Eaglecrest Ski Area

Facility Condition Assessment

Eaglecrest Ski Area

January 14th, 2025

Alpha™ Facilities Solutions

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EXECUTIVE SUMMARY

Facility Condition Assessment Findings

At the time of the assessment there were six permanent buildings and zero relocatable structures located at Eaglecrest Ski Area. The team entered all accessible spaces in the permanent buildings to include classrooms, administrative, restrooms, mezzanines, and mechanical rooms. Please note the team did not enter any "permit - required confined spaces" as defined by the Occupational Safety & Health Administration.

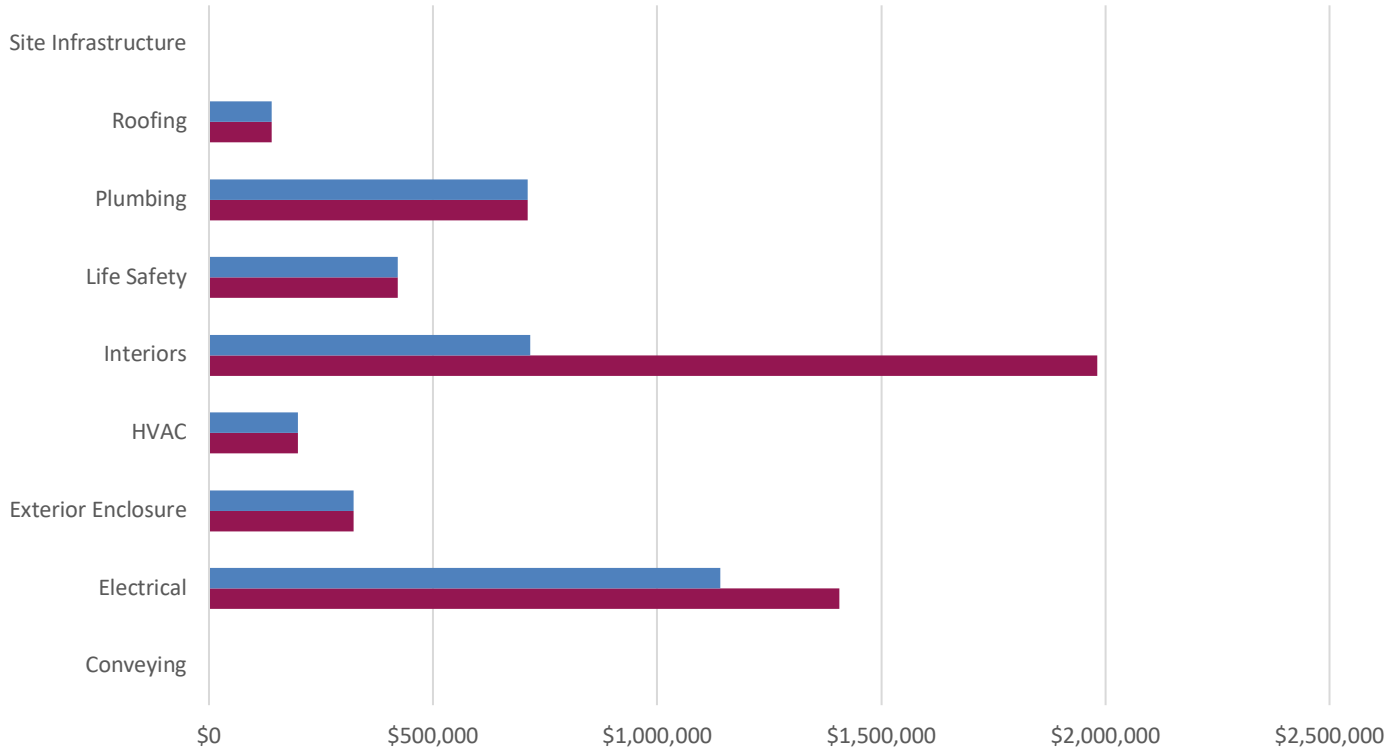
The table below contains building-specific information regarding current and forecast Facility Condition Indices. A comprehensive list of expired systems and those expected to expire between now and the Year 2045 is shown in the Current and Forecasted Needs Summarized by System table.

Table 1. Facility Description: Summary of Findings: Eaglecrest Ski Area

Name	Year Built	Area (SF)	Total Needs 2025	Current Replacement Value	2025 FCI %	Total Needs 2030	2030 FCI %
Brown Maintenance Shop	1977	3,000	$43,504	$1,074,836	4	$165,470	15
Caretakers Cottage	1977	540	$39,033	$374,426	10	$39,966	11
Eagles Nest	1984	2,600	$401,043	$2,320,236	17	$451,065	19
Fishcreek Lodge	1977	17,500	$2,744,516	$13,537,476	20	$3,886,784	29
Main Maintenance Shop	2002	5,400	$45,982	$1,934,703	2	$55,317	3
Porcupine Lodge	2014	16,000	$376,973	$12,377,120	3	$582,567	5
SUBTOTAL	***-***	***45,040***	***$3,651,052***	***$31,618,796***	***12***	***$5,181,170***	***16***
Site and Infrastructure (excluded from FCI calculations)			$0			$0	
TOTALS		**45,040**	**$3,651,052**	**$31,618,796**		**$5,181,170**	

Note: The cumulative FCI for the Eaglecrest Ski Area facilities assessed is 12 while the cumulative FCI in 5 years is estimated to be 16 assuming current sustainment levels.

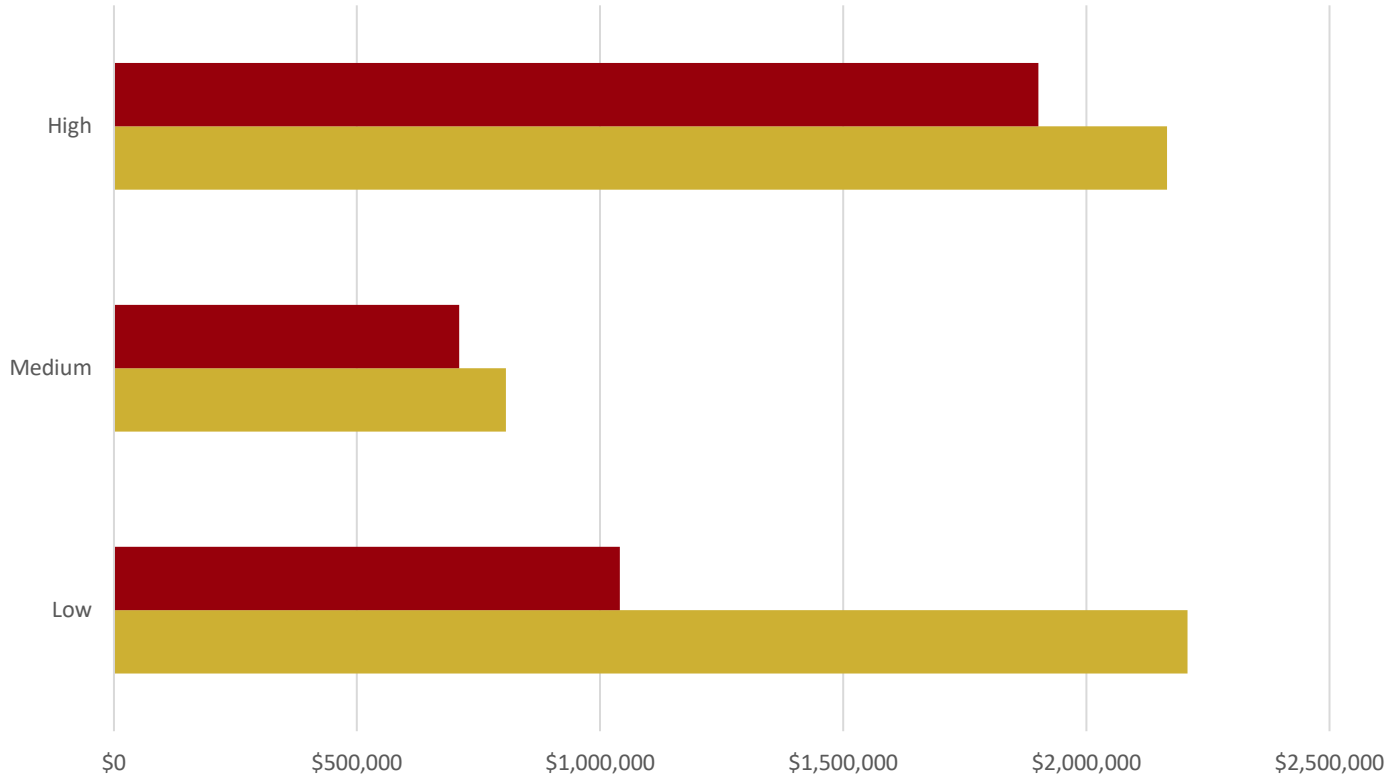
Figure 1. Comparison of 2025 Current Needs vs. 2030 Forecasted Needs by System Group: Eaglecrest Ski Area



	Conveying	Electrical	Exterior Enclosure	HVAC	Interiors	Life Safety	Plumbing	Roofing	Site Infrastructure
2025	$0	$1,140,654	$323,180	$199,037	$716,838	$421,838	$710,332	$139,172	$0
2030	$0	$1,406,146	$323,180	$199,037	$1,981,465	$421,838	$710,332	$139,172	$0

Note: Forecasted Needs (2030) include Current Needs (2025)

Figure 2. Comparison of 2025 Current Needs vs. 2030 Forecasted Needs by Priority: Eaglecrest Ski Area



	Low	Medium	High
2025	$1,040,019	$710,332	$1,900,701
2030	$2,208,289	$806,688	$2,166,193

Renewal Forecast

The renewal forecast below shows the current maintenance and repair backlog and projected facility sustainment requirements over the next 20 years. Please note the renewal forecast does not include potential costs associated with seismic evaluation; seismic retrofitting; hazardous material inspection, evaluation, and mitigation, including asbestos abatement; and NFPA 101 and ADA upgrades. The renewal forecast is shown below:

Figure 3. Current and Forecasted Needs: Summarized by Reporting Period Current +10 Years: Eaglecrest Ski Area

