major costs. This study is intended to provide our client with an understanding of their property and to bring to light necessary immediate expenditures and reasonably anticipated future capital expenses that should be addressed.

Owners will benefit from adequately maintain their properties and our Capital Needs Assessments provide our clients with the tools to implement capital maintenance. When small issues and maintenance items are addressed prior to becoming larger problems, there is typically a significant overall savings for a property owner. Properly maintained properties maintain higher property values than those with an abundance of deferred maintenance.

### 2.2 SCOPE OF INSPECTION AND REPORT

This inspection is a standard visual inspection of the property. This visual inspection focuses on the typical features of a building and surrounding property such as structure, drainage, roof, exterior, electrical, plumbing, heating, air conditioning, and interior finishes. This inspection is limited to accessible and visible areas.

All inspections are performed in accordance with the National Academy of Building Inspection Engineers (NABIE) Standards of Practice, which can be viewed at [www.nabie.org](http://www.nabie.org).

### 2.3 SCOPE AND METHODOLOGY

This Capital Needs Assessment has been prepared based on our proposal to the Client dated November 11, 2021, which was based on our correspondence with Carry Porter.

### Information Gathering

Our initial task was to gather information regarding the property such as drawings, maintenance records, and historical background. This Capital Needs Assessment is a reflection of the information provided to us.

### Physical Analysis

Following the initial correspondence regarding the property, we performed an inspection of the property on January 21, 2022 so that we may provide an opinion of the current condition of the common building components. This is also the basis for our opinion of the anticipated capital needs that the Owner will be responsible for over the next 20 years. This was a visual inspection, and no invasive or destructive testing was performed. This visual inspection focused on the typical features of a building and surrounding property such as structure, drainage, roof, exterior, electrical, plumbing, HVAC systems, and interior finishes. This inspection was limited to accessible and visible areas.

The physical analysis included the following tasks:

**1. Identification of Anticipated Capital Expenses:** We consider anticipated capital expenses to be major expenses that can be reasonably predicted. Anticipated capital expenses are not considered routine maintenance such as routine landscaping or touch-up paint; routine maintenance should be taken care of through an operating budget. Nor do we consider anticipated capital needs to be expenditures that result from an accident or an unpredictable event, such as flood damage or earthquake damage; these items should be paid for by insurance.

The general criteria that we used to define an anticipated capital expense that warranted inclusion on our Itemized capital expenses is the following:

- Repair or replacement of the component is significant and not budgeted for in the operating budget.
- The component repair or replacement occurs within the period of this study.

**2. Estimated Replacement Schedule:** Our opinions of the various life expectancy estimates that we prepared are based on a combination of the following:

- National Association of Home Builders (NAHB) averages

- Building Owners and Managers (BOMA) averages
- Product vendors and suppliers
- Our company database

**3. Estimated Replacement Cost:** Our opinions of the various costs for repair or replacement are based on a combination of the following:

- Marshall & Swift
- R.S. Means
- Product vendors and suppliers
- Our company database

## 2.4 SOURCES OF INFORMATION

The following people provided us information for this study:

- Carry Porter, Vice President - Outdoor Centers
- Chuck Welter, Lodge Committee Chair
- Matt Simerson, Committee Member
- Rick Ingham
- Jim Fahey

The following documents were viewed as part of this study:

- *No documents were provided for this study*

The physical inspection of the property occurred on the following date:

- February 4, 2022

### 3.0 PHYSICAL ANALYSIS

#### 3.1 COMPONENT ASSESSMENT AND VALUATION

The component assessment and valuation of the itemized capital expenses on this property was done by providing our opinion of Useful Life, Remaining Useful Life, and Repair or Replacement Costs for each of the components. Table 3.1A lists this component inventory and is based on the information that we were provided and on onsite visual observations.

The remainder of “Section 3.0 Physical Analysis” details each of the items in Table 3.1A using narratives and photos. They are meant to be read together.

Table 3.1B is a summary of expenses, grouped according to their expense category. Chart 3.1B is a pie chart illustrating the same.

#### Table 3.1A Key:

**Quantity** - The total quantity of each component.

**Units** - SF = Square Feet                      SY = Square Yards                      LF = Lineal Feet  
EA = Each                      LS = Lump Sum                      SQ = Roofing Square (10 ft X 10 ft)

**Cost/Unit** - The cost of a component. The unit cost is multiplied by the component’s quantity to obtain the total estimated replacement cost for the component.

**Remaining Life** – An opinion of the probable remaining life, in years that a component can be expected to continue to serve its intended function. Replacements anticipated to occur in the initial or base year have “zero” Remaining Life.

**Useful Life** - Total Useful Life or Depreciable Life. An opinion of the total probable life, in years, that a component can be expected to serve its intended function in its present condition.

**Table 3.1A: Component Assessment and Valuation**

Note: All numbers provided are the engineer's opinion of probable life and cost in 2022 dollars. Exact numbers may vary.

	Component	Quantity	Units	Cost/Unit	Remaining Life (Years)	Useful Life (Years)	Total Cost
<b>3.2</b>	<b>SITE</b>						
	Grade the access road, add gravel, and to apply lignin sulfonate for dust control	1	LS	\$25,000	0	10	\$25,000
<b>3.3</b>	<b>STRUCTURE</b>						
	Kitchen expansion project	1	LS	\$25,000	0	N/A	\$25,000
<b>3.4</b>	<b>ROOFING</b>						
	Resurface roof of lodge with a standing-seam metal roof surface	35	SQ	\$1,750	0	40	\$61,250
<b>3.5</b>	<b>EXTERIOR</b>						
	Spot siding and trim replacement prior to each painting cycle	1	LS	\$8,000	0	7	\$8,000
	Paint/caulk exterior of lodge and outbuildings	6,800	SF	\$3.95	0	7	\$26,860
	Replace the windows with new vinyl windows	1	LS	\$24,000	5	50	\$24,000
<b>3.6</b>	<b>ELECTRICAL SYSTEMS</b>						
	Replace the incoming 7,200 volt power line (materials only)	1,320	LF	\$2.70	20	30	\$3,564
	Replace the power poles	10	EA	\$6,000	20	30	\$60,000
	General electrical system upgrade including main switchgear, service panels, and distribution wiring (materials only)	1	LS	\$10,000	3	50	\$10,000
	Replace 1 of 2 Honda 7,000 watt generators	1	EA	\$5,500	5	20	\$5,500
	Replace 2 of 2 Honda 7,000 watt generators	1	EA	\$5,500	8	20	\$5,500
	Lighting upgrades	1	LS	\$5,000	15	20	\$5,000

