



SPA/WALL PROJECT

1. **HISTORY:** The spa/wall project was delayed due to the budget challenge precipitated from an insurance crisis in 2023. This insurance dilemma has been resolved for the current term and the coming year will be dealt with in the 2024 budget. The goal is to reengage the spa/wall reconstruction in 2024 to get back on track and save costs for the future. To that end, the WP Board authorized a spa committee to be organized and tasked with formulating a plan of action. The committee outlined an approach to reflect current conditions, needs, and membership input. The first step involved a spa survey to the membership which was accomplished this spring. The committee then summarized the results of the survey in order to facilitate a plan reflecting owner feedback. The next effort entailed a meeting with our selected design build contractor, Lydig Construction, and the architect to discuss survey results and get their professional opinion. The meeting was helpful in discussing changes to the original plan and incorporating member input into a final design for presentation to the White Pine and 5 Needles owners. Our professional advisors were very receptive to our concepts and guided us through the evaluation. Through this process a new design was submitted to the board last fall. The Board really liked this design and provisionally approved pending the pricing. The costs for the plan came in late December for review and potential planning for a special meeting. The plan costs were viable, nevertheless, the Board felt another plan and pricing would provide another workable alternative for the membership as well as being in line with the original projection from a couple of years ago. Additionally, the two plan options given the Board were very workable and both would solve our pending and future challenges. The quote for the second option came in late February here the need to get the special Spa meeting scheduled in April.
2. **THE TEAM:** Through the years, there was a collaborative effort of several individuals, groups, and professional advisors to monitor and develop a plan for the ultimate need to replace and remodel the spa area. Please review the following contributors:
 - 1) **MEMBERSHIP:** The White Pine owners have, for years, provided input and ideas for the spa. The recent membership survey assisted in developing a final design that mirrored the responses.
 - 2) **SPA COMMITTEE:** Formed in March of 2023, the Committee conducted a membership survey for the spa area. This effort resulted in the summarized results. (see attachments) During the Summer and early Fall, several meetings were held with Lydig and the architect to review changes and finalize the proposed design. The final design incorporated the membership survey with input from our professional advisors. The Spa Committee consisted of Board members and owners as follows:

The following are changes to the original design and clarifications for these options:

- 1) Eliminate all fire pits with the exception of providing gas piping and electrical for a potential owner's fire pit on the owner's patio.
- 2) Covered Towel/Key phone areas are included at each tub area.
- 3) Landscaping will be kept to a minimum. No deciduous trees, some alpine fir and easy maintenance shrubs/grasses. We will stay away from planting that sheds leaves.
- 4) Low level lighting is included for pathways and security and will take into consideration adjacent owners' units.
- 5) Upper Tier Area - Eliminated bump out table seating hardscape, removed a portion of hardscape to create a larger buffer between private patio and upper tier. Staircase from upper tier to mid-tier shifts East and is reduced to 6 feet wide. Maintain upper tier area as low as possible to meet ADA access requirements.
- 6) Lower Tier Area - Modified locations of tubs and increased size of one tub to 9X12, eliminated walls and surface area is reduced. Eliminated stairs from the Owner's patio to the lower tier.

Cost Estimate Option 1:	\$2,553,246.00
Cost Estimate Option 2:	\$2,241,400.00
Cost Difference:	\$ 311,846.00

Once a selection is made, the Spa Committee and our Construction Team will continue to look for savings as we move forward.

5. **PROJECT FUNDING:** Option 1: The 3 Tub bid is \$2,553,246.00 and Option 2: came in at \$2,241,400.00

As stated in the most recent Email, both bids have contingency line items from \$138,000 to \$159,000. At these levels, there is upward protection from costs going higher while potential allowing cost savings overall. Additionally, our construction consultants will be continuously monitoring cost savings in all areas that could develop during the construction process. An example would entail a search for lower cost tubs from an overseas manufacturer. Our design build contractor, Lydig Construction, is fully on board with these review efforts and will assist our research.