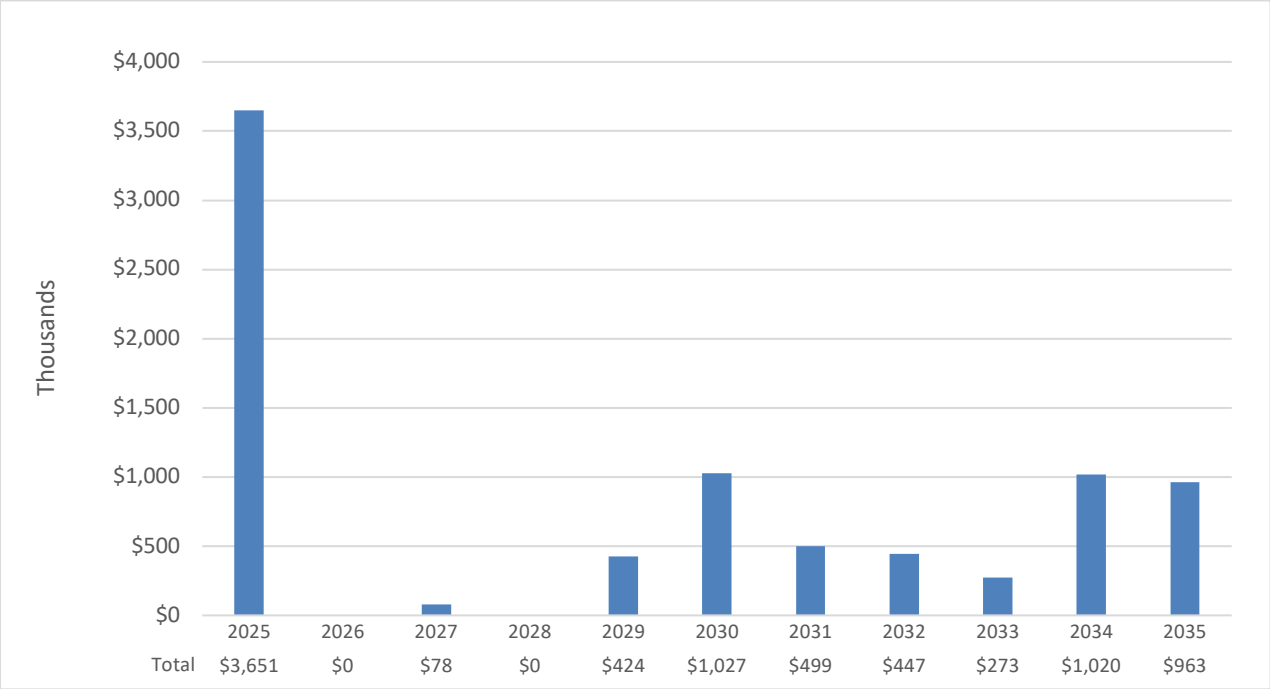


Figure 4. Current and Forecasted Needs: Summarized by Reporting Period Years 11-20: Eaglecrest Ski Area

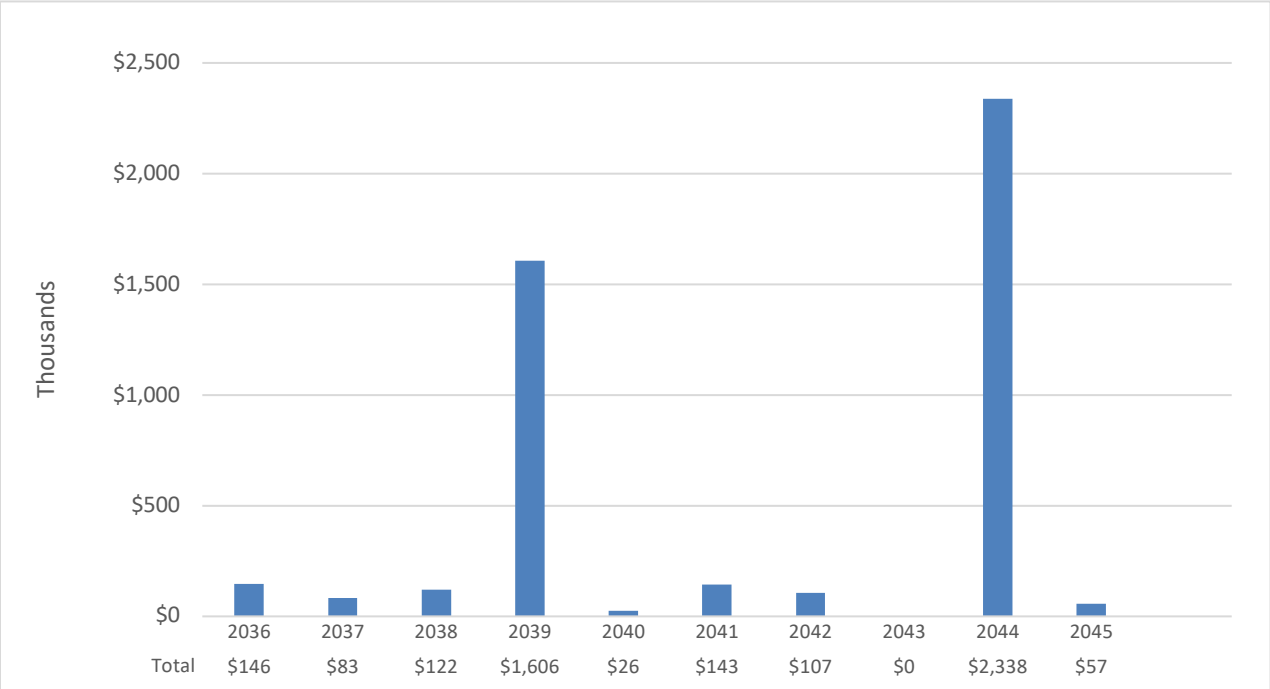


Table 2. Current and Forecasted Needs Summarized by System (Current + 5 years): Eaglecrest Ski Area

System	2025	2026	2027	2028	2029	2030
Cumulative Needs by Year	***$3,651,052***	***$3,651,052***	***$3,729,532***	***$3,729,532***	***$4,153,905***	***$5,181,170***
Needs by Year	***$3,651,052***	***$0***	***$78,481***	***$0***	***$424,372***	***$1,027,265***
Exterior Enclosure	**$323,180**	**$0**	**$0**	**$0**	**$0**	**$0**
Exterior Walls (Finishes)	$323,180	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$0	$0	$0
Exterior Doors	$0	$0	$0	$0	$0	$0
Roofing	**$139,172**	**$0**	**$0**	**$0**	**$0**	**$0**
Roof Coverings	$139,172	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$0**	**$905,299**
Interior Doors	$0	$0	$0	$0	$0	$96,356
Specialties	$0	$0	$0	$0	$0	$808,943
Interiors	**$716,838**	**$0**	**$78,481**	**$0**	**$202,385**	**$78,461**
Ceiling Finishes	$0	$0	$8,989	$0	$105,223	$78,461
Floor Finishes	$716,838	$0	$0	$0	$32,044	$0
Wall Finishes	$0	$0	$69,492	$0	$65,118	$0
Conveying	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Conveying Systems	$0	$0	$0	$0	$0	$0
Plumbing	**$710,332**	**$0**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$358,998	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$0	$0
Sanitary Waste	$351,334	$0	$0	$0	$0	$0
HVAC	**$199,037**	**$0**	**$0**	**$0**	**$0**	**$0**
Controls and Instrumentation	$0	$0	$0	$0	$0	$0
Distribution System	$199,037	$0	$0	$0	$0	$0
Heat Generation	$0	$0	$0	$0	$0	$0
Terminal & Package Units	$0	$0	$0	$0	$0	$0
Fire Protection	**$421,838**	**$0**	**$0**	**$0**	**$0**	**$0**
Sprinklers & Standpipe	$421,838	$0	$0	$0	$0	$0
Electrical	**$1,140,654**	**$0**	**$0**	**$0**	**$221,987**	**$43,504**
Branch Wiring	$579,479	$0	$0	$0	$0	$0
Communications & Security	$0	$0	$0	$0	$221,987	$0
Lighting	$462,061	$0	$0	$0	$0	$43,504
Service Distribution	$0	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$99,114	$0	$0	$0	$0	$0

Table 3. Current and Forecasted Needs Summarized by System (Years 6 - 10): Eaglecrest Ski Area

System	2031	2032	2033	2034	2035
Cumulative Needs by Year	***$5,680,397***	***$6,127,086***	***$6,399,828***	***$7,419,461***	***$8,382,763***
Needs by Year	***$499,227***	***$446,689***	***$272,742***	***$1,019,633***	***$963,302***
Exterior Enclosure	**$0**	**$109,407**	**$0**	**$45,841**	**$264,928**
Exterior Walls (Finishes)	$0	$0	$0	$45,841	$264,928
Exterior Windows	$0	$0	$0	$0	$0
Exterior Doors	$0	$109,407	$0	$0	$0
Roofing	**$0**	**$0**	**$0**	**$66,073**	**$0**
Roof Coverings	$0	$0	$0	$66,073	$0
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$0**
Interior Doors	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0
Interiors	**$0**	**$117,571**	**$0**	**$211,846**	**$59,209**
Ceiling Finishes	$0	$0	$0	$141,231	$59,209
Floor Finishes	$0	$39,781	$0	$0	$0
Wall Finishes	$0	$77,789	$0	$70,615	$0
Conveying	**$0**	**$0**	**$262,498**	**$0**	**$0**
Conveying Systems	$0	$0	$262,498	$0	$0
Plumbing	**$0**	**$62,750**	**$0**	**$160,920**	**$0**
Domestic Water Distribution	$0	$26,275	$0	$90,894	$0
Plumbing Fixtures	$0	$0	$0	$0	$0
Sanitary Waste	$0	$36,474	$0	$70,026	$0
HVAC	**$120,525**	**$78,653**	**$10,244**	**$63,724**	**$163,901**
Controls and Instrumentation	$0	$0	$0	$0	$163,901
Distribution System	$120,525	$78,653	$0	$63,724	$0
Heat Generation	$0	$0	$0	$0	$0
Terminal & Package Units	$0	$0	$10,244	$0	$0
Fire Protection	**$0**	**$0**	**$0**	**$0**	**$0**
Sprinklers & Standpipe	$0	$0	$0	$0	$0
Electrical	**$378,702**	**$78,308**	**$0**	**$471,229**	**$475,263**
Branch Wiring	$0	$78,308	$0	$144,394	$0
Communications & Security	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$296,616	$475,263
Service Distribution	$71,707	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$306,995	$0	$0	$30,219	$0

Table 4. Current and Forecasted Needs Summarized by System (Years 11 - 15): Eaglecrest Ski Area

System	2036	2037	2038	2039	2040
Cumulative Needs by Year	***$8,528,341***	***$8,611,048***	***$8,733,045***	***$10,338,876***	***$10,365,151***
Needs by Year	***$145,578***	***$82,706***	***$121,998***	***$1,605,830***	***$26,275***
Exterior Enclosure	**$44,817**	**$0**	**$0**	**$115,649**	**$16,076**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$115,649	$16,076
Exterior Doors	$44,817	$0	$0	$0	$0
Roofing	**$0**	**$68,186**	**$16,006**	**$0**	**$0**
Roof Coverings	$0	$68,186	$16,006	$0	$0
Interior Construction	**$64,587**	**$14,521**	**$0**	**$439,973**	**$0**
Interior Doors	$28,891	$14,521	$0	$120,365	$0
Specialties	$35,697	$0	$0	$319,608	$0
Interiors	**$0**	**$0**	**$82,463**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0
Floor Finishes	$0	$0	$82,463	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Conveying	**$0**	**$0**	**$0**	**$444,006**	**$0**
Conveying Systems	$0	$0	$0	$444,006	$0
Plumbing	**$0**	**$0**	**$0**	**$606,202**	**$10,199**
Domestic Water Distribution	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$606,202	$10,199
Sanitary Waste	$0	$0	$0	$0	$0
HVAC	**$36,174**	**$0**	**$0**	**$0**	**$0**
Controls and Instrumentation	$0	$0	$0	$0	$0
Distribution System	$36,174	$0	$0	$0	$0
Heat Generation	$0	$0	$0	$0	$0
Terminal & Package Units	$0	$0	$0	$0	$0
Fire Protection	**$0**	**$0**	**$0**	**$0**	**$0**
Sprinklers & Standpipe	$0	$0	$0	$0	$0
Electrical	**$0**	**$0**	**$23,529**	**$0**	**$0**
Branch Wiring	$0	$0	$0	$0	$0
Communications & Security	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$23,529	$0	$0
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0