Component	Quantity	Units	Cost/Unit	Remaining Life (Years)	Useful Life (Years)	Total Cost
<b>3.7 PLUMBING SYSTEMS</b>						
Replace the well pump (assumed to be 20-hp)	1	EA	\$8,000	17	20	\$8,000
Replace the booster pump	1	EA	\$2,800	7	10	\$2,800
Replace the UV-filtration system	1	EA	\$4,500	7	10	\$4,500
Replace main water supply line	1,320	LF	\$80	38	50	\$105,600
Replace one of two electric 50-gallon water heaters	1	EA	\$1,500	1	15	\$1,500
Replace two of two electric 50-gallon water heaters	1	EA	\$1,500	11	15	\$1,500
Replace the 19-gallon water heater	1	EA	\$500	1	15	\$500
Replace the 2 gas water heaters	2	EA	\$1,500	12	15	\$3,000
<i>Septic system generally maintained via the annual operating budget</i>						
<b>3.8 HVAC SYSTEMS</b>						
Replace the wood furnace with a wood boiler	1	LS	\$12,000	6	25	\$12,000
<i>Supplemental electric heat assumed to be generally maintained by the operating budget</i>						
<b>3.9 ELEVATORS</b>						
<i>There are no elevators in this building</i>						
<b>3.10 FIRE DETECTION &amp; SUPPRESSION</b>						
Install/replace the fire alarm control panel and component upgrades	1	EA	\$4,200	0	20	\$4,200
<i>No significant fire suppression system expenses anticipated over the next 20 years</i>						
<b>3.11 INTERIOR FINISHES</b>						
Professionally refinish the hardwood floors in this lodge	1	LS	\$9,000	2	4	\$9,000
Replace the kitchen range	1	EA	\$12,000	1	20	\$12,000
Replace the kitchen range hood	1	EA	\$15,000	9	20	\$15,000
Replace the commercial refrigerator	1	EA	\$6,000	5	20	\$6,000
Replace the basement freezer	1	EA	\$2,700	10	20	\$2,700
Replace kitchen countertops and sinks	1	LS	\$32,000	10	30	\$32,000
General bathroom renovation of all 3 bathrooms and the showers	1	LS	\$8,000	10	10	\$8,000
Replace 10 mattresses per year	10	EA	\$700	1	1	\$7,000
<i>Interior painting is performed via general maintenance</i>						

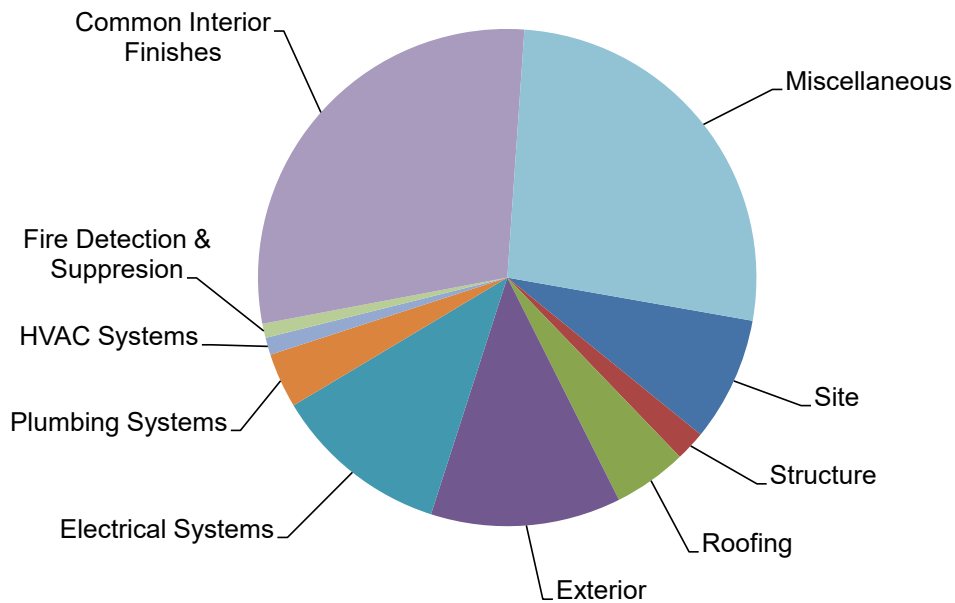


Component	Quantity	Units	Cost/Unit	Remaining Life (Years)	Useful Life (Years)	Total Cost
<b>3.12 MISCELLANEOUS</b>						
Replace "Tomcat" with a newer used people-mover snow cat	1	EA	\$100,000	8	25	\$100,000
Track replacement for Hippo	1	LS	\$25,000	14	15	\$25,000
Replace Yetti snow mobile	1	EA	\$14,000	11	15	\$14,000
Replace Yurtle snow mobile	1	EA	\$14,000	12	15	\$14,000
Replace Red Fox snow mobile	1	EA	\$14,000	13	15	\$14,000
Purchase/replace electric snow mobile	1	EA	\$14,000	1	10	\$14,000
Replace toboggans	3	EA	\$3,000	6	10	\$9,000
Purchase one ATV every 5 years	1	EA	\$10,000	5	5	\$10,000
<i>Snow cats and snowmobiles generally maintained by the operating budget</i>						
<b>3.13 AMENITIES</b>						
Replace the rope on Mach rope tow	2,400	LF	\$3.50	6	7	\$8,400
Replace the rope on Super Worm rope tow	1,200	LF	\$3.50	2	7	\$4,200
Replace the rope on Turtle rope tow	750	LF	\$3.50	1	7	\$2,625
Replace the Mach rope tow electric motor	1	EA	\$7,000	11	20	\$7,000
Replace the Super Worm rope tow electric motor	1	EA	\$1,500	1	20	\$1,500
Replace the Turtle rope tow electric motor	1	EA	\$1,500	11	20	\$1,500
VFD controls replacement for all 3 rope tow s	3	EA	\$4,000	11	20	\$12,000

