

# SCHOOL DISTRICT No. 92 (Nisga'a)

## Long Range Facilities Plan (2023-2032)

**Dim daxgat ńuum - We are stronger together**



Nisga'a School  
District No. 92



**Prepared in 2023 by:**



**PALMER**  
Management Consulting

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# EXECUTIVE SUMMARY

The Nisga'a School District No. 92 (the District) operates four schools and other support facilities in the communities of Gitlaxt'aamiks (formerly New Aiyansh), Gitwinksihlkw, Laxgalts'ap, and Gingolx.

School districts are required by the Ministry of Education and Child Care (MECC) to maintain an up-to-date Long Range Facilities Plan (LRFP) to demonstrate that school district facilities are managed effectively, economically and efficiently to meet educational goals. LRFPs are guidance documents that identify capital project needs with a district-wide perspective.

This LRFP includes analysis of past, current and forecasted student enrolment; facility capacity utilization; facility condition assessments; vision and strategic planning principles; evaluation of options; and recommendations. The intent of the LRFP is to provide a strategic framework and direction for the District's annual Five Year Capital Plan submissions and other proposed capital projects in the District.

The District's total headcount has been reasonably stable for the past ten years and is projected to decline slightly in the coming ten years. The main reason for the District's enrolment decline is that fewer Kindergarten enrolments are expected than the number of outgoing Grade 12 students over the same time period. No new school facilities or additions are expected to be required in the next ten years.

## Summary of Key Recommendations

- 1)** That School District No. 92 (Nisga'a) adopt the following long range facilities planning principles:
  - Create and maintain quality programs in appropriate locations
  - Maintain appropriately sized facilities that will accommodate enrolment and educational programs over the next 10 to 15 years
  - Strive for increased efficiency in District facilities to reduce operational and capital costs
- 2)** That School District No. 92 (Nisga'a) uses the Long Range Facilities Plan as a strategic framework and support document for the District's Five Year Capital Plan, as per Ministry of Education and Child Care capital planning requirements.
- 3)** That School District No. 92 (Nisga'a) establish a comprehensive five year plan for Annual Facility Grant projects to accommodate the highest priority needs of the District.



**4)** That School District No. 92 (Nisga'a) consult with the Ministry of Education and Child Care and with the Engineers and Geoscientists of BC (EGBC) to determine if Seismic Risk Assessments could be done for schools in School District No. 92 (Nisga'a).

**5)** That School District No. 92 (Nisga'a) write to the Ministry of Education and Child Care to state the critical importance of Teacherages in School District No. 92 (Nisga'a) and request that Ministry of Education and Child Care:

- include Teacherages in the Ministry's facility condition assessment program with VFA Canada
- amend the Annual Facility Grant formula to account for the gross floor area of district-owned Teacherages
- allocate capital funding under the Rural District Program to build, renovate and maintain Teacherages
- ensure that operating funding formulas reflect the costs of managing and maintaining Teacherages as a landlord

**6)** That School District No. 92 (Nisga'a) write to the Ministry of Education and Child Care to advocate for increased capital funding for Ministry capital programs (in particular the Rural Districts Program) to address the unique needs and disproportionate costs of maintaining facilities in rural and remote regions.



# I. SCHOOL DISTRICT OVERVIEW

## A. About the School District

The Nisga'a School District No. 92 (the District) was established January 1, 1975, as the first, and still the only, First Nation public school district in British Columbia.

The District serves the education needs of the four First Nations villages of the Nass River Valley in the traditional territory of the Nisga'a people, located 120km north of Terrace. From east to west, the villages are Gitlaxt'aamiks (formerly New Aiyansh), Gitwinksihlkw, Laxgalts'ap, and Gingolx.

The District runs north up the Tseax River Valley to the Nass Valley and then west along the Nass Valley all the way to Gingolx on the coast. The District is isolated from major infrastructure and services, the population is largely First Nation and in these small communities the school is one of the most important social centres.