Table 5. Current and Forecasted Needs Summarized by System (Years 16-20): Eaglecrest Ski Area

System	2041	2042	2043	2044	2045
Cumulative Needs by Year	***$10,508,501***	***$10,615,677***	***$10,615,677***	***$12,953,195***	***$13,009,857***
Needs by Year	***$143,350***	***$107,176***	***$0***	***$2,337,518***	***$56,661***
Exterior Enclosure	**$96,292**	**$0**	**$0**	**$112,170**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$112,170	$0
Exterior Doors	$96,292	$0	$0	$0	$0
Roofing	**$0**	**$0**	**$0**	**$0**	**$0**
Roof Coverings	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$0**
Interior Doors	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0
Interiors	**$0**	**$107,176**	**$0**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0
Floor Finishes	$0	$107,176	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Conveying	**$0**	**$0**	**$0**	**$0**	**$0**
Conveying Systems	$0	$0	$0	$0	$0
Plumbing	**$0**	**$0**	**$0**	**$1,102,237**	**$0**
Domestic Water Distribution	$0	$0	$0	$332,413	$0
Plumbing Fixtures	$0	$0	$0	$513,729	$0
Sanitary Waste	$0	$0	$0	$256,096	$0
HVAC	**$47,058**	**$0**	**$0**	**$261,218**	**$0**
Controls and Instrumentation	$0	$0	$0	$0	$0
Distribution System	$0	$0	$0	$233,047	$0
Heat Generation	$47,058	$0	$0	$28,171	$0
Terminal & Package Units	$0	$0	$0	$0	$0
Fire Protection	**$0**	**$0**	**$0**	**$140,613**	**$0**
Sprinklers & Standpipe	$0	$0	$0	$140,613	$0
Electrical	**$0**	**$0**	**$0**	**$721,280**	**$56,661**
Branch Wiring	$0	$0	$0	$528,070	$0
Communications & Security	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$0	$193,210	$56,661
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0

BROWN MAINTENANCE SHOP

Table 6: Facility Description: Eaglecrest Ski Area - Brown Maintenance Shop

Summary of Findings	
Construction Type	Two-Story Structure
Roof Type	Metal Panel
Ceiling Type	Plastic Covered Insulated Batts
Lighting	Fluorescent
HVAC	Unit Heaters
Elevator	No
Fire Sprinkler	No
Fire Alarm	No

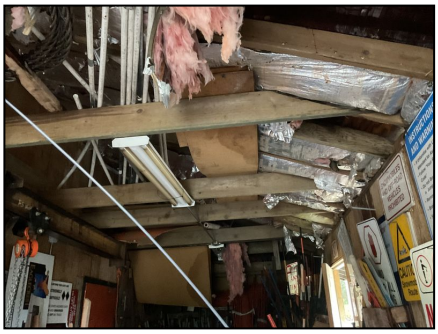
Name	Year Built	Area (SF)	Total Needs 2025	Current Replacement Value	2025 FCI %	Total Needs 2030	2030 FCI %
Brown Maintenance Shop	1977	3,000	$43,504	$1,074,836	4	$165,470	15
Site Information			$0			$0	
TOTAL			$43,504			$165,470	

Electrical

The fluorescent lighting was in fair condition due to observed inadequate lighting. The electrical branch wiring is beyond its recommended useful life. The service and distribution system was in good condition.

Exterior Enclosure

The metal and wooden doors were in good condition. The single-pane windows were in good condition. The wood siding walls were in good condition. The metal panel roof covering was within its recommended useful life.



Interiors

The finished concrete floor finishes were in good condition; however, the hardwood floors were in fair condition due to observed deterioration. The plywood paneling and protective wall covering wall finishes were in good condition. The plastic covered insulated batts ceiling finishes were in fair condition due to observed damage.

Table 7. Current and Forecasted Needs Summarized by System (Current + 5 years): Brown Maintenance Shop

System	2025	2026	2027	2028	2029	2030
Cumulative Needs by Year	***$43,504***	***$43,504***	***$43,504***	***$43,504***	***$43,504***	***$165,470***
Needs by Year	***$43,504***	***$0***	***$0***	***$0***	***$0***	***$121,966***
Exterior Enclosure	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$0	$0	$0
Exterior Doors	$0	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Interior Doors	$0	$0	$0	$0	$0	$0
Interiors	**$0**	**$0**	**$0**	**$0**	**$0**	**$78,461**
Ceiling Finishes	$0	$0	$0	$0	$0	$78,461
Floor Finishes	$0	$0	$0	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$0	$0
HVAC	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Terminal & Package Units	$0	$0	$0	$0	$0	$0
Electrical	**$43,504**	**$0**	**$0**	**$0**	**$0**	**$43,504**
Branch Wiring	$43,504	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0	$43,504
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0	$0

Table 8. Current and Forecasted Needs Summarized by System (Years 6 - 10): Brown Maintenance Shop

System	2031	2032	2033	2034	2035
Cumulative Needs by Year	***$472,465***	***$582,676***	***$587,798***	***$615,303***	***$615,303***
Needs by Year	***$306,995***	***$110,211***	***$5,122***	***$27,505***	***$0***
Exterior Enclosure	**$0**	**$0**	**$0**	**$27,505**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$27,505	$0
Exterior Windows	$0	$0	$0	$0	$0
Exterior Doors	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$0**
Interior Doors	$0	$0	$0	$0	$0
Interiors	**$0**	**$110,211**	**$0**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0
Floor Finishes	$0	$32,422	$0	$0	$0
Wall Finishes	$0	$77,789	$0	$0	$0
HVAC	**$0**	**$0**	**$5,122**	**$0**	**$0**
Terminal & Package Units	$0	$0	$5,122	$0	$0
Electrical	**$306,995**	**$0**	**$0**	**$0**	**$0**
Branch Wiring	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$306,995	$0	$0	$0	$0

Table 9. Current and Forecasted Needs Summarized by System (Years 11 - 15): Brown Maintenance Shop

System	2036	2037	2038	2039	2040
Cumulative Needs by Year	***$658,519***	***$658,519***	***$658,519***	***$666,537***	***$666,537***
Needs by Year	***$43,216***	***$0***	***$0***	***$8,018***	***$0***
Exterior Enclosure	**$38,414**	**$0**	**$0**	**$8,018**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$8,018	$0
Exterior Doors	$38,414	$0	$0	$0	$0
Interior Construction	**$4,802**	**$0**	**$0**	**$0**	**$0**
Interior Doors	$4,802	$0	$0	$0	$0
Interiors	**$0**	**$0**	**$0**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0
Floor Finishes	$0	$0	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
HVAC	**$0**	**$0**	**$0**	**$0**	**$0**
Terminal & Package Units	$0	$0	$0	$0	$0
Electrical	**$0**	**$0**	**$0**	**$0**	**$0**
Branch Wiring	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0

Table 10. Current and Forecasted Needs Summarized by System (Years 16-20): Brown Maintenance Shop

System	2041	2042	2043	2044	2045
Cumulative Needs by Year	***$666,537***	***$666,537***	***$666,537***	***$666,537***	***$666,537***
Needs by Year	***$0***	***$0***	***$0***	***$0***	***$0***
Exterior Enclosure	**$0**	**$0**	**$0**	**$0**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$0	$0
Exterior Doors	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$0**
Interior Doors	$0	$0	$0	$0	$0
Interiors	**$0**	**$0**	**$0**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0
Floor Finishes	$0	$0	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
HVAC	**$0**	**$0**	**$0**	**$0**	**$0**
Terminal & Package Units	$0	$0	$0	$0	$0
Electrical	**$0**	**$0**	**$0**	**$0**	**$0**
Branch Wiring	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0

Table 11. Expired Systems 2025: Eaglecrest Ski Area – Brown Maintenance Shop

Building	System Category	System	Priority	2025 Needs
Brown Maintenance Shop	Electrical	Branch Wiring	High	$43,504
			TOTAL	**$43,504**

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CARETAKERS COTTAGE

Table 12: Facility Description: Eaglecrest Ski Area - Caretakers Cottage

Summary of Findings		
Construction Type	One-Story Structure	
Roof Type	Metal Panel	
Ceiling Type	Painted	
Lighting	LED	
HVAC	Furnaces	
Elevator	No	
Fire Sprinkler	No	
Fire Alarm	No	

Name	Year Built	Area (SF)	Total Needs 2025	Current Replacement Value	2025 FCI %	Total Needs 2030	2030 FCI %
Caretakers Cottage	1977	540	$39,033	$374,426	10	$39,966	11
Site Information			$0			$0	
TOTAL			$39,033			$39,966	

Electrical

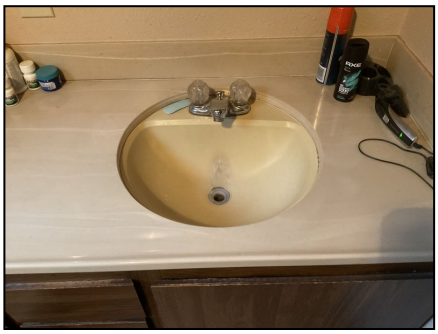
The LED lighting was in good condition. The electrical branch wiring is within its recommended useful life. The service and distribution system was in good condition.

Exterior Enclosure

The metal door was in fair condition due to observed damage on the panel. The double-pane windows were in good condition. The wood siding walls were in good condition. The metal panel roof covering was within its recommended useful life.

Interiors

The carpet and vinyl tile floor finishes were in good condition. The painted wall finishes were in good condition. The painted ceiling finishes were in good condition.



Plumbing

The porcelain and stainless steel and manual plumbing fixtures were in good condition. The domestic water distribution system is within its recommended useful life. The sanitary waste system is within its recommended useful life.