There are several factors now existing which will allow the Board to offer creative funding alternatives. The Needles owners have already contributed \$260,000.00 which has been placed in reserves specifically for the spa project. The recent savings of over \$200,000.00 in the insurance budget for 2024 further provides flexibility in financial planning. The existing dues structure additionally can be evaluated for uses and needs. As a result, the Board will be looking at two primary choices for project funding as follows:

- 1) Full assessment of either option approved based on unit percentage of ownership prescribed by the CC&Rs. A spreadsheet of assessment per unit allocations will be provided to the members prior to the special meeting.
- 2) This funding option would include loan financing for up to one half of the project cost. The remaining funding will be a reduced assessment. Utilizing some level of dues structure would provide debt servicing of the loan. This would be long term finance amortization

with annual evaluation of any early payoff opportunities. This also allows for Board flexibility with Capex needs unforeseen emergencies and expenses.

SPA COMMITTEE SURVEY REVIEW AND RESULTS

The Spa committee met to review the surveys submitted at the request of the Board. The following are the results of that survey and the Committees recommendation for moving forward.

#1: Don't delay spa project. 70% in favor of moving forward.

#2: Existing capacity is fine for White Pine only. 60% agree. Committee feels that this is not only a capacity issue but a long-term concern for spa and wall failure.

#3 Existing spa are will not meet new capacity with added 5 Needles 75% agree.

#4 Maintenance has not been an issue: 50% agree. Spa committee feels this has been an issue and will only continue to get worse.

#5 Are two hot tubs enough? 50% yes 50% no.

#6 Fire pits and two Tubs. Unclear on this line. Other lines clarify.

#7 3 Tubs and no fire pits: 60% in favor.

