

Asset:
**Baldonnel Elementary School
(Rural)**

Location: Baldonnel, unincorporated

Ownership: SD60

Rating: 7.0 (scale of 1-10)

Remaining service life: 25 years



Strategic value: Rural area east of Fort St. John, access for local community but no regional strategic value.

Description: K-5, 150 students. Six-classroom school with small gymnasium. No kitchen. Gym used by community for yoga, family nights.



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.



Gym interior

Occupant load: Nominally, up to 300.

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, synthetic sport flooring. No curtain. Very good.
Mechanical: Gas forced air. Very good.

Kitchen: None

Washrooms: in hallway

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

Appearance: Well maintained. Excellent.

Site amenities: Playground, outdoor rink (unused).

Parking: Gravel.

Site secured: partial fenced.

Capital interventions anticipated: None.

Additional observations: Community access via main lobby.

Asset:

**Buick Creek Elementary School
(Rural)**

Location: Buick Creek, unincorporated.

Ownership: SD60

Rating: 5.0 (scale of 1-10)

Remaining service life: 15-20 years



Strategic value: Asset to isolated community but no regional strategic value.

Description: Small, 3-classroom school (total 30 students) with a smaller than typical elementary school gymnasium. Community access via lobby.



Exterior

Year built: 2,000

Year renovated/expanded:

Square footage: Estimated 3,500 SF

Utilization: Infrequent community use.

Functionality: Limited. Fair.

Occupant load: Up to 200 for assemblies.

Building type: Combination of portable classrooms and fixed gymnasium component.

Foundation: Gym slab-on-grade. Good.

Envelope: Gym CMU to 8-feet, metal above. Classrooms pre-manufactured.

Roof: Open-web steel joists OWSJ, metal deck. Good.

Interior: Plywood, synthetic floor.

Mechanical: gas forced air. Good.

Kitchen: None.

Washrooms: In hallway. Good.

Code compliance: Non-combustible. Good.

Handicapped access: No.

Appearance: deferred maintenance. Fair.

Site amenities: Playground, arena.

Parking: Gravel, shared with arena.

Site secured: No.

Capital interventions anticipated:
Envelope and mechanical within 10 years.

Additional observations: If used as a replacement for Buick Creek Community Hall should that become redundant, SD60 policy does not allow liquor on premises, precluding weddings, etc.

Asset:
**Charlie Lake Elementary School
(Rural)**

Location: Charlie Lake

Ownership: SD60

Rating: 5.5 (scale of 1-10)

Remaining service life: Less than 10 years.



Strategic value: Extensive community use including residents of west FSJ. School slated for replacement on same site.

Description: Grades K-5, 370 students. Ministry standard elementary school gymnasium used by community for floor hockey, pickle ball, badminton, cheerleading, family gym nights, fairs, boot camp, fire hall staff, rentals (no food). Fields used by Kidsports program.



Exterior

Year built: Estimated 1970's
Year renovated/expanded: 1990's; \$1 million in repairs recently for structural, roof and mechanical problems.

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



Gym interior

Utilization: Community use of gym everyday. Excellent.
Functionality: Adaptable. Very good.
Occupant load: Nominally, up to 300.

Building type: Concrete
Foundation: On crawlspace.
Envelope: CMU and wood. Fair.
Roof: Glulam beam on wood deck, membrane. Fair.
Interior: Fabric on plywood to 8-feet, hardwood floor. Good.

Mechanical: Gas F/A. Upgraded. Good.
Kitchen: None.
Washrooms: In hallway, inadequate. Poor.

Code compliance: Mixed construction. Non-conforming. Fair.
Handicapped access: Limited. Fair.

Appearance: Worn and aging. Poor.
Site amenities: Playground funded by PRRD. Community hall across road.
Parking: Gravel.
Site secured: Partial fenced.

Capital interventions anticipated: Slated for replacement subject to funding.

Additional observations: School is one of two identified (Central Elem. the other) in SD60 development plan to be replaced within 10 years funding permitting.

Asset:

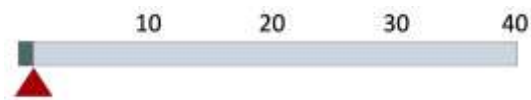
Clearview Elementary – Junior Secondary School (Rural)

Location: Clearview, unincorporated.

Ownership: SD60 (financial contribution to construct gym in 2014 by Area B Fair Share and local service area)

Rating: 8.5 (new gym) (scale 1-10)

Remaining service life: 30 years



Strategic value: High value regionally as central to all communities east of FSJ.

Description: K-8 school with 180 students. Sub-standard small gymnasium recently augmented with a new middle school-size gymnasium (partially funded by PRRD).