**Table 3.1B: Table of Categorized Expenses over the Duration of the Study**

Category	Total Expenditure Over the Next 12 Years	Percentage
Site	\$103,751	7.5%
Structure	\$25,000	1.8%
Roofing	\$61,250	4.5%
Exterior	\$158,285	11.5%
Electrical Systems	\$146,864	10.7%
Plumbing Systems	\$45,890	3.3%
HVAC Systems	\$14,329	1.0%
Elevators	\$0	0.0%
Fire Detection & Suppresion	\$11,786	0.9%
Common Interior Finishes	\$372,782	27.1%
Miscellaneous	\$342,052	24.9%
Amenities	\$94,253	6.8%
<b>TOTAL</b>	<b>\$1,376,240</b>	

**Figure 3.1B: Pie Chart of Categorized Expenses over the Duration of the Study**



### 3.2 SITE

The address of this property is unspecified but is listed as 47.2804, -121.3203 (on Stampede Pass Road), Easton, WA 98925.



Aerial image of property (courtesy of Google Earth)

#### **General Description of Site**

The Meany campus is located on Stampede Pass Road at coordinates 47.2804, -121.3203. The lodge is approximately 3 miles drive from the Crystal Springs snow park. There is one 4-story building containing group sleeping areas, a community kitchen and dining room, sitting areas, common bathrooms, a gear storage area, along with mechanical rooms. We understand that the building was originally constructed in 1928 and expanded in 1938, though there have been several subsequent renovations.

There are several out buildings surrounding the main lodge, as well as 3 rope tows, two snow cats, and several snowmobiles that are also owned and maintained by the Mountaineers.

This lodge is located on a 54-acre parcel that was purchased in 1928 from Northern Pacific Railway by Edwin Meany. There is a right-of-way through this property that is maintained by Bonneville Power Association via clearing cutting around their power lines in this right-of-way.

### Access Road

There is an access road leading from the Stampede Pass Road to the lodge that is maintained by the Mountaineers. This road was covered in snow at the time of our visit to the property. We understand that there is a need for significant road maintenance of this road. We have budgeted for \$25,000 to grade the road, add gravel, and to apply lignin sulfonate for dust control to this road in 2022 and every 10 years thereafter.

Beyond the significant maintenance that we have budgeted for every 10 years, we have assumed that the road will be intermittently maintained via the general operating budget via volunteers.



Access Road

### Propane Tank

There is a 1,000-gallon propane tank on this property. We understand that this propane tank is leased. Therefore, we have not budgeted for replacement of this propane tank.



Propane Tank Buried Under Snow



### 3.3 STRUCTURE

#### Foundation

The foundation was only partially visible. Therefore, we look for indirect evidence of distress to ascertain the condition of the foundation. It is possible that even with little or no evidence; there is a problem that is undetectable during a visual inspection.

The foundation of this building consists of a combination of concrete foundation walls, presumably concrete piers, and timber-framed foundation walls in direct contact with the soil.

No evidence of settlement was detected, and no defects were visible in the foundation of this building. However, since there is direct contact with the soil, it is quite possible that some foundation work will be necessary within the next 20 years. Further investigation is necessary to determine the level of cost that will be necessary. Nothing has been budgeted for foundation repairs/replacement at this time.

#### Framing

The majority of the framing in this building was not visible for inspection. Therefore, we based much of our opinion on the superstructure of this building on indirect observations such as uneven areas, bulges, and other evidence of distress. Much like the foundation, it is possible that there are structural deficiencies that were not visible.

The superstructure of this building appears to be standard wood-frame platform construction. There have been several enhancements and modifications to areas of the structure, including the reinforcement of some of the basement wood beams with steel C-channel members.

We understand that periodic repairs are performed as necessary prior to exterior painting.

#### Kitchen Expansion

We understand that the Mountaineers are planning a kitchen-expansion project in 2022. We understand that the budget for this kitchen expansion will be \$25,000, as much of the labor for this project will likely be done by volunteers.



Lower-Level Wood Beam Reinforced with Steel C-Channels



Typical Roof Framing

### 3.4 ROOFING

The roofs of the lodge and the outbuildings are pitched and are surfaced with corrugated metal roof surfacing. Due to the difficult access to this roof, we were not able to view this roof directly.

The roof of this building has reached the end of its serviceable life and should be replaced at this time. We recommend the installation of a new standing-seam metal roof surface in 2022. If installed properly, the new metal roof surface should have a lifespan of 30 to 50 years; for budgetary purposes, we have assumed 40 years.

At this time, we have not budgeted for installation of insulation beneath the roof of the new roof. This is due to the fact that heat loss through the roof helps to allow snow to slide off of this roof. While this is not very energy efficient, the heat loss does serve a purpose that is necessary. It may be possible to somewhat insulate this roof with some closed-cell insulation (such as 3 inches of polyisocyanurate which is about R-15) to preserve some heat; however, not insulate to modern energy standards of R-38. This may allow enough heat loss to melt snow on the roof, but this would have to be a trial and error situation.