#8 4 Tubs: 70% no

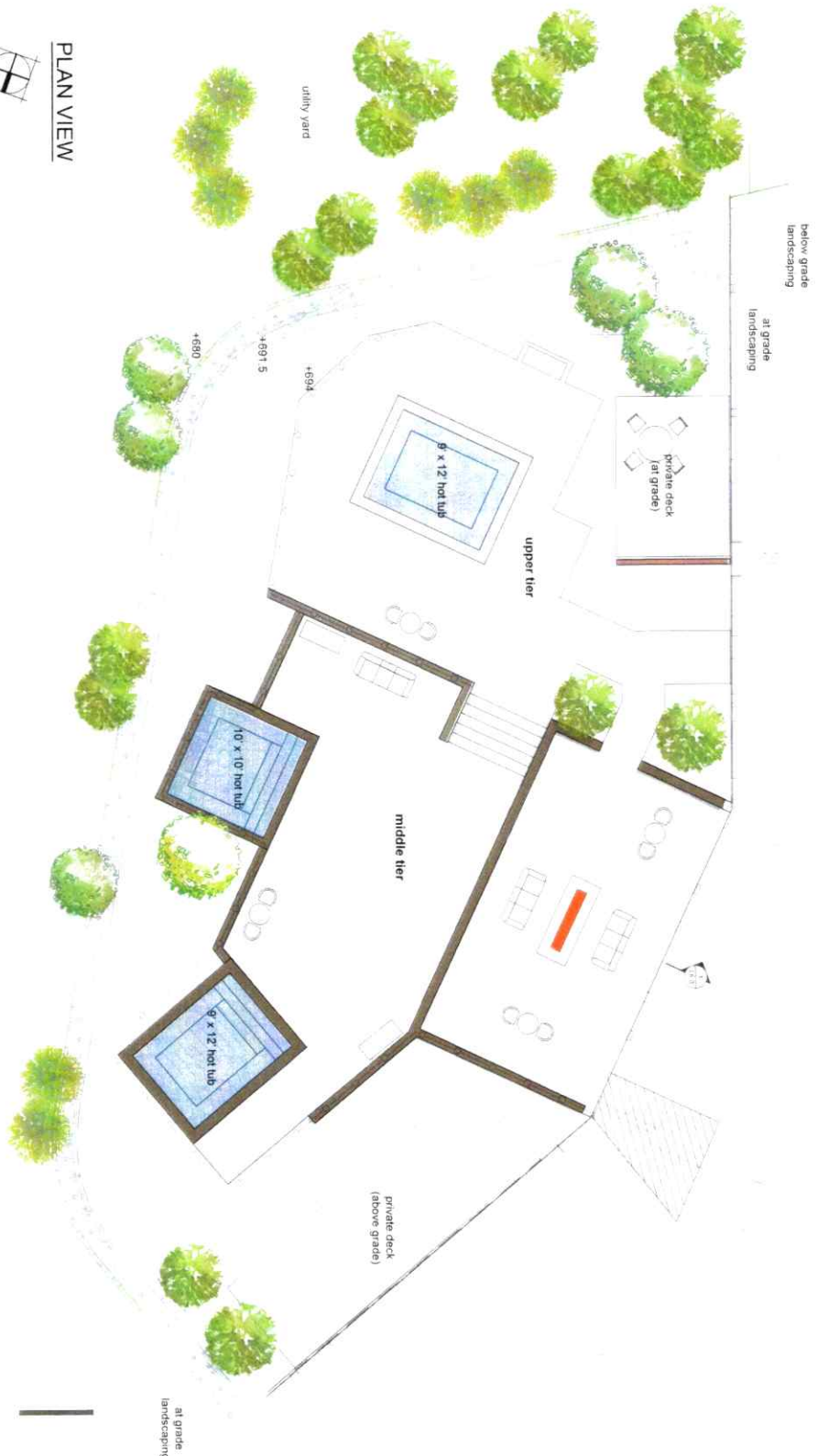
#9 4 tubs and fire pits. 80% no

#10 Terrace tub levels. 75% yes Design will dictate terracing. Two or Three levels

#11 Additional seating. Inconclusive at this time. It is the committee's recommendation that seating will be added at a later date instead of being built in.

It is the committee's recommendation that we move forward with finalizing the design based on the feedback for the owners with a terraced area with three hot tubs, enlarged seating capacity off of the owner's club and installing a gas line to the owner's club patio for possible future fire pit feature.

PLAN VIEW
NORTH



WHITE PINES LODGE SPA CONCEPT 10.30.23

Bernardo Wills
ARCHITECTURE • INTERIORS • LANDSCAPE ARCHITECTURE

LYDIG



PLAN VIEW



WHITE PINES LODGE SPA CONCEPT 3.05.24

LYDIG

Bernardo Wills

ARCHITECTURE • INTERIORS • LANDSCAPE ARCHITECTURE

Spa Condition Commentary

Spa System Operational Concerns

- A. Operations managers and maintenance staff agree that all spas are currently in need of replacement. Daily operations require more sensitive care due to age and condition. The consensus by both present and past Schweitzer Operational Management is that the system is one major repair from being shut down and requiring a major dig or comprehensive CAPEX project. Boiler maintenance costs and labor for maintaining the system has increased year over year and a forecasted MOD is needed.
- B. In 2018 an internal pipe (return feed) failed. Repairs were attempted by DSS construction to reach the failed line. The cost of the initial dig (15 feet) was nearly 15K. DSS stopped midway citing life safety issues. This line was abandoned by Pool World (they utilized jet line) and noted that other lines may be susceptible.
- C. It is suggested to replace the entire system for best operational efficiency. We believe this system to be on fumes for proper and safe operation. Any engineering and replacement proposal (if the wall is not addressed) should include a system (tubs and infrastructure) that has easy access for repairs and future replacement.

Wall Concerns

- A. Over the years the top layer of the wall has visibly and notably bowed outward. The evidence is clear, and the AllWest report confirms the need to repair or replace. This condition has led to a shifting of tubs and subsequent cracking of the tubs as well as the concrete around all tub areas. To repair or replace the top 5 layers, the entire spa area would need to be addressed. Current frost /heave issues exist to the point of damage to the slab surface.