Exterior

Year built: School and old gym 1990's.

Year renovated/expand: New gym 2013.

Square feet: 5,400 SF new,, 2,500 SF old.

Utilization: Low utilization by community so far as gym is new and school doesn't

want to compete with Cecil Lake hall for events (and no liquor on school property).



New gymnasium

Functionality: New gym built to middle school standards (larger, taller, better equipped). Versatile. Rated excellent.

Occupant load: Up to 450 in new gym plus 200 in old. Very good.

Building type: CMU walls, metal roof.

Foundation: Slab on grade. Excellent.

Envelope: Concrete block, metal.

Roof: Built-up (membrane).



Old gymnasium

Interior: Plywood panels to 8-feet, acoustic panel above, hardwood floor, motorized curtain divider.

Mechanical: New separate mechanical room.

Kitchen: Home Ec room across school used for food preparation. Fair.

Washrooms: In hallway, overall school stall count meets gym code requirement for stall count. Good.

Code compliance: Non-combustible construction, no sprinklers, existing, signage and alarms all to code. Very good.

Handicapped access: All at grade level. Limited HC access.

Appearance: Well maintained. Excellent.

Site amenities: Playground.

Parking: Gravel, shared with Clearview arena.

Site secured: No.

Capital interventions anticipated: New and old gym, none anticipated.

Additional observations: Access to new gym (and old) via school corridors. New gym about 25-yards from entrance. New gym exit doors could be used for separate entrance, but school has no issues with community access in school.

Asset:

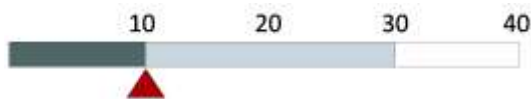
Halfway Elementary School (Rural)

Location: Upper Halfway, unincorporated.

Ownership: SD60

Rating: 7.0 (scale of 1-10)

Remaining service life: 20 years



Strategic value: Access important to community, reciprocal agreement with school to use Halfway hall.

Description: K-grade 5, 40 students total. No gymnasium. Occasional use of classrooms by community for meetings, polling station, etc. School uses under-sized Halfway Community Hall as its gymnasium.



Exterior

Year built: Estimated 2000's.

Year renovated/expanded: Unknown.

Square footage: Standard classrooms, about 900 SF each.

Utilization: Community use low.

Functionality: Limited adaptability. Fair.

Occupant load: classrooms 20-30 each.

Building type: Pre-manufactured portables. Good.

Foundation: Post-on-pad, crawlspace. Fair

Envelope: Pre-engineered sandwich panels. Good, but shorter building life.

Roof: Same. Good.

Interior: Vinyl on composite panels. T-bar ceilings. Durable flooring. Good.

Mechanical: Rooftop units. Good.

Kitchen: None.

Washrooms: In hallway. Adequate. Good.

Code compliance: Non-combustible construction. Exit signs and alarms. Good.

Handicapped access: No.

Appearance: Still relatively new. Good.

Site amenities: Playground and sports field. Upper Halfway Community Hall and rodeo grounds about 100-metres away.

Parking: Gravel.

Site secured: Partial fence.

Capital interventions anticipated: None.

Additional observations: School wasn't constructed nearer to existing community hall necessitating walking in all weather to hall to use for PE.

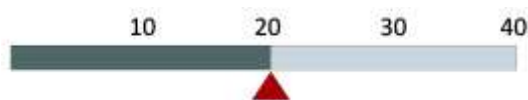
Asset:
Prespetou Elementary-Secondary School (Rural)

Location: Prespetou, unincorporated.

Ownership: SD60

Rating: 6.5 (scale of 1-10)

Remaining service life: 20 years



Strategic value: valuable partnership with the school as this is the only community gathering place in the remote agricultural community.

Description: Large middle-school sized gymnasium. Food serving via Home Ec room on opposite side of school.

Washrooms in corridor.



Exterior

Year built: Estimated 1990's
Year renovated/expanded: Unknown.

Square footage: At least 5,400 SF

Utilization: Highly used by community most nights of week and some weekends.

Functionality: Adaptable. Motorized curtain subdivides the gym.



Interior gymnasium

Occupant load: up to 350 (standing).

Building type: Concrete, CMU infill, metal roof. Very good.

Foundation: Concrete, on crawlspace.

Envelope: Insulated concrete block, OWSJ trusses and metal roof deck.

Roof: Built-up, membrane. Good.

Interior: Plywood to 8-feet. Synthetic sport floor (good for all sports except basketball).

Mechanical: Apparently good. Good.

Kitchen: Home Ec room. Fair.