The outbuildings surrounding the lodge also have metal roofs and will have corresponding long lifespans of 30 to 50 years. We do not believe that any of the outbuilding roofs will need to be replaced within the next 20 years.



Metal Roof on Lodge



Metal Roof on Lodge



Typical Metal Roof on Outbuilding



Typical Metal Roof on Outbuilding

### 3.5 EXTERIOR

The exteriors of the lodge and the out buildings are primarily clad with wood siding and wood trim, with some areas clad with T1-11 plywood siding and metal siding. The windows of the lodge are primarily wood-frame, single-pane windows; however, there have been some newer vinyl-frame windows installed.

#### Spot Siding and Trim Replacement

There is consistently snow up against the wood siding and trim of this building, which consistently lead to wood rot in the siding and trim of this building. We understand that volunteers at this lodge periodically replace siding and trim, as necessary. However, we have budgeted for a spot siding and trim repair prior to each painting cycle.

#### Exterior Re-Painting and Re-Caulking

This building should be repainted and re-caulked in 2022. Typically, a property should clean, caulk, and repaint this type of exterior siding and trim every 7 years. Often, the painting schedule is dictated by the south and west sides of the buildings, as that is typically hit by weather hardest in our area. Prior to repainting, the exteriors should be properly prepared for painting by scraping all loose paint off and spot replacing areas of siding and trim where necessary. Our budgetary estimate is for materials only and assumes that all windows will be installed by volunteer labor.

Our budgetary estimates for painting and caulking assumes that much of the work will be done by volunteer labor. The budget will have to be adjusted if performed entirely by an outside contractor.

#### Windows

The majority of the windows on this building are older and there is an opportunity to significantly improve the energy efficiency of this building by replacing these windows with new vinyl-frame windows. The current windows do appear to be adequately restricting moisture entry to the building, so this is not an urgent need. Therefore, we have budgeted for window replacement in 2027; five years from now. This upgrade can be moved up or back as necessary.

Until the windows are completely replaced, we recommend merely spot replacing cracked windows as necessary via the general operating budget.

#### Outbuildings

There are several outbuildings surrounding the lodge that are also clad with wood siding/trim. We have budgeted for rot repairs and exterior painting/caulking on the same schedule as the lodge and have factored these quantities into the overall quantities.

#### Exterior Stairwells/Fire Escapes

There are stairwells/fire escapes on the west and east sides of this building. We have included rot repairs and painting of these stairwell/fire-escapes on the same schedule as the rest of the buildings and have factored this into the budget.



West Side of the Lodge



West Fire Escape





South Side of the Lodge



South Side of the Lodge



East Side of the Lodge



East Side of the Lodge



North Side of the Lodge



T1-11 Plywood Siding Delaminating





Typical Windows



Generator Hut



Propane Hut



Gas Hut



Zoo Garage



Zoo Garage Door



Well House



Cat House



Jane



Mach Rope Tow House



### 3.6 ELECTRICAL SYSTEMS

Our investigation of the electrical system is limited to the visible components, entrance cable, meter, service panel, outlets, and the visible portions of the wiring. A large portion of the electrical system is hidden.

#### Incoming Power Line

Electrical power is provided to this lodge via one ¼-mile power line supplying 7,200 volts of power. This power line is supported by 10 power poles that were replaced around 2012. There are 3 pole-mounted transformers on this incoming line that were also installed around 2012. We understand that periodic line repairs are performed via volunteers and materials are paid for via the general operating budget.

We have assumed that the power poles and electrical line will generally have a lifespan of 30 years, while we have assumed a total life of the transformers to be 15 years. We understand that this was done in the past by volunteers and/or at a discounted rate of \$6,000 per pole and \$2.70/linear foot of power line, which is more or less a “materials only” price.

#### Electrical System Upgrade

The electrical panels and the electrical distribution in this building is currently an assortment of ages and types but is generally older. We understand that the electrical system will be upgraded in 2025 including new main switchgear, electrical panels, and distribution system. The budget for this electrical system upgrade is \$10,000 for materials only, as all labor will be performed via volunteers. We have assumed that the panels and distribution system will have a 50-year life.

#### Generators

There are two portable Honda 7,000-volt generators that provide emergency power to this building. These portable generators were purchased in 2007 and 2010, respectively. These units have a typical lifespan of 20 years.

#### Lighting

The interior and exterior lighting in this lodge has been upgraded to LED lighting over the past 5 to 10 years. We have budgeted for general lighting upgrades every 20 years.



Main Electrical Switchgear and



Generator Switch Box



Typical Basement Light



One of Two Honda Generators



One of Three Pole-Mounted Transformers



Incoming Electrical Line

### 3.7 PLUMBING SYSTEMS

#### Domestic Water Supply Line

In 2019, a well was installed to supply the lodge with domestic potable water. This included a well pump, a booster pump, and a UV filtration system. We assume that the well pump is 20-hp and will have a total lifespan of 20 years. We have assumed that the booster pump and the UV filtration system will have a total lifespan of 10 years each.

#### Gray Water Supply Line

We understand that the gray water (toilets and fire suppression) for this lodge is provided by a 2-inch PVC water supply pipe coming from a 1,200-gallon buried tank (from which the Mountaineers have documented water rights) that is fed from an intake at a small dam on Tombstone Creek, which flows into the Yakima River. This supply pipe is approximately ¼ mile long that was installed in 2010. This pipe is effectively supplying water to the lodge and should have a 50-year lifespan.

#### Lodge Water Supply Lines and Waste Lines

The supply piping in the lodge is primarily copper; although there are a few areas of PEX that are visible. The waste piping in this building is primarily ABS plastic. We tested the majority of the plumbing fixtures on this property, and we believe that generally the supply piping and waste piping in this building is adequate. We believe that the supply piping and waste piping should have a lifespan well beyond the 20-year duration of this study, with routine maintenance. Typical plumbing maintenance and minor leak repair are anticipated with any property.