Respectfully submitted,

Tom Curtiss, Managing Agent -2004--Present

Shannon May – Schweitzer Maintenance Manager 2007—2023

Unit Identification Number	Approximate Square Footage	Undivided Percentage Ownership Interest in Common Area		Total Assessment	Needles Adjustment	
107	975	1.46%	\$	3,373.63	\$40,483.56	
108	591	0.89%	\$	2,044.94	\$24,539.26	
109	591	0.89%	\$	2,044.94	\$24,539.26	
112	960	1.44%	\$	3,321.73	\$39,860.73	
201	576	0.87%	\$	1,993.04	\$23,916.44	
202	556	0.84%	\$	1,923.83	\$23,086.01	
203	575	0.86%	\$	1,989.58	\$23,874.92	
204	863	1.30%	\$	2,986.09	\$35,833.14	
206	878	1.32%	\$	3,038.00	\$36,455.96	
207	930	1.40%	\$	3,217.92	\$38,615.08	
208	842	1.26%	\$	2,913.43	\$34,961.18	
209	568	0.85%	\$	1,965.36	\$23,584.27	
210	867	1.30%	\$	2,999.94	\$35,999.22	
211	566	0.85%	\$	1,958.44	\$23,501.22	
212	866	1.30%	\$	2,996.48	\$35,957.70	
301	576	0.87%	\$	1,993.04	\$23,916.44	
302	556	0.84%	\$	1,923.83	\$23,086.01	
303	575	0.86%	\$	1,989.58	\$23,874.92	
304	575	0.86%	\$	1,989.58	\$23,874.92	
305	599	0.90%	\$	2,072.62	\$24,871.44	
306	582	0.87%	\$	2,013.80	\$24,165.57	
307	930	1.40%	\$	3,217.92	\$38,615.08	
308	842	1.26%	\$	2,913.43	\$34,961.18	
309	568	0.85%	\$	1,965.36	\$23,584.27	
310	867	1.30%	\$	2,999.94	\$35,999.22	
311	566	0.85%	\$	1,958.44	\$23,501.22	
312	866	1.30%	\$	2,996.48	\$35,957.70	
401	576	0.87%	\$	1,993.04	\$23,916.44	
402	556	0.84%	\$	1,923.83	\$23,086.01	
403	575	0.86%	\$	1,989.58	\$23,874.92	
404	575	0.86%	\$	1,989.58	\$23,874.92	
405	599	0.90%	\$	2,072.62	\$24,871.44	
406	582	0.87%	\$	2,013.80	\$24,165.57	
407	930	1.40%	\$	3,217.92	\$38,615.08	
408	842	1.26%	\$	2,913.43	\$34,961.18	
409	568	0.85%	\$	1,965.36	\$23,584.27	
410	867	1.30%	\$	2,999.94	\$35,999.22	
411	566	0.85%	\$	1,958.44	\$23,501.22	
412	866	1.30%	\$	2,996.48	\$35,957.70	
501	976	1.47%	\$	3,377.09	\$40,525.08	x
502	556	0.84%	\$	1,923.83	\$23,086.01	
503	766	1.15%	\$	2,650.46	\$31,805.54	
504	1054	1.58%	\$	3,646.98	\$43,763.76	
506	878	1.32%	\$	3,038.00	\$36,455.96	
507	1207	1.81%	\$	4,176.38	\$50,116.57	
508	609	0.91%	\$	2,107.22	\$25,286.65	
509	568	0.85%	\$	1,965.36	\$23,584.27	
510	1132	1.70%	\$	3,916.87	\$47,002.45	
511	566	0.85%	\$	1,958.44	\$23,501.22	
512	592	0.89%	\$	2,048.40	\$24,580.79	
114	922	1.38%	\$	3,190.24	\$38,282.91	\$9,520.25
115	911	1.37%	\$	3,152.18	\$37,826.17	\$9,406.67
116	899	1.35%	\$	3,110.66	\$37,327.92	\$9,282.76
117	922	1.38%	\$	3,190.24	\$38,282.91	\$9,520.25
118	352	0.53%	\$	1,217.97	\$14,615.60	\$3,634.63
119	1223	1.84%	\$	4,231.74	\$50,780.91	\$12,628.28
214	922	1.38%	\$	3,190.24	\$38,282.91	\$9,520.25
215	911	1.37%	\$	3,152.18	\$37,826.17	\$9,406.67
216	899	1.35%	\$	3,110.66	\$37,327.92	\$9,282.76
217	922	1.38%	\$	3,190.24	\$38,282.91	\$9,520.25
218	352	0.53%	\$	1,217.97	\$14,615.60	\$3,634.63
219	1214	1.82%	\$	4,200.60	\$50,407.22	\$12,535.35
314	922	1.38%	\$	3,190.24	\$38,282.91	\$9,520.25
315	911	1.37%	\$	3,152.18	\$37,826.17	\$9,406.67
316	899	1.35%	\$	3,110.66	\$37,327.92	\$9,282.76
317	922	1.38%	\$	3,190.24	\$38,282.91	\$9,520.25
318	352	0.53%	\$	1,217.97	\$14,615.60	\$3,634.63
319	1229	1.85%	\$	4,252.50	\$51,030.04	\$12,690.23
414	1385	2.08%	\$	4,792.28	\$57,507.41	\$14,301.03
415	1342	2.02%	\$	4,643.50	\$55,721.98	\$13,857.03
416	657	0.99%	\$	2,273.31	\$27,279.69	\$6,783.96
417	660	0.99%	\$	2,283.69	\$27,404.25	\$6,814.93
418	1313	1.97%	\$	4,543.15	\$54,517.86	\$13,557.59
419	1408	2.11%	\$	4,871.87	\$58,462.41	\$14,538.52
420	585	0.88%	\$	2,024.18	\$24,290.13	\$6,040.51
421	2146	3.22%	\$	7,425.45	\$89,105.35	\$22,158.86
Residential Sub-Total	61492	92.36%	\$	212,770.50	\$ 2,553,246.00	
CU1	182	0.27%	\$	-	-	
CU2	1101	1.65%	\$	-	-	
CU3	447	0.67%	\$	-	-	
CU4	451	0.68%	\$	-	-	
CU5	2202	3.31%	\$	-	-	
CU6	703	1.06%	\$	-	-	
Commercial Sub-Total	5086	7.64%	\$	-	-	
Grand Total (of all Units)	66578	100%				