**Figure 1 – Nisga'a School District within BC**





Figure 2 – Nisga'a School District Boundaries







## B. Nisga'a School District – Vision for Education



### Nisga'a Vision for Education

Hlaxwhl hli ganwilaak'ilshl Nisga'a, gan wilhl daxgat  
wil dip hooxhl Sayt-K'ilim-Goot, Yuuhlimk'askw,  
Ayuukhl Nisga'a ganhl Hawahlkws; nihl haniihitkwhl  
Nisga'a tgun ahl ts'im-ganwilaak'ils, ganwilxo'oskw  
ganhl kwhlixoosa'anskw sit'aatkwsit wil sgathl  
hlgutk'ihlkw.

Nisga'a Education is a way to learn and live the  
principles of life which entails sayt-k'ilim goot, the  
Ayuukhl Nisga'a and the yuuhlimk'askw system.  
Living sayt-k'ilim-goot creates a secure foundation  
that respects a balance between Nisga'a language  
and wisdom rooted in the land, and the languages  
and wisdom of other peoples. Education is a way to  
learn and live the Ayuukhl Nisga'a. The  
yuuhlimk'askw system guides how to live.

Motion to accept: Verna Williams (Ts'aagabin)  
Seconded by: Alice Azak (K'iigapks)  
Question: Herb Morven (K'eexkw)  
Adopted at Fluent Speakers meeting – June 23, 2010 2:42



## **C. Nisga'a School District – Programs and Services**

The District strives to ensure students become fluent Nisga'a speakers, successful readers and writers and good all-round citizens. The Board of Education's mission is to have students graduate with dignity, purpose, and opportunities. The District is able to deliver educational services in small class sizes, a unique rural setting, caring communities, and offers many programs unique to the District's setting. The District's schools are small, energetic, and intimate, and they reflect the welcoming nature of the Nisga'a people and culture.

## **D. Long Range Facilities Plan – Purpose and Process**

The District's Long Range Facilities Plan (LRFP) is meant to guide capital planning decisions and to support a long term vision for the District.

Among other things, the LRFP considers:

- ✓ High-level Educational Programming and Future Needs
- ✓ Demographics, Facility Capacity and Utilization
- ✓ Facility Condition and Maintenance Requirements
- ✓ Staff Housing Requirements
- ✓ Community Partnerships

The last LRFP completed by the District was in 2010. This updated LRFP has been developed to include current information and data about enrolment and facility condition, and other variables required to make sound capital planning and investment decisions.

## **E. Long Range Facilities Plan – Guiding Principles**

The Ministry of Education and Child Care (Ministry) 2024/25 Capital Plan Instructions document requires boards of education to develop and maintain a comprehensive LRFP to “guide board of education decisions regarding capital asset management and capital plan submissions, both in terms of facility operations and educational programming.” A school district LRFP most commonly uses a ten year planning horizon and must account for the unique circumstances of the school district now, and into the future.

Project requests in a school district's Annual Five-Year Capital Plan submission to the Ministry should be supported by the recommendations and findings of an up to date LRFP. Although a LRFP is not required to be submitted as part of the Annual Five-Year Capital Plan submission, the



Ministry may request that a school district reference relevant sections of the LRFP to inform the Ministry's capital plan review process.

A LRFP is not meant to simply identify capital projects that are needed in the school district the way an Annual Five-Year Capital Plan does. Rather, a LRFP is a comprehensive planning tool that covers a longer time frame (usually ten years) which describes how the board of education plans to manage existing facilities and identifies any new facilities required to accommodate enrolment growth.