Table 13. Current and Forecasted Needs Summarized by System (Current + 5 years): Caretakers Cottage

System	2025	2026	2027	2028	2029	2030
Cumulative Needs by Year	***$39,033***	***$39,033***	***$39,033***	***$39,033***	***$39,966***	***$39,966***
Needs by Year	***$39,033***	***$0***	***$0***	***$0***	***$933***	***$0***
Exterior Enclosure	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$0	$0	$0
Exterior Doors	$0	$0	$0	$0	$0	$0
Interiors	**$0**	**$0**	**$0**	**$0**	**$933**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$467	$0
Floor Finishes	$0	$0	$0	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$467	$0
Plumbing	**$17,079**	**$0**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$5,082	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$0	$0
Sanitary Waste	$11,997	$0	$0	$0	$0	$0
HVAC	**$7,865**	**$0**	**$0**	**$0**	**$0**	**$0**
Distribution System	$7,865	$0	$0	$0	$0	$0
Electrical	**$14,088**	**$0**	**$0**	**$0**	**$0**	**$0**
Branch Wiring	$9,490	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$4,598	$0	$0	$0	$0	$0

Table 14. Current and Forecasted Needs Summarized by System (Years 6 - 10): Caretakers Cottage

System	2031	2032	2033	2034	2035
Cumulative Needs by Year	***$39,966***	***$47,326***	***$47,326***	***$75,153***	***$75,153***
Needs by Year	***$0***	***$7,360***	***$0***	***$27,827***	***$0***
Exterior Enclosure	**$0**	**$0**	**$0**	**$18,336**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$18,336	$0
Exterior Windows	$0	$0	$0	$0	$0
Exterior Doors	$0	$0	$0	$0	$0
Interiors	**$0**	**$7,360**	**$0**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0
Floor Finishes	$0	$7,360	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Plumbing	**$0**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$0
Sanitary Waste	$0	$0	$0	$0	$0
HVAC	**$0**	**$0**	**$0**	**$0**	**$0**
Distribution System	$0	$0	$0	$0	$0
Electrical	**$0**	**$0**	**$0**	**$9,490**	**$0**
Branch Wiring	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$9,490	$0
Service Distribution	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0

Table 15. Current and Forecasted Needs Summarized by System (Years 11 - 15): Caretakers Cottage

System	2036	2037	2038	2039	2040
Cumulative Needs by Year	***$81,556***	***$81,556***	***$81,556***	***$96,754***	***$96,754***
Needs by Year	***$6,403***	***$0***	***$0***	***$15,198***	***$0***
Exterior Enclosure	**$6,403**	**$0**	**$0**	**$3,201**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$3,201	$0
Exterior Doors	$6,403	$0	$0	$0	$0
Interiors	**$0**	**$0**	**$0**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0
Floor Finishes	$0	$0	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Plumbing	**$0**	**$0**	**$0**	**$11,997**	**$0**
Domestic Water Distribution	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$11,997	$0
Sanitary Waste	$0	$0	$0	$0	$0
HVAC	**$0**	**$0**	**$0**	**$0**	**$0**
Distribution System	$0	$0	$0	$0	$0
Electrical	**$0**	**$0**	**$0**	**$0**	**$0**
Branch Wiring	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0

Table 16. Current and Forecasted Needs Summarized by System (Years 16-20): Caretakers Cottage

System	2041	2042	2043	2044	2045
Cumulative Needs by Year	***$96,754***	***$96,754***	***$96,754***	***$104,775***	***$104,775***
Needs by Year	***$0***	***$0***	***$0***	***$8,021***	***$0***
Exterior Enclosure	**$0**	**$0**	**$0**	**$0**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$0	$0
Exterior Doors	$0	$0	$0	$0	$0
Interiors	**$0**	**$0**	**$0**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0
Floor Finishes	$0	$0	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Plumbing	**$0**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$0
Sanitary Waste	$0	$0	$0	$0	$0
HVAC	**$0**	**$0**	**$0**	**$0**	**$0**
Distribution System	$0	$0	$0	$0	$0
Electrical	**$0**	**$0**	**$0**	**$8,021**	**$0**
Branch Wiring	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$0	$8,021	$0
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0

Table 17. Expired Systems 2025: Eaglecrest Ski Area – Caretakers Cottage

Building	System Category	System	Priority	2025 Needs
Caretakers Cottage	Electrical	Branch Wiring	High	$9,490
Caretakers Cottage	Electrical	Exit Signs and Emergency Lighting	High	$4,598
Caretakers Cottage	HVAC	Distribution System	High	$7,865
Caretakers Cottage	Plumbing	Domestic Water Distribution	Medium	$5,082
Caretakers Cottage	Plumbing	Sanitary Waste	Medium	$11,997
			TOTAL	**$39,033**

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EAGLES NEST

Table 18: Facility Description: Eaglecrest Ski Area - Eagles Nest

Summary of Findings		
Construction Type	Two-Story Structure	
Roof Type	Metal Panel	
Ceiling Type	Painted	
Lighting	Fluorescent	
HVAC	Unit Ventilators	
Elevator	No	
Fire Sprinkler	No	
Fire Alarm	No	

Name	Year Built	Area (SF)	Total Needs 2025	Current Replacement Value	2025 FCI %	Total Needs 2030	2030 FCI %
Eagles Nest	1984	2,600	$401,043	$2,320,236	17	$451,065	19
Site Information			$0			$0	
TOTAL			$401,043			$451,065	

General Observations:

- A support pillar is shifting under the north portion of the building.
- Water penetration is occurring due to sideways rain getting between roof decking and metal paneling for the roof.
- The southeast corner of the building has damaged metal siding due to a vehicle mishap.
- The building underwent renovations in 2012.

Electrical

The fluorescent lighting was in good condition. The electrical branch wiring is beyond its recommended useful life. The service and distribution system was in good condition. The emergency and exit lighting is beyond its recommended useful life.

Exterior Enclosure

The metal doors were in fair condition due to observed damaged frames. The double-pane windows were in good condition. The metal paneling walls were in fair condition due to observed damaged finishes. The metal panel roof covering was within its recommended useful life.

Interiors

The laminate wood floor finishes were in fair condition due to observed damage, and the resilient floor finishes were in poor condition due to observed damage. The painted wall finishes were in fair condition due to observed stains. The painted ceiling finishes were in fair condition due to observed stains.

Plumbing

The porcelain and manual plumbing fixtures were in good condition. The domestic water distribution system is within its recommended useful life. The sanitary waste system is within its recommended useful life.

Table 19. Current and Forecasted Needs Summarized by System (Current + 5 years): Eagles Nest

System	2025	2026	2027	2028	2029	2030
Cumulative Needs by Year	***$401,043***	***$401,043***	***$419,021***	***$419,021***	***$451,065***	***$451,065***
Needs by Year	***$401,043***	***$0***	***$17,978***	***$0***	***$32,044***	***$0***
Exterior Enclosure	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$0	$0	$0
Exterior Doors	$0	$0	$0	$0	$0	$0
Roofing	**$51,139**	**$0**	**$0**	**$0**	**$0**	**$0**
Roof Coverings	$51,139	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Specialties	$0	$0	$0	$0	$0	$0
Interiors	**$30,629**	**$0**	**$17,978**	**$0**	**$32,044**	**$0**
Ceiling Finishes	$0	$0	$8,989	$0	$0	$0
Floor Finishes	$30,629	$0	$0	$0	$32,044	$0
Wall Finishes	$0	$0	$8,989	$0	$0	$0
Plumbing	**$210,492**	**$0**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$81,234	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$0	$0
Sanitary Waste	$129,258	$0	$0	$0	$0	$0
Electrical	**$108,783**	**$0**	**$0**	**$0**	**$0**	**$0**
Branch Wiring	$93,302	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$15,481	$0	$0	$0	$0	$0

Table 20. Current and Forecasted Needs Summarized by System (Years 6 - 10): Eagles Nest

System	2031	2032	2033	2034	2035
Cumulative Needs by Year	***$451,065***	***$470,291***	***$470,291***	***$563,594***	***$662,559***
Needs by Year	***$0***	***$19,226***	***$0***	***$93,302***	***$98,965***
Exterior Enclosure	**$0**	**$19,226**	**$0**	**$0**	**$98,965**
Exterior Walls (Finishes)	$0	$0	$0	$0	$98,965
Exterior Windows	$0	$0	$0	$0	$0
Exterior Doors	$0	$19,226	$0	$0	$0
Roofing	**$0**	**$0**	**$0**	**$0**	**$0**
Roof Coverings	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$0**
Specialties	$0	$0	$0	$0	$0
Interiors	**$0**	**$0**	**$0**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0
Floor Finishes	$0	$0	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Plumbing	**$0**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$0
Sanitary Waste	$0	$0	$0	$0	$0
Electrical	**$0**	**$0**	**$0**	**$93,302**	**$0**
Branch Wiring	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$93,302	$0
Service Distribution	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0

Table 21. Current and Forecasted Needs Summarized by System (Years 11 - 15): Eagles Nest

System	2036	2037	2038	2039	2040
Cumulative Needs by Year	***$665,763***	***$665,763***	***$665,763***	***$706,151***	***$706,151***
Needs by Year	***$3,204***	***$0***	***$0***	***$40,388***	***$0***
Exterior Enclosure	**$0**	**$0**	**$0**	**$8,073**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$8,073	$0
Exterior Doors	$0	$0	$0	$0	$0
Roofing	**$0**	**$0**	**$0**	**$0**	**$0**
Roof Coverings	$0	$0	$0	$0	$0
Interior Construction	**$3,204**	**$0**	**$0**	**$0**	**$0**
Specialties	$3,204	$0	$0	$0	$0
Interiors	**$0**	**$0**	**$0**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0
Floor Finishes	$0	$0	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Plumbing	**$0**	**$0**	**$0**	**$32,315**	**$0**
Domestic Water Distribution	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$32,315	$0
Sanitary Waste	$0	$0	$0	$0	$0
Electrical	**$0**	**$0**	**$0**	**$0**	**$0**
Branch Wiring	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0

Table 22. Current and Forecasted Needs Summarized by System (Years 16-20): Eagles Nest

System	2041	2042	2043	2044	2045
Cumulative Needs by Year	***$706,151***	***$706,151***	***$706,151***	***$706,151***	***$726,959***
Needs by Year	***$0***	***$0***	***$0***	***$0***	***$20,808***
Exterior Enclosure	**$0**	**$0**	**$0**	**$0**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$0	$0
Exterior Doors	$0	$0	$0	$0	$0
Roofing	**$0**	**$0**	**$0**	**$0**	**$0**
Roof Coverings	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$0**
Specialties	$0	$0	$0	$0	$0
Interiors	**$0**	**$0**	**$0**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0
Floor Finishes	$0	$0	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Plumbing	**$0**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$0
Sanitary Waste	$0	$0	$0	$0	$0
Electrical	**$0**	**$0**	**$0**	**$0**	**$20,808**
Branch Wiring	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$0	$0	$20,808
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0

Table 23. Expired Systems 2025: Eaglecrest Ski Area – Eagles Nest

Building	System Category	System	Priority	2025 Needs
Eagles Nest	Electrical	Branch Wiring	High	$93,302
Eagles Nest	Electrical	Exit Signs and Emergency Lighting	High	$15,481
Eagles Nest	Interiors	Floor Finishes	Low	$30,629
Eagles Nest	Plumbing	Domestic Water Distribution	Medium	$81,234
Eagles Nest	Plumbing	Sanitary Waste	Medium	$129,258
Eagles Nest	Roofing	Roof Coverings	High	$51,139
			TOTAL	**$401,043**

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FISHCREEK LODGE

Table 24: Facility Description: Eaglecrest Ski Area - Fishcreek Lodge

Summary of Findings		
Construction Type	Three-Story Structure	
Roof Type	Asphalt Shingle	
Ceiling Type	Painted	
Lighting	LED and Fluorescent	
HVAC	Air Handling Units with Hot and Chilled Water Coils	
Elevator	No	
Fire Sprinkler	Yes	
Fire Alarm	Yes	

Name	Year Built	Area (SF)	Total Needs 2025	Current Replacement Value	2025 FCI %	Total Needs 2030	2030 FCI %
Fishcreek Lodge	1977	17,500	$2,744,516	$13,537,476	20	$3,886,784	29
Site Information			$0			$0	
TOTAL			$2,744,516			$3,886,784	

General Observations:

- The lodge was expanded in 1984.
- Water is draining from adjacent slope and settling under the building.
- The outer deck that doubles as a roof for the locker rooms is leaking.
- The fire alarm system is tied into the Porcupine Lodge next door.
- The windows on the southeast side of the building that face the upward slope have been boarded up due to snow drifts having previously damaged them.

