

Asset:

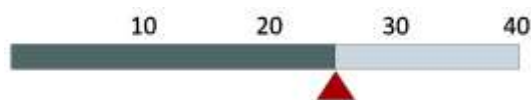
**Alwin Holland Elementary School
(Fort St. John)**

Location: Fort St. John (north)

Ownership: SD60

Rating: 6.5 (scale of 1-10)

Remaining service life: 15-20 years



Strategic value: For community recreation in the north-central part of FSJ use high even though gym is small.

Description: K-5 school, 320 students (about 5% above maximum capacity). Gymnasium used most evenings for indoor soccer and pickle ball, summer by Pacific Sport. Soccer field.

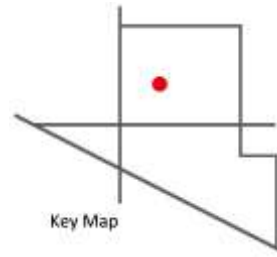


Exterior

Year built: Estimated 1990's
Year renovated/expanded: n/a
Square footage: 4,000 SF (+/-80' x50')

Utilization: Gym used by community 1-2 nights per week. Standard elementary school gym too small for basketball.

Functionality: Small but adaptable. Good.



Occupant load: Less than 300 standing.

Building type: Concrete block and wood.
Foundation: Concrete on crawlspace. Fair.
Envelope: Masonry and shingles
Roof: Built-up, membrane; gluelam. Good.
Interior: Painted CMU, wood ceiling, hardwood flooring.



Entrance

Kitchen: None
Washrooms: Hallway, adequate.

Code compliance: Combustible, life-safety complying. Good.

Handicapped access: Limited. Fair.

Appearance: Aging and worn. Fair.
Site amenities: Playground, sports fields.
Parking: Paved and gravel.

Capital interventions: Lifecycle.

Additional observations: No expansion here, eventual new school to the west.

Asset:

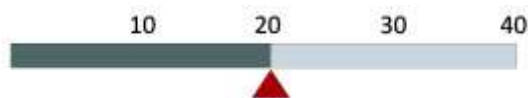
**Bert Ambrose Elementary School
(Fort St. John)**

Location: Fort St. John (north)

Ownership: SD60

Rating: 7.0 (scale of 1-10)

Remaining service life: 20-25 years



Strategic value: Community uses the facility frequently for tai chi, pickle ball, cheerleading, ball hockey.

Description: K-5 school, 370 kids. Gymnasium near front entrance used for recreation as well as seasonal community event bookings (at no cost, unless it is a private function). Soccer field.



Exterior

Year built: 1990's

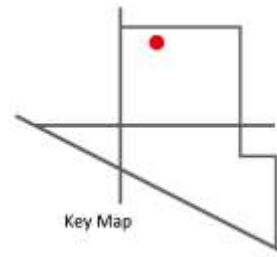
Year renovated/expanded: No.

Square footage: 4,000 SF (+/-80' x50')

Utilization: Gym used by community 3-4 nights per week and occasionally weekends. Good.

Functionality: Small but adaptable. Good.

Occupant load: Less than 300.



Building type: Concrete block and wood.
Foundation: Concrete on crawlspace. Fair.
Envelope: Masonry and metal fascia.
Roof: Built-up, membrane; gluelam. Good.

Interior: Plywood, wood beams, hardwood flooring.

Mechanical: Air handling upgraded. Good.



Entrance

Kitchen: No.

Washrooms: Hallway, adequate count.

Code compliance: Combustible, life-safety complying. Good.

Handicapped access: Limited. Fair.

Appearance: Aging and worn. Good.

Site amenities: Playground, sports fields.

Parking: Gravel.

Capital interventions: Lifecycle.

Additional observations: Operating at 132% of rated student capacity but no expansion here either, eventual new school to the west.

Asset:

Bert Bowes Junior Secondary School (Fort St. John)

Location: Fort St. John (west side)

Ownership: SD60

Rating: 6.5 (scale of 1-10)

Remaining service life: 15-20 years



Strategic value: One of the most important gyms in FSJ for recreation use owing to its size, location and availability.