#### Water Heaters

The domestic water in this building is heated by two 50-gallon gas water heaters that were manufactured in 2018. Additionally, there are two electric water heaters that were manufactured in 2003 and 2017 and a 19-gallon water heater without an age listed, but it is an older unit. Modern water heaters have a typical lifespan of 15 years.

#### Septic System

There is a septic tank and a drain field in the vicinity of the lodge. We understand that the septic tank is pumped annually and generally maintained by the operating budget. Since this septic system is consistently maintained annually via the general operating budget, we have not budgeted for any capital expenditures in the future, which assumes that this system will remain operational for at least the next 20 years, with maintenance.



50-Gallon Lower-Level Water Heater Manufactured in 2003



50-Gallon Lower-Level Water Heater Manufactured in 2017





Typical Copper Supply Piping



Waste Piping



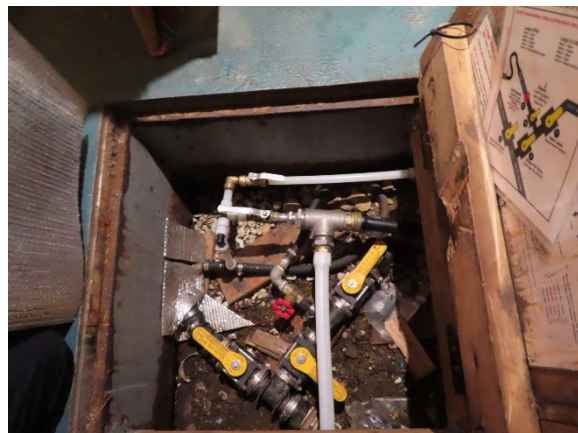
Small 19-Gallon Lower-Level Water Heater



Grundfos Booster Pump



UV Filtration System



Incoming Water Line Shut-off Valves



Two Second-Floor 50-Gallon Water Heaters Manufactured in 2018



Typical Copper Supply Piping in Kitchen



Well Head and Well Pump Control Box



Riser for Buried 1,500-gallon Cistern



### 3.8 HVAC SYSTEMS

The building is currently primarily heated by a wood stove. We understand that the committee ultimately plans to replace this wood stove with a wood boiler in the next 5 to 7 years. For the purpose of this study, we have planned for this wood boiler to be installed in 2028 at a budgetary cost of \$12,000.

There is also supplemental electric heat. We have assumed that the electric heat will be generally maintained by the operating budget.

The "Zoo" garage has a hanging Reznor gas furnace. We understand that there are no plans to replace this garage furnace in the future.



Basement Wood Furnace



Dorm Electric Radiator



Dorm Electric Radiator



Hanging Reznor Furnace in the Zoo



### 3.9 ELEVATORS

*There are no elevators in this building.*

### 3.10 FIRE DETECTION AND SUPPRESSION

A new fire detection system is in process of being installed at this time. The majority of the components have already been installed; however, the fire alarm control panel has yet to be purchased and installed, which we understand will be done in 2022. We have assumed that this fire alarm control panel will be replaced every 20 years.

There is a wet fire suppression system in this building. This system is relatively simple; therefore, no significant expenditures are anticipated with this fire suppression system.



Typical Fire Sprinkler Head



Typical Fire Sprinkler Head



Typical Smoke Detector

### 3.11 INTERIOR FINISHES

In any property, there are interior defects that are technically insignificant. We believe that the owners are the best judge of their threshold for technically insignificant interior defects. Therefore, we do not comment regarding minor, technically insignificant interior defects.

There are 4 floors in this lodge. The third and fourth floors are primarily for sleeping as well as wash stations on each of these floors. The second floor has a common kitchen, a dining area, a great room/lounge area. The first floor has a large gear storage area, bathrooms and showers, and mechanical rooms. There is one interior stairwell.

#### Clear Fir Floors and Interior Painting

The majority of the lodge has clear fir floors, wood paneling on the majority of the walls and ceilings, as well as a small amount of painted drywall on the walls and ceilings.

We understand that clear fir wood floors are professionally refinished every 3 to 5 years. We have assumed that in between professional refinishing, that these floors will generally be maintained by routine maintenance. Additionally, we have assumed that all interior painting that is necessary will be performed as part of general maintenance and is not considered a capital expense.

#### Kitchen

The common kitchen will require the following periodic capital expenditures:

- Replacement of the commercial range every 20 years
- Replacement of the range hood with a properly sized commercial range hood (that includes fire suppression) every 20 years
- Replacement of the commercial refrigerator every 20 years
- Replacement of the basement freezer every 20 years
- Replacement of countertops and sinks every 30 years

The cabinets are simple plywood constructed assemblies. We have assumed that periodic cabinet repairs will be done by volunteers and paid for via the general operating budget.

#### Bathrooms and Showers

The 3 bathrooms in this building are relatively simple. Therefore, we have budgeted for general bathroom renovations every 10 years for all 3 bathrooms and the shower area.

#### Sleeping Dorms

We understand that there are 97 beds in this lodge. At the request of the committee, we have budgeted for replacement of 10 mattresses annually, so all mattresses will ultimately be replaced every 9 to 10 years.