Electrical

The LED lighting was in good condition; however, the fluorescent lighting was in poor condition due to observed inadequate lighting and non functioning fixtures. The electrical branch wiring is within its recommended useful life; however, a portion of the system is beyond its recommended useful life. The service and distribution system was in good condition; however, a portion of the system was in fair condition due to observed outdated panels. The emergency and exit lighting is within its recommended useful life.

Exterior Enclosure

The metal doors were in fair condition due to observed damaged panels. The single-pane windows were in poor condition due to damaged panes and boarded up windows. The wood siding walls were in poor condition due to observed damaged finishes. A portion of the asphalt shingle roof covering was within its recommended useful life; however, a portion of the asphalt shingle roof was beyond its recommended useful life, and another portion of the asphalt shingle roof was in poor condition due to observed evidence of leaks.

Interiors

The carpet floor finishes were in good condition; however, a portion of the carpet floors and resilient floors were in poor condition due to observed damage and stains. The painted wall finishes were in fair condition due to observed damage. The painted ceiling finishes were in good condition.

Plumbing

The porcelain and manual plumbing fixtures were in good condition. The domestic water distribution system is within its recommended useful life; however, a portion of the system is beyond its recommended useful life. The sanitary waste system is within its recommended useful life; however, a portion of the system is beyond its recommended useful life.

Table 25. Current and Forecasted Needs Summarized by System (Current + 5 years): Fishcreek Lodge

System	2025	2026	2027	2028	2029	2030
Cumulative Needs by Year	***$2,744,516***	***$2,744,516***	***$2,805,019***	***$2,805,019***	***$2,981,485***	***$3,886,784***
Needs by Year	***$2,744,516***	***$0***	***$60,503***	***$0***	***$176,466***	***$905,299***
Exterior Enclosure	**$323,180**	**$0**	**$0**	**$0**	**$0**	**$0**
Exterior Walls (Finishes)	$323,180	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$0	$0	$0
Exterior Doors	$0	$0	$0	$0	$0	$0
Roofing	**$88,033**	**$0**	**$0**	**$0**	**$0**	**$0**
Roof Coverings	$88,033	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$0**	**$905,299**
Interior Doors	$0	$0	$0	$0	$0	$96,356
Specialties	$0	$0	$0	$0	$0	$808,943
Interiors	**$309,236**	**$0**	**$60,503**	**$0**	**$60,503**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$60,503	$0
Floor Finishes	$309,236	$0	$0	$0	$0	$0
Wall Finishes	$0	$0	$60,503	$0	$0	$0
Conveying	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Conveying Systems	$0	$0	$0	$0	$0	$0
Plumbing	**$482,761**	**$0**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$272,682	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$0	$0
Sanitary Waste	$210,079	$0	$0	$0	$0	$0
HVAC	**$191,172**	**$0**	**$0**	**$0**	**$0**	**$0**
Distribution System	$191,172	$0	$0	$0	$0	$0
Heat Generation	$0	$0	$0	$0	$0	$0
Terminal & Package Units	$0	$0	$0	$0	$0	$0
Fire Protection	**$421,838**	**$0**	**$0**	**$0**	**$0**	**$0**
Sprinklers & Standpipe	$421,838	$0	$0	$0	$0	$0
Electrical	**$928,296**	**$0**	**$0**	**$0**	**$115,963**	**$0**
Branch Wiring	$433,182	$0	$0	$0	$0	$0
Communications & Security	$0	$0	$0	$0	$115,963	$0
Lighting	$462,061	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$33,052	$0	$0	$0	$0	$0

Table 26. Current and Forecasted Needs Summarized by System (Years 6 - 10): Fishcreek Lodge

System	2031	2032	2033	2034	2035
Cumulative Needs by Year	***$4,015,953***	***$4,080,377***	***$4,347,997***	***$4,832,551***	***$4,832,551***
Needs by Year	***$129,168***	***$64,424***	***$267,620***	***$484,554***	***$0***
Exterior Enclosure	**$0**	**$64,424**	**$0**	**$0**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$0	$0
Exterior Doors	$0	$64,424	$0	$0	$0
Roofing	**$0**	**$0**	**$0**	**$0**	**$0**
Roof Coverings	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$0**
Interior Doors	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0
Interiors	**$0**	**$0**	**$0**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0
Floor Finishes	$0	$0	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Conveying	**$0**	**$0**	**$262,498**	**$0**	**$0**
Conveying Systems	$0	$0	$262,498	$0	$0
Plumbing	**$0**	**$0**	**$0**	**$160,920**	**$0**
Domestic Water Distribution	$0	$0	$0	$90,894	$0
Plumbing Fixtures	$0	$0	$0	$0	$0
Sanitary Waste	$0	$0	$0	$70,026	$0
HVAC	**$57,462**	**$0**	**$5,122**	**$63,724**	**$0**
Distribution System	$57,462	$0	$0	$63,724	$0
Heat Generation	$0	$0	$0	$0	$0
Terminal & Package Units	$0	$0	$5,122	$0	$0
Fire Protection	**$0**	**$0**	**$0**	**$0**	**$0**
Sprinklers & Standpipe	$0	$0	$0	$0	$0
Electrical	**$71,707**	**$0**	**$0**	**$259,909**	**$0**
Branch Wiring	$0	$0	$0	$144,394	$0
Communications & Security	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$115,515	$0
Service Distribution	$71,707	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0

Table 27. Current and Forecasted Needs Summarized by System (Years 11 - 15): Fishcreek Lodge

System	2036	2037	2038	2039	2040
Cumulative Needs by Year	***$4,889,132***	***$4,889,132***	***$5,011,130***	***$5,669,377***	***$5,669,377***
Needs by Year	***$56,581***	***$0***	***$121,998***	***$658,247***	***$0***
Exterior Enclosure	**$0**	**$0**	**$0**	**$96,356**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$96,356	$0
Exterior Doors	$0	$0	$0	$0	$0
Roofing	**$0**	**$0**	**$16,006**	**$0**	**$0**
Roof Coverings	$0	$0	$16,006	$0	$0
Interior Construction	**$56,581**	**$0**	**$0**	**$0**	**$0**
Interior Doors	$24,089	$0	$0	$0	$0
Specialties	$32,492	$0	$0	$0	$0
Interiors	**$0**	**$0**	**$82,463**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0
Floor Finishes	$0	$0	$82,463	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Conveying	**$0**	**$0**	**$0**	**$0**	**$0**
Conveying Systems	$0	$0	$0	$0	$0
Plumbing	**$0**	**$0**	**$0**	**$561,891**	**$0**
Domestic Water Distribution	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$561,891	$0
Sanitary Waste	$0	$0	$0	$0	$0
HVAC	**$0**	**$0**	**$0**	**$0**	**$0**
Distribution System	$0	$0	$0	$0	$0
Heat Generation	$0	$0	$0	$0	$0
Terminal & Package Units	$0	$0	$0	$0	$0
Fire Protection	**$0**	**$0**	**$0**	**$0**	**$0**
Sprinklers & Standpipe	$0	$0	$0	$0	$0
Electrical	**$0**	**$0**	**$23,529**	**$0**	**$0**
Branch Wiring	$0	$0	$0	$0	$0
Communications & Security	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$23,529	$0	$0
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0

Table 28. Current and Forecasted Needs Summarized by System (Years 16-20): Fishcreek Lodge

System	2041	2042	2043	2044	2045
Cumulative Needs by Year	***$5,697,227***	***$5,697,227***	***$5,697,227***	***$5,837,840***	***$5,873,693***
Needs by Year	***$27,850***	***$0***	***$0***	***$140,613***	***$35,853***
Exterior Enclosure	**$0**	**$0**	**$0**	**$0**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$0	$0
Exterior Doors	$0	$0	$0	$0	$0
Roofing	**$0**	**$0**	**$0**	**$0**	**$0**
Roof Coverings	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$0**
Interior Doors	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0
Interiors	**$0**	**$0**	**$0**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0
Floor Finishes	$0	$0	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Conveying	**$0**	**$0**	**$0**	**$0**	**$0**
Conveying Systems	$0	$0	$0	$0	$0
Plumbing	**$0**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$0
Sanitary Waste	$0	$0	$0	$0	$0
HVAC	**$27,850**	**$0**	**$0**	**$0**	**$0**
Distribution System	$0	$0	$0	$0	$0
Heat Generation	$27,850	$0	$0	$0	$0
Terminal & Package Units	$0	$0	$0	$0	$0
Fire Protection	**$0**	**$0**	**$0**	**$140,613**	**$0**
Sprinklers & Standpipe	$0	$0	$0	$140,613	$0
Electrical	**$0**	**$0**	**$0**	**$0**	**$35,853**
Branch Wiring	$0	$0	$0	$0	$0
Communications & Security	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$0	$0	$35,853
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0

Table 29. Expired Systems 2025: Eaglecrest Ski Area – Fishcreek Lodge

Building	System Category	System	Priority	2025 Needs
Fishcreek Lodge	Electrical	Branch Wiring	High	$144,394
Fishcreek Lodge	Electrical	Branch Wiring	High	$288,788
Fishcreek Lodge	Electrical	Exit Signs and Emergency Lighting	High	$33,052
Fishcreek Lodge	Electrical	Lighting	High	$462,061
Fishcreek Lodge	Exterior Enclosure	Exterior Walls (Finishes)	Low	$323,180
Fishcreek Lodge	Fire Protection	Sprinklers & Standpipe	High	$140,613
Fishcreek Lodge	Fire Protection	Sprinklers & Standpipe	High	$281,225
Fishcreek Lodge	HVAC	Distribution System	High	$191,172
Fishcreek Lodge	Interiors	Floor Finishes	Low	$309,236
Fishcreek Lodge	Plumbing	Domestic Water Distribution	Medium	$272,682
Fishcreek Lodge	Plumbing	Sanitary Waste	Medium	$210,079
Fishcreek Lodge	Roofing	Roof Coverings	High	$40,015
Fishcreek Lodge	Roofing	Roof Coverings	High	$48,018
			TOTAL	**$2,744,516**

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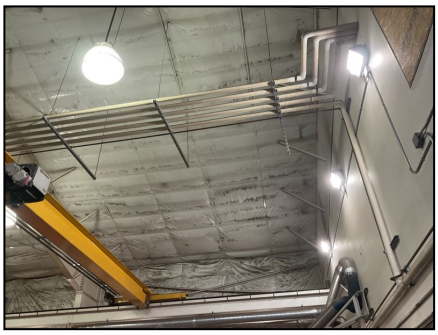
MAIN MAINTENANCE SHOP

Table 30: Facility Description: Eaglecrest Ski Area - Main Maintenance Shop

Summary of Findings		
Construction Type	Two-Story Structure	
Roof Type	Metal Panel	
Ceiling Type	Plastic Covered Insulated Batts	
Lighting	LED	
HVAC	Unit Heaters	
Elevator	No	
Fire Sprinkler	No	
Fire Alarm	No	

Name	Year Built	Area (SF)	Total Needs 2025	Current Replacement Value	2025 FCI %	Total Needs 2030	2030 FCI %
Main Maintenance Shop	2002	5,400	$45,982	$1,934,703	2	$55,317	3
Site Information			$0			$0	
TOTAL			$45,982			$55,317	



Electrical

The LED lighting was in good condition. The electrical branch wiring is within its recommended useful life. The service and distribution system was in good condition. The emergency and exit lighting is beyond its recommended useful life.