Description: Grades 6-8, 460 students (122% of rated capacity). Third largest gym in FSJ, hosts indoor soccer, basketball, volleyball, floor hockey, etc. Sub-dividable with curtain. Sports fields and 400-metre gravel track.



Exterior

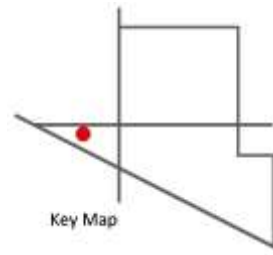
Year built: 1964.

Year renovated/expanded: Numerous lifecycle upgrades over five decades.

Square footage: Gym 6,500 SF (full-sized gym with retractable seating).

Utilization: Four evenings per week, some weekend use.

Functionality: Very high, including spectator events.



Occupant load: Estimated 500.

Building type: Concrete block and wood.

Foundation: Concrete on crawlspace. Fair.

Envelope: Masonry. Fair to good.

Roof: Built-up, membrane; gluelam. Good.

Interior: Plywood wall panels, wood beams, hardwood flooring.

Mechanical: Gas F/A. Air handling good.

Kitchen: Home Ec room. Good.

Washrooms: In hallway. Adequate.



Interior gymnasium

Code compliance: Combustible, no sprinklers, life-safety complying. Good.

Handicapped access: Limited. Fair.

Appearance: Fatigued appearance. Good.

Site amenities: Sports fields.

Parking: Paved and gravel.

Capital interventions: Continued lifecycle including eventual structural.

Additional observations: This school will not be expanded. SD60 has applied to build a new Junior Secondary school north of 119th Avenue.

Asset:

C.M. Finch Elementary School (Fort St. John)

Location: Fort St. John (north-west)

Ownership: SD60

Rating: 6.5 (scale of 1-10)

Remaining service life: 25 years



Strategic value: Another smaller gym in an active family neighbourhood.

Description: K-5 school, 230 kids. Gymnasium, no kitchen, limited on-site storage. Community uses the facility 1-2 nights / week for indoor soccer, pickle ball, etc. Soccer field.



Exterior

Year built: 1980's

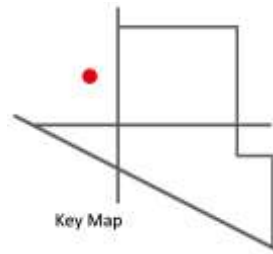
Year renovated/expanded: Lifecycle.

Square footage: Gym 4,100 SF

Utilization: Used only 2 nights per week currently – capacity available, subject to school use..

Functionality: Adaptable. Good.

Occupant load: 300 for assemblies, 150 if used with tables and chairs.



Building type: Concrete block, metal roof
Foundation: Concrete slab on grade. Good.
Envelope: Masonry to 8', metal fascia
Roof: OWSJ, t-bar ceiling in gym. Good.

Interior: Plywood, acoustic panels, hardwood flooring. No curtain. Very good.
Mechanical: Gas forced air. Very good.



Interior gymnasium

Kitchen: None.

Washrooms: In corridor. Adequate.

Code compliance: Non-combustible. Good.

Handicapped access: Limited. Good.

Appearance: Well maintained. Excellent.

Site amenities: Sports fields.

Parking: Gravel.

Site secured: Partial fenced.

Capital interventions anticipated:

Mechanical lifecycle probable.

Additional observations: Operating at 100% of rated student capacity. No expansion here, eventual new school to the west.

Asset:

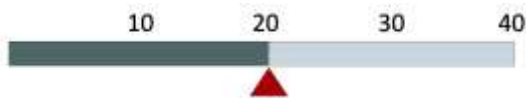
Dr. Kearney Junior Secondary School (Fort St. John)

Location: Fort St. John (north-central)

Ownership: SD60

Rating: 6.5 (scale of 1-10)

Remaining service life: At least 20 years



Strategic value: High value. Larger middle school gymnasium.