The scenarios envisioned and the recommendations adopted in the LRFP should respond to various factors, but primarily:

- Forecasted enrolment growth or decline
- Building condition and maintenance requirements
- Potential changes in educational programming and grade configurations
- Other facility-specific needs

## **F. Government and Ministry Initiatives**

### **1) Mandate Letter**

The Minister of Education and Child Care's mandate letter from December 2022 includes several items that align directly with the District's needs and priorities, including some that have implications for capital funding. The Minister is directed in the letter from the Premier, the Minister is directed to prioritize several of the following tasks:

- Continue to work with Boards of Education to ensure all students have the supports they need to be successful.
- To help make sure students are properly fed for learning, expedite work with school districts to create more local school meal programs based on district data and priorities, and work with the Minister of Agriculture and Food to integrate Feed BC into this plan so that districts can include locally grown food.
- Deliver targeted investments to help make sure students have the classroom supplies they need to succeed, so parents and teachers don't have to pay the full cost out-of-pocket.
- With support from the Parliamentary Secretary for Accessibility, continue providing supports to children and youth with disabilities and special learning needs.
- Continue to invest in new and modernized schools, including focusing on meeting seismic requirements, increasing child care spaces, and achieving climate change and energy efficiency standards as set out in our CleanBC plan.



- Work with staff, Boards of Education, teachers, parents, students, and other stakeholders to identify and address issues of racism in our education sector.
- Support the Minister of State for Child Care by working toward universal access to before and after school care, continuing to build spaces on school grounds, and finalizing development of a capital plan for child care.
- Work with the Minister of Children and Family Development and support the work of the Minister of Mental Health and Addictions to continue our government's commitment to addressing mental health problems early by expanding Integrated Child and Youth Teams to 20 school districts.

## 2) Apprentices on Public Projects

This initiative requires that all new, major infrastructure projects in British Columbia, valued at over \$15 million ensure that contractors and subcontractors demonstrate they are engaged in apprenticeship training and use apprentices on the work site. Other public sector organizations and projects with a total provincial investment less than \$15 million are also encouraged to adopt best practices, including engaging in apprenticeship training and reporting on the use of registered apprentices and trainees.

This initiative is unlikely to have a meaningful impact on the District unless approval is received for a new or replacement school, or for a major school renovation project.

## 3) Wood First Act

The *Wood First Act* requires “the use of wood as the primary building material in all new provincially funded buildings, in a manner consistent with the building regulations within the meaning of the *Building Act*.” This only applies to new construction, so as with the apprenticeship policy, it would only be a consideration for the District if a large major capital project was approved.

## 4) Accessible BC Act

Public sector organizations, like school districts, need to be aware of three requirements that came into force on September 1, 2022:

- Establish an accessibility committee
- Develop an accessibility plan
- Establish a process for receiving public feedback



## **Accessibility Committees**

Accessibility committees are intended to help accessible organizations identify barriers to individuals in or interacting with the organization, and to advise the organizations on how to remove and prevent these barriers. To the extent possible, these committees should:

- have at least half of their members be persons with disabilities or individuals who represent a disability-serving organization;
- have a membership which reflects the diversity of persons with disabilities in British Columbia; and
- have at least one member who is an Indigenous person.

## **Accessibility Plans**

Accessibility plans must outline how accessible organizations will identify, remove and prevent barriers to individuals in the organization or interacting with it. An accessibility plan does not need to be complete or comprehensive at the start. It is intended to be a developing and evolving plan. Accessible organizations must review and update these plans at least once every three years.

In developing and updating an accessibility plan, accessible organizations must consult with their accessibility committee and consider the following principles:

- inclusion;
- adaptability;
- diversity;
- collaboration;
- self-determination; and
- universal design.

The plan, and its focus, will likely be relatively unique to the organization and dependent on its mandate. Accessible organizations do not have to submit their accessibility plans to the provincial government for review or approval, but organizations should make their plans available to the public (i.e. by publishing it on their website).

## **Accessibility Feedback**

Public sector organizations must establish a process for receiving public feedback to help inform accessibility plans and decisions.



## II. DISTRICT FACILITIES & CONDITION

### A. District Schools

#### 1) Nisga'a Elementary-Secondary School in Gitlaxt'aamiks

Nisga'a Elementary Secondary School (NESS) is a K-12 school that was constructed in 1975, with renovations in 2018. NESS has a student population of approximately 236 – with about 93 in elementary grades and 143 in secondary grades. The school focuses on literacy, identity and wellness / well-being, while embedding Nisga'a language and culture in all aspects of the education experience.