SPA OPTION 2

White Pine Lodge

Unit Identification Number	Approximate Square Footage	Undivided Percentage Ownership Interest in Common Area	Monthly	Total Assessment	Needles Adjustment	Total
107	975	1.46%	\$ 2,961.58	\$35,539.01		
108	591	0.89%	\$ 1,795.18	\$21,542.11		
109	591	0.89%	\$ 1,795.18	\$21,542.11		
112	960	1.44%	\$ 2,916.02	\$34,992.26		
201	576	0.87%	\$ 1,749.61	\$20,995.36		
202	556	0.84%	\$ 1,688.86	\$20,266.35		
203	575	0.86%	\$ 1,746.58	\$20,958.91		
204	863	1.30%	\$ 2,621.38	\$31,456.58		
206	878	1.32%	\$ 2,666.94	\$32,003.34		
207	930	1.40%	\$ 2,824.90	\$33,898.75		
208	842	1.26%	\$ 2,557.59	\$30,691.13		
209	568	0.85%	\$ 1,725.31	\$20,703.75		
210	867	1.30%	\$ 2,633.53	\$31,602.38		
211	566	0.85%	\$ 1,719.24	\$20,630.85		
212	866	1.30%	\$ 2,630.49	\$31,565.93		
301	576	0.87%	\$ 1,749.61	\$20,995.36		
302	556	0.84%	\$ 1,688.86	\$20,266.35		
303	575	0.86%	\$ 1,746.58	\$20,958.91		
304	575	0.86%	\$ 1,746.58	\$20,958.91		
305	599	0.90%	\$ 1,819.48	\$21,833.71		
306	582	0.87%	\$ 1,767.84	\$21,214.06		
307	930	1.40%	\$ 2,824.90	\$33,898.75		
308	842	1.26%	\$ 2,557.59	\$30,691.13		
309	568	0.85%	\$ 1,725.31	\$20,703.75		
310	867	1.30%	\$ 2,633.53	\$31,602.38		
311	566	0.85%	\$ 1,719.24	\$20,630.85		
312	866	1.30%	\$ 2,630.49	\$31,565.93		
401	576	0.87%	\$ 1,749.61	\$20,995.36		
402	556	0.84%	\$ 1,688.86	\$20,266.35		
403	575	0.86%	\$ 1,746.58	\$20,958.91		
404	575	0.86%	\$ 1,746.58	\$20,958.91		
405	599	0.90%	\$ 1,819.48	\$21,833.71		
406	582	0.87%	\$ 1,767.84	\$21,214.06		
407	930	1.40%	\$ 2,824.90	\$33,898.75		
408	842	1.26%	\$ 2,557.59	\$30,691.13		
409	568	0.85%	\$ 1,725.31	\$20,703.75		
410	867	1.30%	\$ 2,633.53	\$31,602.38		
411	566	0.85%	\$ 1,719.24	\$20,630.85		
412	866	1.30%	\$ 2,630.49	\$31,565.93		
501	976	1.47%	\$ 2,964.62	\$35,575.46		x
502	556	0.84%	\$ 1,688.86	\$20,266.35		
503	766	1.15%	\$ 2,326.74	\$27,920.91		
504	1054	1.58%	\$ 3,201.55	\$38,418.58		
506	878	1.32%	\$ 2,666.94	\$32,003.34		
507	1207	1.81%	\$ 3,666.29	\$43,995.48		
508	609	0.91%	\$ 1,849.85	\$22,198.21		