Description: Grades 6-8, 550 students (105% of rated capacity). Second largest gym in FSJ, booked everynight after school use including indoor soccer, basketball, volleyball, floor hockey, etc. Sub-dividable with curtain. Sports fields also used for soccer. Gravel 400-metre track and tennis courts



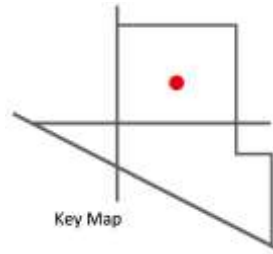
Exterior

Year built: 1990's

Year renovated/expanded: None.

Square footage: Gym 6,500 SF (full-sized gym).

Utilization: Every evening each week, some weekend use.



Functionality: Very high, including spectator events.

Occupant load: Estimated 500.

Building type: Concrete, CMU and metal.

Foundation: Concrete on grade.

Envelope: Masonry, insulated. Good.

Roof: OWSJ, metal deck, b/u roof.

Interior: Painted CMU, hardwood flooring.

Mechanical: Aging, maintained.

Kitchen: Not dedicated, in Home Ec.

Washrooms: Meets assembly loads. Good.



Interior gymnasium

Code compliance: Non-combustible construction. Fire and life safety met.

Handicapped access: Not to current codes.

Appearance: Worn but maintained. Fair.

Site amenities: Track, fields, tennis courts.

Parking: Gravel

Site secured: Partial fenced.

Capital interventions anticipated: HVAC in next decade.

Additional observations: Clear ceiling height low (for volleyball).

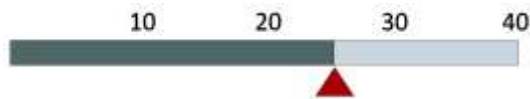
Asset:
Duncan Cran Elementary School

Location: Fort St. John (soth-east)

Ownership: SD60

Rating: 7.0 (scale of 1-10)

Remaining service life: 15 years



Strategic value: Valuable in terms of location more than the physical asset. School serves some lower income and at-risk populations.

Description: K-5 school, 290 students (90% of rated capacity). Small gymnasium. Playground and sports field.

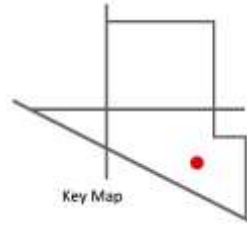


Exterior

Year built: Estimated 1990's.
Year renovated/expanded: n/a
Square footage: 4,000 SF gymnasium.

Utilization: Used by community most evenings and weekends. SD preschool program also uses facilities.

Functionality: Adaptable. Very good.
Occupant load: maximum 300.



Building type: Concrete, masonry, metal roof
Foundation: Concrete slab on grade. Good.
Envelope: Masonry to 8', metal fascia
Roof: OWSJ, t-bar ceiling in gym. Good.
Interior: Plywood, acoustic panels, synthetic sport flooring. No curtain. Good.
Mechanical: Gas forced air. Good.



Gymnasium interior

Kitchen: None.
Washrooms: hallway, adequate.

Code compliance: Non-combustible. Good.
Handicapped access: Limited. Good.

Appearance: Well maintained. Excellent.
Site amenities: Playground, soccer field.
Parking: Gravel.
Site secured: partial fenced.

Capital interventions: Lifecycle.

Additional observations: Community access via main lobby.

Asset:
**Ecole Central Elementary School
(Fort St. John)**

Location: Fort St. John (west)

Ownership: SD60

Rating: 4.0 (scale of 1-10)

Remaining service life: 5-10 years



Strategic value: Unique school in central location, gym has raised stage for performances. Used by community everyday. Local community has very strong attachment to the school.

Description: Small, low-ceiling gym with stage and dance mirrors on one wall. Basement room used for after school programs, art classes, etc. K-5 bilingual school with 390 students (20% over rated capacity).