Lower-Level Storage Area



Basement Freezer



Lower-Level Glove Dryer



Lower-Level Storage Area



Lower-Level Wood Storage Area



Lower-Level Shower



Women's Lower-Level Bathroom



Men's Lower-Level Bathroom

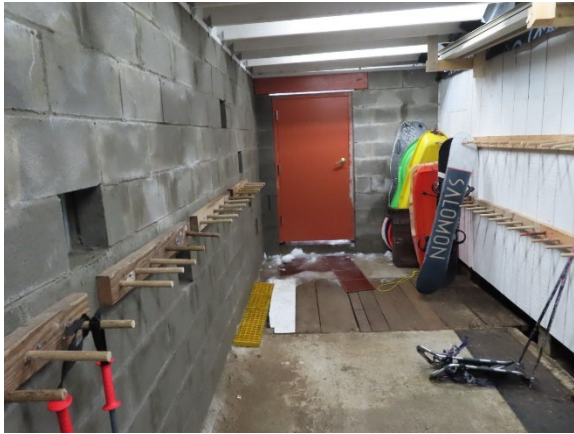




Lower-Level Sinks



Unisex Lower-Level Bathroom



New Lower-Level Ski Storage Area



Interior Stairwell



Second-Floor Great Room



Second-Floor Hardwood Floor



Second-Floor Ceiling



Kitchen



Kitchen Range



Kitchen Range Hood



Butcher-Block and Stainless Steel Counter Top



Kitchen Central Sink Station





Kitchen Countertops and Cabinets



Kitchen Refrigerator



Men's Dorm



Men's Dorm



Women's Dorm



Third-Floor Wash Station



Third People's Dorm



Carpet on Hardwood Floor in Dorms



Family Dorm



Fourth Floor Wash Station



Interior of "Zoo" Garage



Interior of "Zoo" Garage



### 3.12 MISCELLANEOUS

#### **Snow Cats, Snowmobiles, Etc.**

**Tomcat** - This is a 1956 Bombardier snow cat that was purchased by the Mountaineers in 1961. This unit has been significantly customized and modified many times since its original purchase and is primarily used as a “people mover” to carry and tow people to and from the Crystal Springs snow park and the lodge. It is difficult to budget for a “like-kind” people-mover snow cat; therefore, we have simply budgeted for a used high-capacity snow cat in 2030 for \$100,000 and have assumed a total lifespan of 25 years. This machine is generally maintained by the operating budget.

**Hippo** – This is a 1995 Piston Bully P160 snow cat and grooming machine. We understand that this machine is generally maintained via the operating budget indefinitely. The only expense that the committee would like to budget for this machine is for track replacement every 15 years. This was just performed in 2021 for \$25,000.

**Moose** – This is an older snow cat that is primarily used to tow Tomcat when necessary. We understand that this unit is generally maintained by the operating budget and there are no plans for replacement of this machine.

**Ox** – This is a 1954 Dodge Powerwagon ¾-ton 4WD truck. We understand that this truck is generally maintained by the operating budget and there are no plans for replacement of this vehicle.

**Snowmobiles** – There are currently 3 gas-powered snowmobiles (Yetti, Yurtle, and Red Fox) that were purchased in 2018, 2019, and 2020, each at an approximate cost of \$14,000. We have budgeted for replacement of these gas-powered snowmobiles every 15 years. Additionally, we understand that an electric snowmobile will be purchased in 2023 for \$14,000, which we have assumed will have a 10-year life.

**Toboggans** – There are 3 toboggans that are towed by the snowmobiles (Thing 1, Thing 2, and Thing 3) that were purchased in 2018 at an approximate cost of \$3,000 each. We have assumed a 10-year lifespan for these toboggans.

**ATV's** – We understand that the committee plans to buy a new ATV every 5 years at a budgetary cost of \$10,000, starting in 2027.



“Tomcat” Modified People Mover Snow Cat



“Tomcat” Modified People-Mover Snow Cat





"Hippo" Snow Cat



"Hippo" Snow Cat



"Moose" Snow Cat



Snowmobiles

### 3.13 AMENITIES

#### Rope Tows

There are 3 rope tows that are just south of the lodge:

- Mach – 2,400 linear feet of rope that was replaced in 2021
- Super Worm – 1,200 linear feet of rope that was replaced in 2017
- Turtle – 750 linear feet of rope that was replaced in 2016

We have budgeted for replacement of the ropes every 7 years at approximately \$3.50 per linear foot for material owner, as we understand that all labor is typically performed via volunteers.

We understand that a new electric motor was replaced on Mach in 2013. We have budgeted for replacement of this electric motor every 20 years. We understand that the committee plans to replace the Super Worm motor in 2023. We have budgeted for Turtle's motor to be replaced in 2023.

We understand that the controls for all 3 rope tows were installed in 2013. We have also assumed that these controls will have a 20-year lifespan.



Mach Rope Tow Housing



Mach Rope Tow



Mach Rope Tow Motor



Mach Tow Controls



Controls for all 3 Rope Tows



Super Worm Rope Tow and Turtle Rope Tow

### 3.20 SUMMARY OF ANNUAL ANTICIPATED EXPENSES

Using the conclusions described throughout “Section 3.0 Physical Analysis”, the following Table 3.20 lists the annual anticipated capital expenses for each capital needs item in the year that we believe is most probable. All of these anticipated expenses already have inflation factored into them at the assumed level that is listed in “Section 4.3 Assumptions for Future Interest Rate and Inflation.”

CAPITAL NEEDS ASSESSMENT FOR MEANY LODGE

**TABLE 3.20: ANNUAL CAPITAL EXPENSES**

Action Required		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>3.2</b>	<b>SITE</b>												
	Grade the access road, add gravel, and to apply lignin sulfonate for dust control	\$25,000										\$33,598	
<b>3.3</b>	<b>STRUCTURE</b>												
	Kitchen expansion project	\$25,000											
<b>3.4</b>	<b>ROOFING</b>												
	Resurface roof of lodge with a standing-seam metal roof surface	\$61,250											
<b>3.5</b>	<b>EXTERIOR</b>												
	Spot siding and trim replacement prior to each painting cycle	\$8,000							\$9,839				
	Paint/caulk exterior of lodge and outbuildings	\$26,860							\$33,034				
	Replace the windows with new vinyl windows						\$27,823						
<b>3.6</b>	<b>ELECTRICAL SYSTEMS</b>												
	Replace the incoming 7,200 volt power line (materials only)												
	Replace the power poles												
	General electrical system upgrade including main switchgear, service panels, and distribution wiring (materials only)				\$10,927								
	Replace 1 of 2 Honda 7,000 watt generators						\$6,376						
	Replace 2 of 2 Honda 7,000 watt generators								\$6,967				
	Lighting upgrades												
<b>3.7</b>	<b>PLUMBING SYSTEMS</b>												
	Replace the well pump (assumed to be 20-hp)												
	Replace the booster pump								\$3,444				
	Replace the UV-filtration system								\$5,534				
	Replace main water supply line												
	Replace one of two electric 50-gallon water heaters		\$1,545										
	Replace two of two electric 50-gallon water heaters												\$2,076
	Replace the 19-gallon water heater		\$515										
	Replace the 2 gas water heaters												
<b>3.8</b>	<b>HVAC SYSTEMS</b>												
	Replace the wood furnace with a wood boiler							\$14,329					