509	568	0.85%	\$ 1,725.31	\$20,703.75		
510	1132	1.70%	\$ 3,438.48	\$41,261.71		
511	566	0.85%	\$ 1,719.24	\$20,630.85		
512	592	0.89%	\$ 1,798.21	\$21,578.56		
114	922	1.38%	\$ 2,800.60	\$33,607.15	\$9,520.25	\$24,086.89
115	911	1.37%	\$ 2,767.18	\$33,206.20	\$9,406.67	\$23,799.52
116	899	1.35%	\$ 2,730.73	\$32,768.79	\$9,282.76	\$23,486.03
117	922	1.38%	\$ 2,800.60	\$33,607.15	\$9,520.25	\$24,086.89
118	352	0.53%	\$ 1,069.21	\$12,830.50	\$3,634.63	\$9,195.86
119	1223	1.84%	\$ 3,714.89	\$44,578.68	\$12,628.28	\$31,950.40
214	922	1.38%	\$ 2,800.60	\$33,607.15	\$9,520.25	\$24,086.89
215	911	1.37%	\$ 2,767.18	\$33,206.20	\$9,406.67	\$23,799.52
216	899	1.35%	\$ 2,730.73	\$32,768.79	\$9,282.76	\$23,486.03
217	922	1.38%	\$ 2,800.60	\$33,607.15	\$9,520.25	\$24,086.89
218	352	0.53%	\$ 1,069.21	\$12,830.50	\$3,634.63	\$9,195.86
219	1214	1.82%	\$ 3,687.55	\$44,250.63	\$12,535.35	\$31,715.28
314	922	1.38%	\$ 2,800.60	\$33,607.15	\$9,520.25	\$24,086.89
315	911	1.37%	\$ 2,767.18	\$33,206.20	\$9,406.67	\$23,799.52
316	899	1.35%	\$ 2,730.73	\$32,768.79	\$9,282.76	\$23,486.03
317	922	1.38%	\$ 2,800.60	\$33,607.15	\$9,520.25	\$24,086.89
318	352	0.53%	\$ 1,069.21	\$12,830.50	\$3,634.63	\$9,195.86
319	1229	1.85%	\$ 3,733.12	\$44,797.38	\$12,690.23	\$32,107.15
414	1385	2.08%	\$ 4,206.97	\$50,483.62	\$14,301.03	\$36,182.59
415	1342	2.02%	\$ 4,076.36	\$48,916.26	\$13,857.03	\$35,059.23
416	657	0.99%	\$ 1,995.65	\$23,947.83	\$6,783.96	\$17,163.87
417	660	0.99%	\$ 2,004.76	\$24,057.18	\$6,814.93	\$17,242.25
418	1313	1.97%	\$ 3,988.27	\$47,859.20	\$13,557.59	\$34,301.62
419	1408	2.11%	\$ 4,276.83	\$51,321.98	\$14,538.52	\$36,783.46
420	585	0.88%	\$ 1,776.95	\$21,323.41	\$6,040.51	\$15,282.90
421	2146	3.22%	\$ 6,518.52	\$78,222.28	\$22,158.86	\$56,063.42
Residential Sub-Total	61492	92.36%	\$ 186,783.33	\$ 2,241,400.00		
CU1	182	0.27%	\$ -			
CU2	1101	1.65%	\$ -			
CU3	447	0.67%	\$ -			
CU4	451	0.68%	\$ -			
CU5	2202	3.31%	\$ -			
CU6	703	1.06%	\$ -			
Commercial Sub-Total	5086	7.64%	\$ -			
Grand Total (of all Units)	66578	100%				