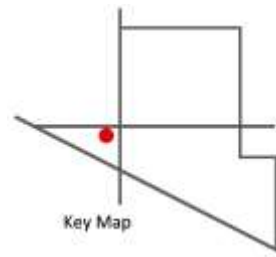


Exterior

Year built: 1960's

Year renovated/expanded: Major addition estimated in 1990's.

Square footage: Gymnasium +/- 4,000 SF.



Utilization: Used by the community every evening of the week, and some weekend use as well.

Functionality: Adaptable as a sport space to a auditorium space (quality of space, acoustics, etc.). Very good.

Occupant load: Up to 250-300 seated for performances.



Interior gymnasium

Building type: Concrete, masonry and wood.

Foundation: Concrete, gym on crawlspace. Fair.

Envelope: Insulated masonry. Fair.

Roof: Wood and glulam beams, built-up with membrane (pitch is low).

Interior: Plywood, hardwood floor. Good.

Mechanical: Obsolete but functional. Fair.



Interior basement community room

Kitchen: Small. Good.

Washrooms: Inadequate for spectator load based on current codes. Poor.

Code compliance: Combustible construction, no sprinklers, meets code requirements for exiting and life safety. Fair.

Handicapped access: Gym at grade as is entrance, but school has level changes not accessible.

Appearance: Worn, but maintained. Good.

Site amenities: Playground, sports fields.

Parking: Paved and gravel.

Site secured: partial fenced.

Capital interventions anticipated: No capital will be put into this school as the priority now is to replace it entirely.

Additional observations: Ecole Central Elementary has been identified by the school district as their number one priority for replacement within the next decade. A new school would be built on the existing site. Opportunity exists for the Regional District to partner with SD60 to enhance the new gymnasium beyond the small gym that Ministry standards will allow for.

Asset:
North Peace Senior Secondary School (Fort St. John)

Location: Fort St. John (south-east)

Ownership: SD60

Rating: 8.5 (scale of 1-10)

Remaining service life: 20-30 years



Strategic value: Highest value. Largest gyms (2) best suited for all court sports, with spectator capacity.

Description: Large, high-ceiling regulation high school-sized gymnasiums. Main gym with retractable seating allows for two perpendicular volleyball courts. Second gym built through community partnership in year 2000. School is grades 9-12 with 1090 students (10% over capacity). Sports fields with gravel 400-metre track.

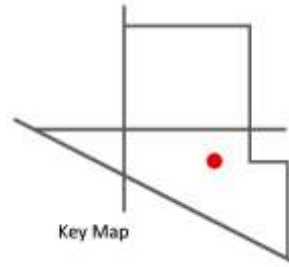


Exterior

Year built: 1987

Year renovated/expanded: 2000

Square footage: 13,000 SF main gym plus 6,500 SF secondary gym.



Utilization: Gym is used by community every possible opportunity (often seven days/week) that the school doesn't require the gym for its own purposes and sports teams. Used for basketball, volleyball, indoor soccer, badminton, dry-land training for field sports, etc.

Functionality: Highly adaptable. Excellent.

Occupant load: Main gym up to 1,000, secondary up to 500. Retractable bleacher seating in main gym could seat about 1,000

Building type: Concrete, concrete block infill, OWSJ and metal roof deck.

Foundation: Concrete on grade.

Envelope:

Roof: Metal built-up roof (membrane). Steel joist. Insulated.

Interior: Painted masonry, hardwood flooring, motorized curtain in main gym.



Interior main gymnasium



Interior second gymnasium

Mechanical: Maintained and upgraded.
Very good.

Kitchen: Home Ec room.

Washrooms: Adequate for spectator capacity. Very good.

Code compliance: Non-combustible, compliant with all current code fire separation and life safety requirements. Very good.

Handicapped access: Fully accessible. Excellent.

Appearance: Well maintained for such a high-use facility. Very good.

Site amenities: Sports fields.

Parking: Paved.

Site secured: partial fencing.