Exterior Enclosure

The metal doors were in fair condition due to observed . The double-pane windows were in good condition. The metal paneling walls were in fair condition due to observed damaged finishes. The metal panel roof covering was within its recommended useful life.

Interiors

The finished concrete floor finishes were in fair condition due to observed damage. The painted and plastic covered insulated batts wall finishes were in good condition. The plastic covered insulated batts ceiling finishes were in good condition.

Plumbing

The porcelain and manual plumbing fixtures were in good condition. The domestic water distribution system is within its recommended useful life. The sanitary waste system is within its recommended useful life.

Table 31. Current and Forecasted Needs Summarized by System (Current + 5 years): Main Maintenance Shop

System	2025	2026	2027	2028	2029	2030
Cumulative Needs by Year	***$45,982***	***$45,982***	***$45,982***	***$45,982***	***$55,317***	***$55,317***
Needs by Year	***$45,982***	***$0***	***$0***	***$0***	***$9,335***	***$0***
Exterior Enclosure	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$0	$0	$0
Exterior Doors	$0	$0	$0	$0	$0	$0
Roofing	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Roof Coverings	$0	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Interior Doors	$0	$0	$0	$0	$0	$0
Interiors	**$0**	**$0**	**$0**	**$0**	**$9,335**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0	$0
Floor Finishes	$0	$0	$0	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$9,335	$0
Plumbing	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$0	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$0	$0
Sanitary Waste	$0	$0	$0	$0	$0	$0
HVAC	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Distribution System	$0	$0	$0	$0	$0	$0
Heat Generation	$0	$0	$0	$0	$0	$0
Electrical	**$45,982**	**$0**	**$0**	**$0**	**$0**	**$0**
Branch Wiring	$0	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$45,982	$0	$0	$0	$0	$0

Table 32. Current and Forecasted Needs Summarized by System (Years 6 - 10): Main Maintenance Shop

System	2031	2032	2033	2034	2035
Cumulative Needs by Year	***$118,380***	***$363,848***	***$363,848***	***$654,002***	***$794,752***
Needs by Year	***$63,064***	***$245,468***	***$0***	***$290,154***	***$140,750***
Exterior Enclosure	**$0**	**$25,757**	**$0**	**$0**	**$140,750**
Exterior Walls (Finishes)	$0	$0	$0	$0	$140,750
Exterior Windows	$0	$0	$0	$0	$0
Exterior Doors	$0	$25,757	$0	$0	$0
Roofing	**$0**	**$0**	**$0**	**$0**	**$0**
Roof Coverings	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$0**
Interior Doors	$0	$0	$0	$0	$0
Interiors	**$0**	**$0**	**$0**	**$211,846**	**$0**
Ceiling Finishes	$0	$0	$0	$141,231	$0
Floor Finishes	$0	$0	$0	$0	$0
Wall Finishes	$0	$0	$0	$70,615	$0
Plumbing	**$0**	**$62,750**	**$0**	**$0**	**$0**
Domestic Water Distribution	$0	$26,275	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$0
Sanitary Waste	$0	$36,474	$0	$0	$0
HVAC	**$63,064**	**$78,653**	**$0**	**$0**	**$0**
Distribution System	$63,064	$78,653	$0	$0	$0
Heat Generation	$0	$0	$0	$0	$0
Electrical	**$0**	**$78,308**	**$0**	**$78,308**	**$0**
Branch Wiring	$0	$78,308	$0	$0	$0
Lighting	$0	$0	$0	$78,308	$0
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0

Table 33. Current and Forecasted Needs Summarized by System (Years 11 - 15): Main Maintenance Shop

System	2036	2037	2038	2039	2040
Cumulative Needs by Year	***$794,752***	***$877,459***	***$877,459***	***$877,459***	***$903,734***
Needs by Year	***$0***	***$82,706***	***$0***	***$0***	***$26,275***
Exterior Enclosure	**$0**	**$0**	**$0**	**$0**	**$16,076**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$0	$16,076
Exterior Doors	$0	$0	$0	$0	$0
Roofing	**$0**	**$68,186**	**$0**	**$0**	**$0**
Roof Coverings	$0	$68,186	$0	$0	$0
Interior Construction	**$0**	**$14,521**	**$0**	**$0**	**$0**
Interior Doors	$0	$14,521	$0	$0	$0
Interiors	**$0**	**$0**	**$0**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0
Floor Finishes	$0	$0	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Plumbing	**$0**	**$0**	**$0**	**$0**	**$10,199**
Domestic Water Distribution	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$10,199
Sanitary Waste	$0	$0	$0	$0	$0
HVAC	**$0**	**$0**	**$0**	**$0**	**$0**
Distribution System	$0	$0	$0	$0	$0
Heat Generation	$0	$0	$0	$0	$0
Electrical	**$0**	**$0**	**$0**	**$0**	**$0**
Branch Wiring	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0

Table 34. Current and Forecasted Needs Summarized by System (Years 16-20): Main Maintenance Shop

System	2041	2042	2043	2044	2045
Cumulative Needs by Year	***$922,941***	***$1,030,117***	***$1,030,117***	***$1,030,117***	***$1,030,117***
Needs by Year	***$19,207***	***$107,176***	***$0***	***$0***	***$0***
Exterior Enclosure	**$0**	**$0**	**$0**	**$0**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$0	$0
Exterior Doors	$0	$0	$0	$0	$0
Roofing	**$0**	**$0**	**$0**	**$0**	**$0**
Roof Coverings	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$0**
Interior Doors	$0	$0	$0	$0	$0
Interiors	**$0**	**$107,176**	**$0**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0
Floor Finishes	$0	$107,176	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Plumbing	**$0**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$0
Sanitary Waste	$0	$0	$0	$0	$0
HVAC	**$19,207**	**$0**	**$0**	**$0**	**$0**
Distribution System	$0	$0	$0	$0	$0
Heat Generation	$19,207	$0	$0	$0	$0
Electrical	**$0**	**$0**	**$0**	**$0**	**$0**
Branch Wiring	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0

Table 35. Expired Systems 2025: Eaglecrest Ski Area – Main Maintenance Shop

Building	System Category	System	Priority	2025 Needs
Main Maintenance Shop	Electrical	Exit Signs and Emergency Lighting	High	$45,982
			TOTAL	**$45,982**

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PORCUPINE LODGE

Table 36: Facility Description: Eaglecrest Ski Area - Porcupine Lodge

Summary of Findings	
Construction Type	Two-Story Structure
Roof Type	Single-ply Membrane
Ceiling Type	Painted and Suspended Acoustical Tile
Lighting	Fluorescent
HVAC	Air Handling Units with Hot and Chilled Water Coils
Elevator	Yes
Fire Sprinkler	Yes
Fire Alarm	Yes

Name	Year Built	Area (SF)	Total Needs 2025	Current Replacement Value	2025 FCI %	Total Needs 2030	2030 FCI %
Porcupine Lodge	2014	16,000	$376,973	$12,377,120	3	$582,567	5
Site Information			$0			$0	
TOTAL			$376,973			$582,567	

General Observations:

- The server room overheats due to inadequate cooling.

Electrical

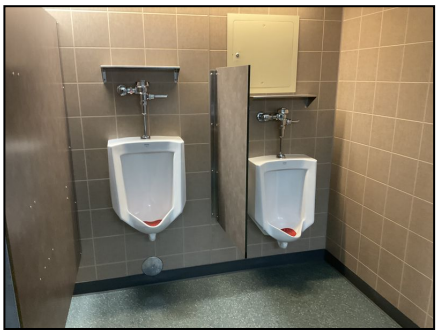
The fluorescent lighting was in good condition. The electrical branch wiring is within its recommended useful life. The service and distribution system was in good condition. The emergency and exit lighting is within its recommended useful life.

Exterior Enclosure

The metal doors were in good condition. The double-pane windows were in good condition. The metal paneling and wood siding walls were in good condition. The single-ply membrane roof covering was within its recommended useful life.

Interiors

The carpet floor finishes were in poor condition due to observed damage. The painted wall finishes were in good condition. The painted and suspended acoustical tile ceiling finishes were in good condition.



Plumbing

The porcelain and manual plumbing fixtures were in good condition. The domestic water distribution system is within its recommended useful life. The sanitary waste system is within its recommended useful life.

Table 37. Current and Forecasted Needs Summarized by System (Current + 5 years): Porcupine Lodge

System	2025	2026	2027	2028	2029	2030
Cumulative Needs by Year	***$376,973***	***$376,973***	***$376,973***	***$376,973***	***$582,567***	***$582,567***
Needs by Year	***$376,973***	***$0***	***$0***	***$0***	***$205,594***	***$0***
Exterior Enclosure	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$0	$0	$0
Exterior Doors	$0	$0	$0	$0	$0	$0
Roofing	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Roof Coverings	$0	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Interior Doors	$0	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0	$0
Interiors	**$376,973**	**$0**	**$0**	**$0**	**$99,570**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$44,253	$0
Floor Finishes	$376,973	$0	$0	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$55,317	$0
Conveying	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Conveying Systems	$0	$0	$0	$0	$0	$0
Plumbing	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$0	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$0	$0
Sanitary Waste	$0	$0	$0	$0	$0	$0
HVAC	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Controls and Instrumentation	$0	$0	$0	$0	$0	$0
Distribution System	$0	$0	$0	$0	$0	$0
Heat Generation	$0	$0	$0	$0	$0	$0
Electrical	**$0**	**$0**	**$0**	**$0**	**$106,024**	**$0**
Branch Wiring	$0	$0	$0	$0	$0	$0
Communications & Security	$0	$0	$0	$0	$106,024	$0
Lighting	$0	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0	$0

Table 38. Current and Forecasted Needs Summarized by System (Years 6 - 10): Porcupine Lodge