CAPITAL NEEDS ASSESSMENT FOR MEANY LODGE

**TABLE 3.20: ANNUAL CAPITAL EXPENSES**

Action Required		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>3.9</b>	<b>ELEVATORS</b>												
	<i>There are no elevators in this building</i>												
<b>3.10</b>	<b>FIRE DETECTION &amp; SUPPRESSION</b>												
	Install/replace the fire alarm control panel and component upgrades	\$4,200											
<b>3.11</b>	<b>INTERIOR FINISHES</b>												
	Professionally refinish the hardwood floors in this lodge			\$9,548				\$10,746				\$12,095	
	Replace the kitchen range		\$12,360										
	Replace the kitchen range hood										\$19,572		
	Replace the commercial refrigerator						\$6,956						
	Replace the basement freezer											\$3,629	
	Replace kitchen countertops and sinks											\$43,005	
	General bathroom renovation of all 3 bathrooms and the showers											\$10,751	
	Replace 10 mattresses per year	\$7,000	\$7,210	\$7,426	\$7,649	\$7,879	\$8,115	\$8,358	\$8,609	\$8,867	\$9,133	\$9,407	\$9,690
<b>3.12</b>	<b>MISCELLANEOUS</b>												
	Replace "Tomcat" with a newer used people-mover snow cat									\$126,677			
	Track replacement for Hippo												
	Replace Yeti snowmobile												\$19,379
	Replace Yurtle snowmobile												
	Replace Red Fox snowmobile												
	Purchase/replace electric snowmobile		\$14,420										\$19,379
	Replace toboggans							\$10,746					
	Purchase one ATV every 5 years						\$11,593					\$13,439	
<b>3.13</b>	<b>AMENITIES</b>												
	Replace the rope on Mach rope tow							\$10,030					
	Replace the rope on Super Worm rope tow			\$4,456							\$5,480		
	Replace the rope on Turtle rope tow		\$2,704							\$3,325			
	Replace the Mach rope tow electric motor												\$9,690
	Replace the Super Worm rope tow electric motor		\$1,545										
	Replace the Turtle rope tow electric motor												\$2,076
	VFD controls replacement for all 3 rope tows												\$16,611
<b>ANNUAL EXPENSES BY YEAR</b>		<b>\$157,310</b>	<b>\$40,299</b>	<b>\$21,430</b>	<b>\$18,576</b>	<b>\$7,879</b>	<b>\$60,862</b>	<b>\$54,210</b>	<b>\$60,461</b>	<b>\$145,837</b>	<b>\$34,185</b>	<b>\$125,925</b>	<b>\$78,901</b>



CAPITAL NEEDS ASSESSMENT FOR MEANY LODGE

**TABLE 3.20: ANNUAL CAPITAL EXPENSES**

Action Required		2034	2035	2036	2037	2038	2039	2040	2041	2042
<b>3.9</b>	<b>ELEVATORS</b>									
	<i>There are no elevators in this building</i>									
<b>3.10</b>	<b>FIRE DETECTION &amp; SUPPRESSION</b>									
	Install/replace the fire alarm control panel and component upgrades									\$7,586
<b>3.11</b>	<b>INTERIOR FINISHES</b>									
	Professionally refinish the hardwood floors in this lodge			\$13,613				\$15,322		
	Replace the kitchen range									
	Replace the kitchen range hood									
	Replace the commercial refrigerator									
	Replace the basement freezer									
	Replace kitchen countertops and sinks									
	General bathroom renovation of all 3 bathrooms and the showers									\$14,449
	Replace 10 mattresses per year	\$9,980	\$10,280	\$10,588	\$10,906	\$11,233	\$11,570	\$11,917	\$12,275	\$12,643
<b>3.12</b>	<b>MISCELLANEOUS</b>									
	Replace "Tomcat" with a newer used people-mover snow cat									
	Track replacement for Hippo			\$37,815						
	Replace Yeti snowmobile									
	Replace Yurtle snowmobile	\$19,961								
	Replace Red Fox snowmobile		\$20,559							
	Purchase/replace electric snowmobile									
	Replace toboggans					\$14,442				
	Purchase one ATV every 5 years				\$15,580					\$18,061
<b>3.13</b>	<b>AMENITIES</b>									
	Replace the rope on Mach rope tow		\$12,336							\$15,171
	Replace the rope on Super Worm rope tow					\$6,740				
	Replace the rope on Turtle rope tow				\$4,090					
	Replace the Mach rope tow electric motor									
	Replace the Super Worm rope tow electric motor									
	Replace the Turtle rope tow electric motor									
	VFD controls replacement for all 3 rope tows									
<b>ANNUAL EXPENSES BY YEAR</b>		<b>\$34,218</b>	<b>\$43,175</b>	<b>\$114,745</b>	<b>\$38,365</b>	<b>\$35,624</b>	<b>\$36,859</b>	<b>\$27,239</b>	<b>\$12,275</b>	<b>\$227,866</b>

## 4.0 LIMITATIONS

This report has been prepared for the exclusive use of The Mountaineers. We do not intend for any other party to rely on this report without our expressed written consent. If another individual or party relies on this study, they shall indemnify and hold Jeff Samdal & Associates harmless for any damages, losses, or expenses they incur as a result of its use.

