

Asset:

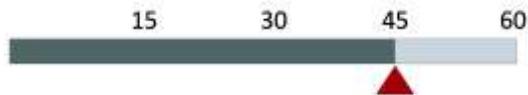
Big Bam Ski Club

Location: Peace Island Park, Taylor

Ownership: Big Bam Ski Society

Rating: 3.0 (scale of 1-10)

Remaining service life: 15 years



Strategic value: Medium. One of only two downhill ski facilities in region (seasonal). Suffers low usage due to past problems.

Description: Downhill ski facility with a vertical rise of 180-feet to the first terrace (serviced by tow-line) and about 200-feet to the upper terrace (currently not accessible, lift equipment in storage). Site includes portable buildings serving as chalet, equipment rentals, first aid, lift operator's booth, maintenance shed (coverall structure) and caretaker's trailer.



Chalet exterior

Year built: Ski hill opened in this location in 1973 and a chalet and equipment added in 1984 for the Canada Games. In 2000 the lower bank collapsed closing the

facility and in 2002 necessitating sale and move of the chalet and removal of the old lift system. In 2010 a new lift was installed on the stabilized slope.

Equipment is owned and in storage to access the upper slope again (installation planned for 2015).

Square footage: Site area unknown, buildings combined area approximately 4,500 SF.



View from top of lower hill

Utilization: Utilization is 20% of what it was before the slope collapse and closure for the better part of a decade. In effect an entire generation of skiers has been lost and not replaced. In the past up to 500 users per day was common, now most operating days see less than 100 skiers.

Functionality: The ski facility is efficiently organized and laid out, separating public side from operations. The lower slope (novice) doesn't present enough challenge and the upper slope (more moguls and steeper) is currently inaccessible.

Occupant load: Tow capacity is 750 per hour. Typical day 100 skiers.



Equipment rentals building

Building type: Pre-manufactured portables. Operator's booth and electrical are small permanent buildings.

Foundation: Beams on concrete pads. Fair.

Envelope: Engineered sandwich panel, metal and wood exteriors, insulated

Roof: Metal, insulated.

Interior:

Building mechanical: Propane and hydro. Good.

Lift mechanical: Lift equipment is all relatively new. Very good.

Kitchen: In chalet, partially fitted out for concession. Poor.

Washrooms: In chalet. Good.

Code compliance: Chalet and equipment building meet standards for portable buildings. Fair.

Handicapped access: No.

Appearance: Utilitarian. Fair.

Site amenities:

Parking: Grave and grass (frozen).

Site secured: Fenced and gated.

Capital interventions anticipated:

Installation of new second lift to upper hill (equipment already owned). Chalet interior is currently being improved. All structures are aging and will need lifecycle repairs in the next few years.

Additional observations:

Big Bam operates on an annual budget of \$25,000 per year, 40% insurance and 60% utilities. The ski hill depends entirely on volunteer labour for governance, management, maintenance, control and security.

Like many organizations, Big Bam is experiencing "volunteer and donor fatigue" meaning long time volunteers and donors are declining and there are no replacements eminent. Most of the volunteers are seniors and increasingly less able to do the physical work necessary to prepare and maintain the facility. Last year, the hill did not open for business, a combination of lack of volunteers and weather.

The Board of Big Bam believes a seasonal full-time manager is needed for the hill's survival. This individual would be responsible for operations, procurement, marketing, membership sales, recruitment and would be able bodied enough to carry out routine maintenance. A full-time manager would allow for consistent scheduling and opening of the facility, thereby improving revenues and memberships. Hiring a manger would double or triple their current budget that may be an insurmountable hurdle.

The Big Bam Ski Club facility is in eminent danger permanent closure. Some form of immediate intervention may become necessary.

Asset:

**Whiskey Jack Nordic Ski Club
(Beatton Provincial Park)**

Location: Beatton Provincial Park.

Ownership: Province of BC

Rating: 7.5 (scale of 1-10)

Remaining service life: indefinite.

Strategic value: High. All-seasons park including use by Nordic club.

Description: Provincial park and campground with boat launch and extensive trail system and, parking lot.



Typical trail

Year built: Unknown.

Year renovated/expanded: Park staff building in 1990's.

Square footage: Site area unknown.

Utilization: All-seasons use.

Functionality: Good.

Occupant load: n/a

Building type: Staff building, no structures for winter Nordic users.



Trail routes signage

Building type: Staff building wood frame.

Foundation: Concrete.

Envelope: Insulated wood.

Roof: Shingled.

Washrooms: Outhouses on site for skiers.

Code compliance: n/a

Handicapped access: No.

Appearance: Excellent.

Site amenities: Signage, trail markers.

Parking: Paved at park entrance and gravel in park.

Site secured: gates and wire fencing.

Capital interventions anticipated:
Maintained by province.

Additional observations: Potential for a warming shack on site.