Capital interventions anticipated:

Major mechanical upgrade within 10 years. Cosmetic work on-going. Roof at half-life.

Additional observations:

Sports fields in best playable condition of any of the schools, likely owing to the presence of school teams. Fields engineered with crown and surface drainage, but no evidence of underground drainage or mixed sand-based sub-strait.

The SD 60 development plan does not address any strategies for the next year to deal with a growing over-capacity problem. A second high school (with additional full-sized gymnasiums) is realistically 20-years out.

Asset:
**Robert Ogilvie Elementary School
(Fort St. John)**

Location: Fort St. John (east)

Ownership: SD60

Rating: 5.0 (scale of 1-10)

Remaining service life: 15 years



Strategic value: Low value for recreation (small gym near the high school). Important to local neighbourhoods for after school programs and booked every evening for various activities and gatherings.

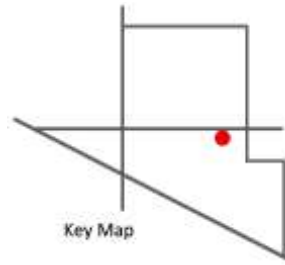
Description: small gymnasium in a K-5 school (250 students; at rated capacity).



Exterior

Year built: 1980's
Year renovated/expanded: Unknown.
Square footage: Gym 4,000 SF.

Utilization: Used every weeknight and weekends as school can accommodate.
Functionality: Adaptable space. Good.
Occupant load: Maximum 300 in gym
Building type: Concrete block, metal roof



Foundation: Concrete slab on grade. Good.
Envelope: Masonry to 8', metal fascia
Roof: OWSJ, t-bar ceiling in gym. Good.
Interior: Plywood, acoustic panels, hardwood flooring. No curtain. Very good.
Mechanical: Gas forced air. Very good.



Entrance

Kitchen: No.
Washrooms: Hallway. Adequate.

Code compliance: Non-combustible construction. All life safety code requirements in place. Good.
Handicapped access: Limited. One-level school. Fair.

Appearance: Aging but maintained. Fair.
Parking: Gravel. Site secured: Fenced.

Capital interventions: Lifecycle.

Additional observations: No changes.

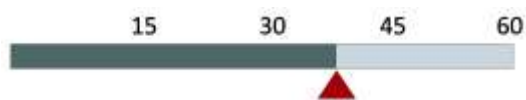
Asset:
Taylor Elementary School (District of Taylor)

Location: District of Taylor

Ownership: SD60

Rating: 5.5 (scale of 1-10)

Remaining service life: 15- 20 years



Strategic value: Medium-high. Only gym in Taylor (community hall not used for court sports). Pre-school partnership.

Description: K-6 elementary school with 140 students operating at 63% of rated capacity. Small gymnasium and space in school for District of Taylor pre-school program using one classroom.

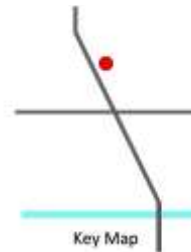


Exterior

Year built: Late 1980's
Year renovated/expanded: None.
Square footage: Gym 4,000 SF

Utilization: Occasional evenings use.
Functionality: Flexible. Good.
Occupant load: Up to 300 for assemblies.

Building type: Concrete, CMU block, wood.



Foundation: Concrete on crawlspace.
Envelope: Insulated concrete block.
Roof: Wood beams, wood deck, b/u roof.
Interior: painted CMU and plywood.
Mechanical: Gas forced air. Electrical reaching capacity. Fair.



Entrance

Kitchen: None.
Washrooms: Adequate for assemblies use.

Code compliance: Mixed combustible and non-combustible, no sprinklers, all fire and life safety in place. Good.
Handicapped access: Limited. Not to code.

Appearance: Fatigued but maintained.
Site amenities: Playground, field.
Parking: Gravel.
Site secured: Partial fenced.

Capital interventions anticipated: mechanical and building envelope.

Additional observations: School too remote from recreation facilities on Cherry Avenue.