#### 2) Gitwinksihlkw Elementary School in Gitwinksihlkw

Gitwinksihlkw Elementary School (GES) is a K-7 elementary school that was constructed in 1994, with a gym addition completed in 2023. GES has a student population of approximately 22 elementary students. Gitwinksihlkw students in Grades 8-12 are bussed to NESS.

#### 3) Alvin A. McKay Elementary School in Laxgalts'ap

Alvin A. McKay Elementary School (AAMES) is a K-7 elementary school constructed in 1979. AAMES has a student population of approximately 71. Laxgalts'ap students in Grades 8-12 are bussed to NESS.

#### 4) Nathan Barton Elementary School in Gingolx

Nathan Barton Elementary School is a K-7 elementary school constructed in 1979, with renovations in 2014. NBES has a student population of approximately 39. Gingolx students in Grades 8-12 are bussed to NESS.



## **B. District Administrative Facilities**

### **1) Wolf House (Board Office)**

The District's board of education office (Wolf) is located in Gitlaxt'aamiks, adjacent to Nisga'a Elementary-Secondary school property. The facility was constructed in 1975 and renovated in 2007. The facility accommodates the District's administrative staff offices and the board meeting room.

### **2) Maintenance and Transportation Facility**

The District's maintenance and transportation facility is located in Gitlaxt'aamiks and was constructed in 1980.

### **3) Raven House (IT Building)**

The Raven House is located in Gitlaxt'aamiks and was constructed in 1975. The facility currently houses the District's Nisga'a Language and Culture / Technology Department.

### **4) Killer Whale House**

The Killer Whale House is located in Gitlaxt'aamiks and was constructed in 1975. The facility currently accommodates teachers, staff, tradespeople and others who may be visiting or working in the District.

### **5) Beaver House (Gitginsaa Child Care)**

The Beaver House is located in Gitlaxt'aamiks and was constructed in 1975, with renovations in 2022/23 to make it suitable for child care operations.

### **6) Eagle House**

The Eagle House is located in Gitlaxt'aamiks and is utilized for housing.



## C. Rental Properties

Many rural and/or remote school districts or First Nations schools rely on teacherages and other rental accommodations to attract and retain staff. Without the certainty of a place to live, it would be extremely difficult to operate and maintain the educational facilities that are so important for small communities.

Many years ago, the Ministry decided that capital funding would no longer be allocated for the construction or maintenance of the facilities that support schools, including teacherages. This decision has disproportionately disadvantaged rural and remote school districts that require teacherages and other rental properties to effectively house their teachers and/or staff.

School districts such as Nisga'a that must own and operate teacherages are forced to fund the cost of construction and maintenance of these essential educational facilities from their general operating fund, as no capital funding requests will be approved by the Ministry. This means that educational funds must be "taken from the classroom" to acquire and maintain these properties, and other support facilities.

No detailed information is available about the condition of teacherages because rental accommodation properties are not included in the Ministry-sponsored facility condition assessments that are conducted for all school districts on a five-year rolling basis by VFA Canada Inc. This is an oversight that the Ministry should consider when a new facilities assessment contract is established for BC public schools.

Nisga'a maintains 43 separate units withing 23 unique facilities to accommodate teachers and other District staff (See Figure 3).