System	2031	2032	2033	2034	2035
Cumulative Needs by Year	***$582,567***	***$582,567***	***$582,567***	***$678,859***	***$1,402,446***
Needs by Year	***$0***	***$0***	***$0***	***$96,292***	***$723,586***
Exterior Enclosure	**$0**	**$0**	**$0**	**$0**	**$25,213**
Exterior Walls (Finishes)	$0	$0	$0	$0	$25,213
Exterior Windows	$0	$0	$0	$0	$0
Exterior Doors	$0	$0	$0	$0	$0
Roofing	**$0**	**$0**	**$0**	**$66,073**	**$0**
Roof Coverings	$0	$0	$0	$66,073	$0
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$0**
Interior Doors	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0
Interiors	**$0**	**$0**	**$0**	**$0**	**$59,209**
Ceiling Finishes	$0	$0	$0	$0	$59,209
Floor Finishes	$0	$0	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Conveying	**$0**	**$0**	**$0**	**$0**	**$0**
Conveying Systems	$0	$0	$0	$0	$0
Plumbing	**$0**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$0
Sanitary Waste	$0	$0	$0	$0	$0
HVAC	**$0**	**$0**	**$0**	**$0**	**$163,901**
Controls and Instrumentation	$0	$0	$0	$0	$163,901
Distribution System	$0	$0	$0	$0	$0
Heat Generation	$0	$0	$0	$0	$0
Electrical	**$0**	**$0**	**$0**	**$30,219**	**$475,263**
Branch Wiring	$0	$0	$0	$0	$0
Communications & Security	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$475,263
Service Distribution	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$0	$0	$0	$30,219	$0

Table 39. Current and Forecasted Needs Summarized by System (Years 11 - 15): Porcupine Lodge

System	2036	2037	2038	2039	2040
Cumulative Needs by Year	***$1,438,619***	***$1,438,619***	***$1,438,619***	***$2,322,599***	***$2,322,599***
Needs by Year	***$36,174***	***$0***	***$0***	***$883,979***	***$0***
Exterior Enclosure	**$0**	**$0**	**$0**	**$0**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$0	$0
Exterior Doors	$0	$0	$0	$0	$0
Roofing	**$0**	**$0**	**$0**	**$0**	**$0**
Roof Coverings	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$0**	**$0**	**$439,973**	**$0**
Interior Doors	$0	$0	$0	$120,365	$0
Specialties	$0	$0	$0	$319,608	$0
Interiors	**$0**	**$0**	**$0**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0
Floor Finishes	$0	$0	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Conveying	**$0**	**$0**	**$0**	**$444,006**	**$0**
Conveying Systems	$0	$0	$0	$444,006	$0
Plumbing	**$0**	**$0**	**$0**	**$0**	**$0**
Domestic Water Distribution	$0	$0	$0	$0	$0
Plumbing Fixtures	$0	$0	$0	$0	$0
Sanitary Waste	$0	$0	$0	$0	$0
HVAC	**$36,174**	**$0**	**$0**	**$0**	**$0**
Controls and Instrumentation	$0	$0	$0	$0	$0
Distribution System	$36,174	$0	$0	$0	$0
Heat Generation	$0	$0	$0	$0	$0
Electrical	**$0**	**$0**	**$0**	**$0**	**$0**
Branch Wiring	$0	$0	$0	$0	$0
Communications & Security	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$0	$0	$0
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0

Table 40. Current and Forecasted Needs Summarized by System (Years 16-20): Porcupine Lodge

System	2041	2042	2043	2044	2045
Cumulative Needs by Year	***$2,418,891***	***$2,418,891***	***$2,418,891***	***$4,607,775***	***$4,607,775***
Needs by Year	***$96,292***	***$0***	***$0***	***$2,188,885***	***$0***
Exterior Enclosure	**$96,292**	**$0**	**$0**	**$112,170**	**$0**
Exterior Walls (Finishes)	$0	$0	$0	$0	$0
Exterior Windows	$0	$0	$0	$112,170	$0
Exterior Doors	$96,292	$0	$0	$0	$0
Roofing	**$0**	**$0**	**$0**	**$0**	**$0**
Roof Coverings	$0	$0	$0	$0	$0
Interior Construction	**$0**	**$0**	**$0**	**$0**	**$0**
Interior Doors	$0	$0	$0	$0	$0
Specialties	$0	$0	$0	$0	$0
Interiors	**$0**	**$0**	**$0**	**$0**	**$0**
Ceiling Finishes	$0	$0	$0	$0	$0
Floor Finishes	$0	$0	$0	$0	$0
Wall Finishes	$0	$0	$0	$0	$0
Conveying	**$0**	**$0**	**$0**	**$0**	**$0**
Conveying Systems	$0	$0	$0	$0	$0
Plumbing	**$0**	**$0**	**$0**	**$1,102,237**	**$0**
Domestic Water Distribution	$0	$0	$0	$332,413	$0
Plumbing Fixtures	$0	$0	$0	$513,729	$0
Sanitary Waste	$0	$0	$0	$256,096	$0
HVAC	**$0**	**$0**	**$0**	**$261,218**	**$0**
Controls and Instrumentation	$0	$0	$0	$0	$0
Distribution System	$0	$0	$0	$233,047	$0
Heat Generation	$0	$0	$0	$28,171	$0
Electrical	**$0**	**$0**	**$0**	**$713,259**	**$0**
Branch Wiring	$0	$0	$0	$528,070	$0
Communications & Security	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0
Service Distribution	$0	$0	$0	$185,189	$0
Exit Signs and Emergency Lighting	$0	$0	$0	$0	$0

Table 41. Expired Systems 2025: Eaglecrest Ski Area – Porcupine Lodge

Building	System Category	System	Priority	2025 Needs
Porcupine Lodge	Interiors	Floor Finishes	Low	$376,973
			TOTAL	**$376,973**

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APPENDICES

APPENDICES

Appendix A -Typical System Lifecycles

System and component life cycles used in the cost models for this project were based on average service life as shown in the *Preventive Maintenance Guidebook: Best Practices to Maintain Efficient and Sustainable Buildings* published by Building Owners and Managers Association (BOMA) International. When life cycle information is not provided by BOMA, life cycles have been assigned using ALPHA's professional judgment.

Table 42. Typical Life Cycles

System	Lifecycle (Years)
Roofing	
Built-up	25
Composition Shingle	20
Metal Panels	25
Modified Bitumen	20
Standing Seam Metal	35
Building Exterior	
Exterior Doors	25
Exterior Walls (Finishes)	10-30
Exterior Windows	30
Interior Finishes	
Interior Doors	25
Ceiling (Acoustical Tile and Grids)	20
Ceiling (Painted)	10
Walls	10
Floors	15
Built-in Equip/Specialties	
Built-in Equip/Specialties	20
Conveying Systems	
Elevators	35
Chair Lifts	15
Plumbing	

System	Lifecycle (Years)
Plumbing Fixtures	30
Domestic Water Distribution	30
Sanitary Waste	30
Fire Protection	
Fire Sprinklers and Standpipe (Piping and Risers)	40
Fire Detection (Activation Devices)	10
Fire Detection (Notification Devices and	15
Fire Detection (Wiring)	30
HVAC	
Cooling Generating	25
Controls	20
Distribution	30
Heat Generating	30
Terminal and Package Units	15
Electrical	
Branch Wiring	30
Lighting	20
Service and Distribution	40
Generators	20
Equipment	
Institutional Equipment	25
Other Equipment	15-25

Capital Planning v. Budgeting

While traditional budgets may be perceived as reacting to short-term needs based on the historical performance of facilities and systems, a capital plan anticipates both short- and long-term degradation by employing a facility condition assessment and predictive cost modeling.

- **Budgeting:** Traditional, cost-based, budgeting practices describe a system by which a prior period's budget is adjusted to provide for the fluctuating cost of maintaining facilities. Traditional budgeting issues may include: 1) anticipated needs; 2) organizational growth; 3) the acquisition of new assets; 4) operations and maintenance; 5) deferred maintenance; and, 6) insurance.
- **Capital Planning:** Capital planning differs from budgeting in that it considers a broader range of financial considerations over an extended timeline so as to more effectively predict and manage the fiscal needs of a real estate portfolio. Financial considerations may include the cost of capital, depreciation, organizational risk and return on investment (ROI). Similar in concept to the accounting principle of anticipating the capital depreciation of plant value, a capital renewal plan anticipates and attempts to counteract the ongoing deterioration of facility systems and components in order to extend a facility's life and value.

Facility Condition Index

A Facility Condition Index is considered to be a key building performance metric. As part of the FCA process, a facility condition index (FCI) is calculated for each facility. The FCI is used to quantify a facility's physical condition at a specific point in time and is calculated using the expired system replacement costs (costs associated with systems that are beyond average service life) and the current replacement value (CRV) of the building. Expired system replacement costs consist of work that is necessary to restore the facility to a condition equivalent to its original (like new) state.

Example: Total expired system replacement costs (Requirements) = $3,000,000

Current Replacement Value (CRV) = $10,000,000

$$FCI = \frac{\$3{,}000{,}000}{\$10{,}000{,}000} = .30$$

Present Value and Nominal Value

In the calculation of FCI sums, monetary values can be discounted to incorporate the time value of money, or be expressed in constant terms, ignoring the effects of inflation and interest. Because the cost of capital can vary significantly according to time, portfolio types, and project programs, all monetary terms in this report are expressed as nominal values.

- **Nominal Value:** Expresses monetary values, without adjusting for inflation or interest (also known as face value or par value).
- **Present Value:** The current worth of a future sum of money or stream of cash flows given a specified rate of return. Future cash flows can be discounted at a client specified discount rate to reflect the owner's internal cost of capital.

Hard and Soft Costs

Unless otherwise stated, the costs indicated in this report represent hard costs only. Because soft costs vary regionally and periodically, provisions for soft cost expenses should be considered in addition to the hard costs indicated. For the purpose of this report, Hard and Soft costs are defined as follows:

- **Hard costs:** Direct costs incurred in relation to a specific construction project. Hard cost may include labor, materials, equipment, etc.
- **Soft cost:** Indirect costs incurred in addition to the direct construction cost. Soft costs may include professional services, financing, taxes, etc.

Building Systems

A building system describes a mechanism, or group of mechanisms that perform a given role to maintain the functionality of a facility. Examples of building systems may include roofing, plumbing or heating, ventilation and air conditioning (HVAC) systems.