Washrooms: In hallway. Adequate by code. Good.

Code compliance: non-combustible, no sprinklers, but exits, signage and hardware good.

Handicapped access: Limited. Fair.

Appearance: A bit worn but good.

Site amenities: Playground.

Parking: Gravel.

Site secured: Partial fence.

Capital interventions anticipated:
Lifecycle including roof, some mechanical.

Additional observations: In the absence of a community hall, the school has stepped up to open its doors as needed to the community. Only constraint is social events serving alcohol cannot be accommodated at the school.

Asset:

Upper Pine Elementary-Junior Secondary School (Rural)

Location: Rose Prairie, unincorporated.

Ownership: SD60

Rating: 6.0 (scale of 1-10)

Remaining service life: 25 years



Strategic value: Relative high as a community amenity for rural population. Montney next closest community hall.

Description: K-7 school with 200 students. Gymnasium small by middle school standards.



Exterior

Year built: Estimated 2000's.

Year renovated/expanded: None.

Square footage: Less than 5,400 SF

Utilization: Low by community. Some children's programs and adult fitness in the past but not currently.

Functionality: Adaptable. Very good.



Interior gymnasium

Occupant load: up to 350 (standing).

Building type: Masonry and metal. Good.
Foundation: Concrete slab-on-grade. Good.

Envelope: Masonry, stucco, metal fascia. Good.

Roof: Built-up (membrane).

Interior: Plywood paneling, hardwood floor, t-bar ceiling.

Mechanical: No issues mentioned. Good.

Kitchen: No kitchen use Home Ec room.

Washrooms: In hallway. Adequate.

Code compliance: Non-combustible, no sprinklers, multiple exits. Rated good.

Handicapped access: Limited, meets minimal code requirements.

Appearance: Durable, maintained. Good.

Site amenities: playground, fields. Unused outdoor rink.

Parking: Gravel.

Site secured: partial fence.

Capital interventions anticipated: Only cosmetic for next decade.

Additional observations: If Rose Prairie Curling Club were to close, the school and a church hall would be the only local assembly places.

Asset:
**Wonowon Elementary School
(Rural)**

Location: Wonowon, unincorporated.

Ownership: SD60

Rating: 6.0 (scale of 1-10)

Remaining service life: 20-25 years



Strategic value: Important community asset in a relatively remote rural area.

Description: K-5 school, 70 students total. The Horse Club (and PRRD) funded the development of a gymnasium and kitchen about 15 years ago. Bookings include kids programs such as 4H, in the recent past fitness and some sports. Private bookings (birthday parties, weddings, funerals, etc.) sporadic.



Exterior

Year built: School 1980's

Year renovated/expanded: Gym / hall added in 2000's.

Square footage: About 4,000 SF plus kitchen and storage.



Interior gymnasium

Utilization: Apparently heavily used by community up to four nights a week.

Functionality: Adaptable. Good

Occupant load: Up to 300 standing, 150 for banquets.

Building type: Wood frame, metal cladding. Fair.

Foundation: Concrete, on crawlspace. Good.

Envelope: Insulated wood frame with metal siding. Good.

Roof: Wood truss and deck, pitched roof metal clad. Good.

Interior: Wood (lower 6-feet) and stucco upper and ceiling. So far, for economical materials no premature wear evident. Very good.

Mechanical: Separate mechanical room for gym addition. Good.



Attached kitchen

Kitchen: Residential quality, more of a serving kitchen. Rollshutter. Lots of storage. Good.

Washrooms: Use of school washrooms in close proximity to gym. Fixtures are mostly child-scaled.

Code compliance: Combustible woodframe construction. No sprinklers or rated fire separation (walls or doors) from rest of school, direct exit, exits signage and audible alarm. Fair.

Handicapped access: Limited. No special provisions other than being at grade. Second exit/event entrance not accessible. Fair.

Appearance: Some damage to metal cladding and vents on outside. Fair.

Site amenities: Playground, unused tennis court and outdoor rink.

Parking: Gravel.

Site secured: Partial fenced.

Capital interventions anticipated:

Overall, school will need cosmetic, mechanical and building envelope

upgrades in the next decade. The gym may need less. Building will require new roof in less than 10 years, building envelope work in 10 years and mechanical upgrades in about 15 years.

Additional observations:

Booking (and maintenance) of the gym as in all cases with SD60 properties, is under the control of the school district. The school recognizes its role in the community as appears to be most generous with access to the public.

Connection to school ideal for students use of hall for physical education, but connection could create control issues for school security. Evenings and weekends, hall doors lock classrooms off from hall, kitchen, washrooms and lobby. General good condition indicates good maintenance and custodial practices.