**Figure 3 – Nisga’a School District Teacherages**

<i>NISGA'A SCHOOL DISTRICT RENTAL PROPERTIES</i>							
Unit No.	Building Type	Unit Type	Address	Location	Lot/Plan No	Year Built	Age
1	Four Plex	2 Bdrm	1 - 4625 Morven Street	Gitlaxt'aamix	37/NLT21	1965	58
2		2 Bdrm	2 - 4625 Morven Street	Gitlaxt'aamix	37/NLT21	1965	58
3		1 Bdrm	3 - 4625 Morven Street	Gitlaxt'aamix	37/NLT21	1965	58
4		1 Bdrm	4 - 4625 Morven Street	Gitlaxt'aamix	37/NLT21	1965	58
7	House-3Bdrm	3 Bdrm	5213 Tait Street	Gitlaxt'aamix	61/NLT21	1965	58
9	Tri Plex	2 Bdrm	C - 4621 Mercer Street	Gitlaxt'aamix	24/NLT21	1975	48
10		1 Bdrm	B - 4621 Mercer Street	Gitlaxt'aamix	24/NLT21	1975	48
11		2 Bdrm	A - 4621 Mercer Street	Gitlaxt'aamix	24/NLT21	1975	48
12	Tri Plex	2 Bdrm	12 - 5121 St. Peters	Gitlaxt'aamix	27/NLT21	1975	48
13		1 Bdrm	13 - 5121 St. Peters	Gitlaxt'aamix	27/NLT21	1975	48
14		2 Bdrm	14 - 5121 St. Peters	Gitlaxt'aamix	27/NLT21	1975	48
15	Tri Plex	2 Bdrm	15 - 5035 Skateen Ave	Gitlaxt'aamix	160/NLT21	1975	48
16		1 Bdrm	16 - 5035 Skateen Ave	Gitlaxt'aamix	160/NLT21	1975	48
17		2 Bdrm	17 - 5035 Skateen Ave	Gitlaxt'aamix	160/NLT21	1975	48
18	Tri Plex	2 Bdrm	18 - 5031 Skateen Ave	Gitlaxt'aamix	161/NLT21	1975	48
19		1 Bdrm	19 - 5031 Skateen Ave	Gitlaxt'aamix	161/NLT21	1975	48
20		2 Bdrm	20 - 5031 Skateen Ave	Gitlaxt'aamix	161/NLT21	1975	48
21	Tri Plex	2 Bdrm	21 - 5027 Skateen Ave	Gitlaxt'aamix	162/NLT21	1975	48
22		1 Bdrm	22 - 5027 Skateen Ave	Gitlaxt'aamix	162/NLT21	1975	48
23		2 Bdrm	23 - 5027 Skateen Ave	Gitlaxt'aamix	162/NLT21	1975	48
24	House- 3Bdrm	3 Bdrm	4617 Wright Blvd	Gitlaxt'aamix	144/NLT22	1967	56
46	House 3 Bdrm	3 Bdrm	5214 Singan Road	Gitlaxt'aamix	64/NLT21	1995	28
47	House 3 Bdrm	3 Bdrm	4618 Wright Blvd	Gitlaxt'aamix	144/NLT22	1995	28
48	House 3 Bdrm	3 Bdrm	4452 Adams Crescent	Gitlaxt'aamix	178/NLT23	1995	28
49	House 3 Bdrm	3 Bdrm	4450 Adams Crescent	Gitlaxt'aamix	178/NLT23	1995	28
50	House 3 Bdrm	3 Bdrm	4448 Adams Crescent	Gitlaxt'aamix	178/NLT23	1995	28
51	House 3 Bdrm	3 Bdrm	4446 Adams Crescent	Gitlaxt'aamix	178/NLT23	1995	28
52	House 3 Bdrm	3 Bdrm	4444 Adams Crescent	Gitlaxt'aamix	178/NLT23	1995	28
53	House 3 Bdrm	3 Bdrm	4442 Adams Crescent	Gitlaxt'aamix	178/NLT23	1995	28
N/A	House 3 Bdrm	3 Bdrm	5212 Tait Avenue	Gitlaxt'aamix	62/NLT21	1965	58
N/A	Previous 2 RM School	First School	5211 Tait Avenue	Gitlaxt'aamix	62/NLT21	1965	58
54	House 3 Bdrm	3 Bdrm	5006 Ts'oolh Ts'ap	Gitwinksihlkw	42/NLT14	1995	28
42	Tri Plex	1 Bdrm	42 Church Street	Laxgalts'ap	174/NLT18	1990	33
43		2 Bdrm	43 Church Street	Laxgalts'ap	174/NLT18	1990	33
44		1 Bdrm	44 Church Street	Laxgalts'ap	174/NLT18	1990	33
45		2 Bdrm	45 Church Street	Laxgalts'ap	174/NLT18	1990	33
25	House Trailer	3 Bdrm	D - 705 Front Street	Gingolx	20/NLT28	1999	24
39	Tri Plex	2 Bdrm	39 Fireman Street	Gingolx	95/NLT28	1975	48
40		1 Bdrm	40 Fireman Street	Gingolx	95/NLT28	1975	48
41		2 Bdrm	41 Fireman Street	Gingolx	95/NLT28	1975	48