Per the Uniformat classification standard, building systems have been grouped as follows:

- Foundations
- Superstructure
- Exterior Enclosure
- Roofing
- Interior Construction
- Interior Finishes
- Conveying Systems
- Plumbing
- HVAC
- Fire Protection
- Electrical

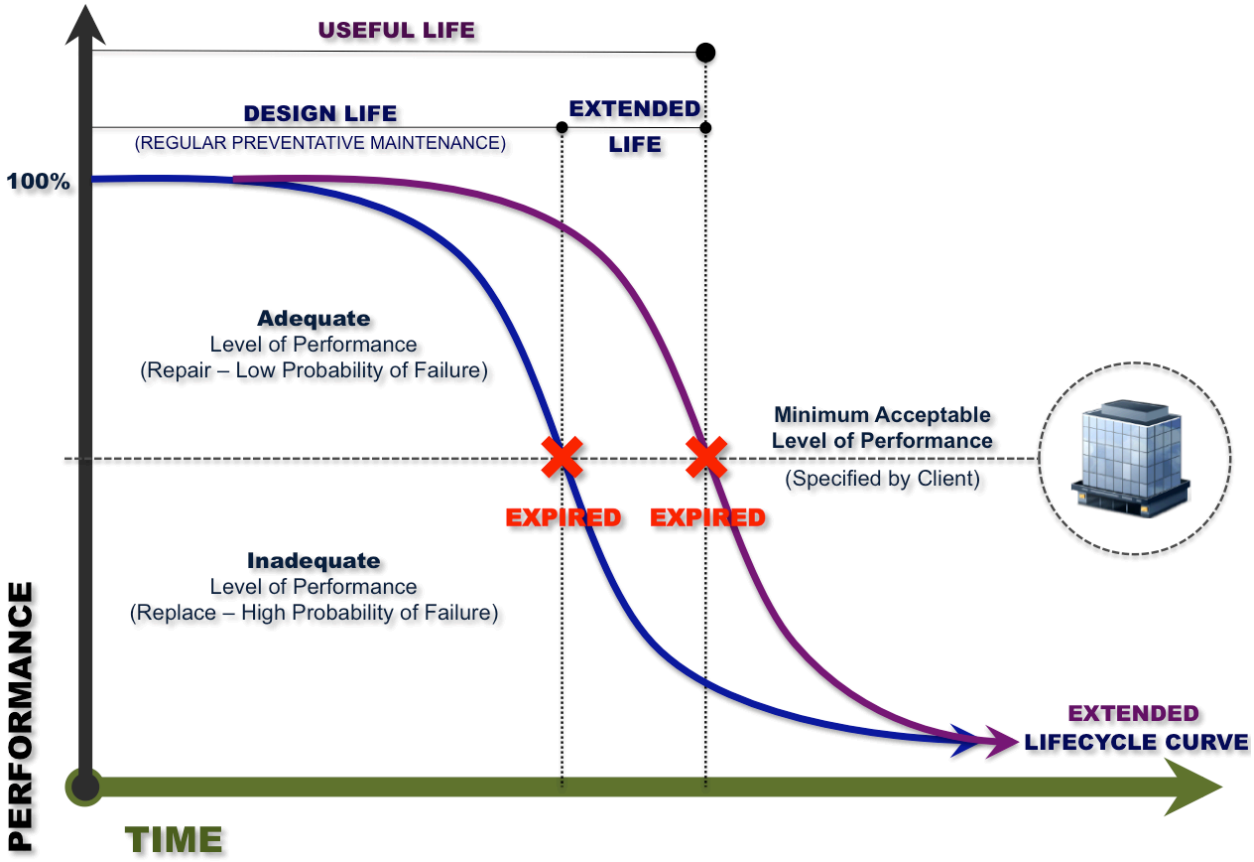
System States

The design life of a building system or component describes the duration for which a system is expected to perform within normal operational parameters. The design life may be shortened for a variety of reasons including, neglect or inadequate maintenance or extended as a result of robust preventative / predictive maintenance. This extended or shortened design life is defined as a system's useful life, and quantifies the duration for which a system, or component, operates within a minimally accepted level of performance.

As illustrated in the figure below, a facility condition analysis will make an appraisal of systems and components and recommend one of a series of actions necessary to ensure the continued functionality of a facility:

- **Missing:** A system or component may be deemed missing if the element absent, but is required for the operation of a facility (Example: ADA requirements for accessible ramps).
- **Extended:** The life cycle of a system or component may be extended beyond its anticipated design life, if the element is deemed to be performing adequately.
- **Expired:** A system or component may be recommended for replacement (at any time) if the element is deemed to be performing inadequately.

Figure 5. System or Component Life Cycle Curve



System Actions

A deficiency describes a condition in which there exists the need to repair an item that is damaged, missing, inadequate or insufficient for an intended purpose. Deficiencies are typically associated with underperforming systems or components, and describe activities that are required to extend their useful life.

- **Repair:** Describes a condition in which it is recommended that the building system or component be serviced to provide additional useful life. Repairs are curative in nature, while maintenance by contrast is preventative.
- **Replace:** Describes a condition in which it is recommended that the building system or component be removed and replaced with a new system or component. Replacement needs may vary according to building type, region, use, and maintenance management.

Multiple building systems are considered “non-renewable” because the replacement of those systems would typically be so costly as to require the replacement of the entire facility (Example: Foundations). Accordingly, there are no deficiencies or costs associated to non-renewable system.

Additionally, per client preferences, many aspects of the built environment may not be part of the scope of a facility condition analysis.

Cost Models

Cost estimation models are parametric equations used to predict the costs or the life cycle of a building system or component. The projections of the cost models are factored into capital plans, budgeting tools and other financial planning mechanisms. The rough order of magnitude cost estimates contained in this report are based on the cost models available within the client's database platform.

It is important to note that there are a variety of cost model equations employed in the building industry and it is not uncommon for prices derived from the client's database platform to vary from external references. If required, adjustments can typically be made to the facility condition data in order to facilitate comparison with external cost models, better reflect local conditions or perform sensitivity analyses.

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Appendix C - Glossary

ACBM: Asbestos-containing Building Material

ADA: Americans with Disabilities Act

AHERA: Asbestos Hazard Emergency Response Act

ALPHA: ALPHA Facilities Solutions, LLC

Alterations: Work performed to change the interior arrangements or other physical characteristics of an existing facility or fixed equipment so that it can be used more effectively for its current designated purpose or adapted to a new use.

ASHRAE: American Society of Heating, Refrigerating and Air Conditioning Engineers

ASTM: American Society for Testing and Materials

BOMA: Building Owners and Managers Association

Budgeting: A system by which a prior period's estimate of income and expenditure is adjusted to account for operational realities in order to provide for the cost of maintaining facilities. Traditional budgeting issues may include anticipated needs, organizational growth, the acquisition of new assets, operations and maintenance, deferred maintenance and insurance.

Building: An enclosed and roofed structure that can be traversed without exiting to the exterior.

Building Addition: An area, space or component of a building added to the existing structure, after the original building's year built date.

Capital Renewal: The planned replacement of building subsystems such as roofs, electrical systems, HVAC systems, and plumbing systems that have reached the end of their useful lives. Without significant reinvestment in building subsystems, older facilities will fall into a state of deteriorating condition and functionality, and the repair and maintenance costs will increase (International Facilities Management Association).

Calculated Next Renewal: The year a system or element would be expected to expire, based solely on the date it was installed and the expected service life of the system.

Condition: Condition refers to the state of physical fitness or readiness of a facility, system or systemic element for its intended use.

Cost Model: Parametric equations used to quantify the condition of building systems and estimate the cost necessary to sustain a facility over a given set of reporting periods. These estimated costs can be presented over a timeline to represent a capital renewal schedule.

Current Replacement Value (CRV): CRV is a standard industry cost estimate of materials, supplies and labor required to replace facility at existing size and functional capability. Please note that the terms Plant Replacement Value and Current Replacement Value have the same meaning in the context of determining Facility Condition Index.

Deficiency: A deficiency describes a condition in which there exists the need to repair a building system or component that is damaged, missing, inadequate or insufficient for an intended purpose.

Element: Elements are the major components that comprise building systems.

Facility: A facility refers to site(s), building(s), or building addition(s) or combinations thereof that provide a particular service or support of an educational purpose.

Facility Condition Assessment (FCA): The process of performing a physical evaluation of the condition of a facility and its systems. The findings of this analysis may be used in conjunction with cost models to estimate the current and future funding streams necessary to maintain a real estate portfolio.

Facility Condition Index (FCI): FCI is an industry-standard measurement of a facility's condition that is the ratio of the cost to correct a facility's deficiencies to the Current Replacement Value of the facilities – the higher the FCI, the poorer the condition of the facility. After an FCI is established for all buildings within a portfolio, a building's condition can be ranked relative to other buildings. The FCI may also represent the condition of a portfolio based on the cumulative FCIs of the portfolio's facilities.

Gross Square Feet (GSF): The size of the enclosed floor space of a building in square feet, measured to the outside face of the enclosing walls.

Hard Costs: Direct costs incurred in relation to a specific construction project. Hard costs may include labor, materials, equipment, etc.

Heating, Ventilation and Air Conditioning (HVAC): A term used to describe building systems responsible for maintaining the temperature, humidity and air quality control.

IFMA: International Facilities Management Association.

Indoor Air Quality (IAQ): A metric used to quantify the air quality within and around buildings and structures, especially as it relates to the health and comfort of building occupants.

Install Year: The year a building or system was built or the most recent major renovation date (where a minimum of 70% of the system's Current Replacement Value (CRV) was replaced).

Inflation: The trend of increasing prices from one year to the next, representing the rate at which the real value of an investment is eroded and the loss in spending power over time.

Interest: The charge for the privilege of borrowing money, typically expressed as an annual percentage rate and commonly calculated using simple or compound interest calculation.

Life Cycle: The period of time that a building, system or element can be expected to adequately serve its intended function.

Maintenance: Work necessary to realize the originally anticipated life of a fixed asset, including buildings, fixed equipment and infrastructure. Maintenance is preventative, whereas repairs are curative.

Mechanical, Electrical and Plumbing (MEP): A term used to describe building systems related to the provision of HVAC, electric and plumbing services to a facility.

Needs: In the context of this report, needs are the backlog of capital renewal requirements.

Next Renewal: The assessor adjusted expected useful life of a system or element as a result of on-site inspection.

Nominal Value: A value expressed in monetary terms for a specific year or years, without adjusting for inflation – also known as face value or par value.

Operations: Activities related to normal performance of the functions for which a building is used (e.g., utilities, janitorial services, waste treatment).

O&M: Operations and Maintenance

Parametric Cost Modeling: Parametric statistics is a branch of statistics that assumes that the data has come from a type of probability distribution and makes inferences about the parameters of the distribution.

Plant Replacement Value (PRV): PRV represents the cost to design and construct a notional facility to current standards to replace an existing facility at the same location. Please note that the terms Plant Replacement Value (PRV) and Current Replacement Value (CRV) have the same meaning in the context of determining Facility Condition Index (FCI).

Present Value (PV): The current worth of a future sum of money or stream of cash flows given a specified rate of return. Future cash flows are discounted at a client specified discount rate.

Real Interest Rate: A net interest rate adjusted to remove the effects of inflation. It is the amount by which the nominal interest rate is higher than the inflation rate.

Repairs: Work to restore damaged or worn-out facilities to normal operating condition. Repairs are curative, whereas maintenance is preventative.

Replacements: An exchange of one fixed asset for another that has the same capacity to perform the same function. In contrast to repair, replacement generally involves a complete identifiable item of reinvestment (e.g., a major building component or subsystem).

Return on Investment (ROI): ROI is a financial indicator used to evaluate the performance of an investment and as a means to compare benefit.

Rough Order of Magnitude (ROM): ROM cost estimates are the most basic of cost estimate classifications.

RSMeans: An independent third-party provider of building industry construction cost data.

Site: A facility's grounds and its utilities, roadways, landscaping, fencing and other typical land improvements needed to support the facility.

Soft Costs: Indirect costs incurred in addition to the direct construction cost. Soft costs may include professional services, financing, taxes, etc.

System: System refers to building and related site work elements as described by ASTM Uniformat II, Classification for Building Elements (E1557-97), a format for classifying major facility elements common to most buildings. Elements usually perform a given function, regardless of the design specification, construction method or materials used. See also, "Uniformat II".

Uniformat II: Uniformat II (commonly referred to simply as Uniformat), is ASTM Uniformat II, Classification for Building Elements (E1557-97) – A methodology for classifying major facility components common to most buildings.

Year Built: The year that a building or addition was originally built, based on substantial completion or occupancy.

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