This Capital Needs Assessment is a reflection of the information provided to us. This report has been prepared for The Mountaineers' use, not for the purpose of performing an audit, quality/forensic analyses, or background checks of historical records. Our inspection report is not an exhaustive technical inspection of the property. During a typical inspection, no invasive inspection is performed, no furnishings are moved, and no finishes are removed.

This report is a snap shot in time of the condition of the property at the time of inspection. The remaining life values that we list are based on our opinion of the remaining useful life and are by no means a guarantee. Our opinions are based on what we believe one could reasonably expect and are not based on worst case scenarios. These opinions are based upon our experience with other buildings of similar age and construction type. Opinions will vary and you may encounter contractors and/or consultants with differing opinions from ours. Ratings of various building components are most often determined by comparison to other buildings of similar age and construction type. The quality of materials originally impacts our judgment of their current state.

The life expectancy estimates that we prepare are based on National Association of Home Builders (NAHB) averages, Building Owners and Managers (BOMA) averages, product defined expected life averages, and our own assessment of typical life expectancy based on our experience with similar components in our area.

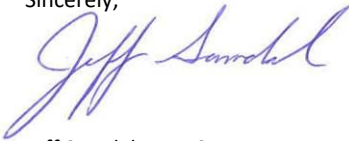
This report will tell you a great deal about the overall condition of this property. However, this report does not constitute a warranty, an insurance policy, or a guarantee of any kind. Owning any property involves some risk and while we can give an excellent overview of the property, we cannot inspect what we cannot see. Our inspection and report do not include building code compliance or municipal regulatory compliance. Nor do they include mold investigations, hazardous materials investigations, or indoor air quality analysis. The purpose of this report is not intended to be a statement of insurability of this property as insurance companies have particular standards for insurability of certain building types and certain building materials.

While we may comment that certain components have been recalled that we are aware of, we are not aware of all recalls. It is beyond the scope of this inspection to determine all systems or components that are currently or will be part of any recall in the future. You may wish to subscribe or contact the CPSC (Consumer Product Safety Commission) web site for recall information regarding any system or component. If a problem is encountered on your property, we cannot be responsible for any corrective action that you take, unless we have the opportunity to review the conditions before repairs are made.

Please ensure that you have read and understand our proposal to perform this Capital Needs Assessment that was signed prior to our inspection. If you have any questions regarding this document, please contact us. We appreciate the opportunity to be of assistance and we hope that we have provided you a clear understanding of your financial situation and given you a better overall understanding of the property. This report supersedes any opinion or discussion that occurred during the inspection and should be considered our complete opinion of the condition of this property.

Please contact us if you have any questions regarding this report. We will be happy to be of assistance.

Sincerely,

A handwritten signature in blue ink that reads "Jeff Samdal". The signature is written in a cursive, flowing style.

Jeff Samdal, PE, RS, PRA



## **APPENDIX**

### Resume of Engineer Performing Study

# Jeff Samdal, P.E., Principal

## Professional Qualifications and Experience

### Areas of Expertise

Mr. Samdal is the owner of Samdal & Associates, Inc., a corporation that specializes in building inspections, engineering, project management, and related services. He is a double-licensed Professional Engineer (Mechanical and Civil) in Washington State. He is also an accredited Building Inspection Engineer (BIE) and Reserve Specialist (RS), and Professional Reserve Analyst (PRA). He has performed thousands of building inspections as well as numerous additional services such as building envelope investigations, construction management, and general consulting for property owners pertaining to building maintenance and long-term budgeting. Mr. Samdal consistently earns repeat and referral business because of his attention to detail, practical approach, knowledge of the industry, and genuine appreciation for clients' concerns for their real estate investments.

### Capabilities

Mr. Samdal is experienced at performing residential (single- and multi-family), commercial, and industrial inspections in Washington State and beyond. Mr. Samdal's experience includes the following:

- Property Condition Assessments (PCAs)
- Capital Needs Assessments (CNAs)
- Reserve Studies for Condominiums and Homeowner's Association
- Building Envelope Studies

### Relevant Work History

Mr. Samdal has been owner and operator of Samdal & Associates since 2005, performing or managing all aspects of this business. Additionally, Mr. Samdal has been the co-owner and president of True North Construction Management since 2017, which is informative in obtaining current construction costs and keeping up to date with modern construction methods and construction products.

Prior to concentrating on building inspections, Mr. Samdal worked for Washington Group International's (WGI) Hydropower and Water Resources Group. While working for WGI, Mr. Samdal was involved in rebuilding and rehabilitating hydro facilities. He served as the on-site powerhouse and switchyard inspector during construction. His duties included design, drawing and specification preparation, cost estimating, scheduling, and construction management. Prior to working for WGI, Mr. Samdal worked for Duke Energy in a similar role.

### Education

BS in Mechanical Engineering, University of Washington

### Licenses and Certifications

- *Licensed Professional Engineer (PE)*, Mechanical Engineering, State of Washington, #40985
- *Licensed Professional Engineer (PE)*, Civil Engineering, State of Washington, #40985
- *Reserve Specialist (RS)*, Community Associations Institute (CAI), #173
- *Professional Reserve Analyst (PRA)*, Association of Professional Reserve Analysts
- *Building Inspection Engineer (BIE)*, National Association of Building Inspection Engineers
- *Structural Pest Inspector*, State of Washington, #70763

### Professional Affiliation

American Society of Mechanical Engineers, 2002 – present

### Community Involvement

Mr. Samdal lives in Woodinville with his wife and 2 children and has been involved with many of their activities as a Little League coach, a scout leader, a personal fitness coach, among other activities.