## D. Building Condition

All public school district facilities in BC are assessed on a rolling five year basis under a Ministry of Education and Child Care contract with VFA Canada Inc. (VFA). VFA assessors visit each school district to conduct a visual inspection of all systems within the educational facilities. The assessments are very detailed and result in a Facility Condition Index (FCI) score. A score of 0.0 represents a brand new building with no requirements, while a higher FCI closer to 1.0 represents a building that requires significant system renewal and replacement. The average FCI for all public school facilities in BC is approximately 0.47.

Much of the FCI data highlights what it will cost to replace all of the requirements of a District facility. In other words, the FCI reflects the full renewal/replacement cost to restore the life of the asset or component to zero. Depending on the type of facility and usage, an acceptable FCI target may vary. The target of an FCI <.10 as being GOOD does not reflect the reality of available



funding, usage and facility maintenance issues faced by school districts, and the practical reality of replacing building systems even if they are still operating well. Also, aesthetic issues that are less than ideal may be acceptable, so efforts are usually made to extend the useful life of assets by focussing on items that are critical to building operations and safety.

Not all of the District's facilities have been assessed by VFA under the Ministry's current assessment methodology. The facilities that have been assessed have an average FCI of 0.37, which is better than the provincial average of 0.47 (see Figure 4). This means that the District's facilities are generally in fair condition and have been reasonably well maintained.

**Figure 4 – Nisga'a School District Facility Condition**

Name of Facility	Ministry Facility Number	Year opened	FCI	Area (M2)
Nisga'a Elem/Sec. School	113264	1975	0.46	5555
Gitwinksihlkw Elem.	113250	1994	0.23	759
Alvin McKay Elem.	113268	1979	0.28	1519
Nathan Barton Elem.	113272	1979	0.12	1027
Boards Office, Wolf	120992	1975	0.48	574
Maintenance/ facility	120994	N/A	0.59	275
Bus Garage	120994	1976	0.57	336
Storage/lumber	120994	N/A	N/A	180
Technology, Raven	N/A	1975	0.58	280
Daycare-Beaver	N/A	1975	N/A	N/A
Housing-Killer Whale	N/A	1975	N/A	N/A

The broad building systems reviewed in VFA assessments are:

- Exterior building envelope
- Interior construction and conveyance
- Electrical systems



- Heating, ventilation, and air conditioning systems
- Plumbing systems
- Structure
- Site

The results of the building inspections culminate in a detailed report on the condition of each school with the key metric being the Facility Condition Index (FCI) which quickly reflects the condition on a scale of 0 to 1.00. FCI is based on the following formula:

$$\text{FCI} = \text{Cost to Remedy Maintenance Deficiencies} / \text{Value of Facility}$$

While the value of the FCI does not reasonably qualify the condition of an individual school (such as, “good”, “fair”, “poor” or even “critical”), it does provide a reliable indication as to the amount of capital investment that may be required to keep a facility in an acceptable operational condition (see Figure 5). This information should assist a board of education in determining its long-term maintenance plan and deciding whether necessary building component upgrades or replacement – as well as changes in the BC Building Code and BC Energy Code requirement - can be managed using its AFG and local capital funds or that capital funding should be sought from the Ministry through a Minor Capital Program. Ultimately, it may become more practical and fiscally prudent to request a partial or full replacement.

**Figure 5 – FCI Rating Scale**

Rating	Condition	Remarks
0.00-0.05	Excellent	Near new; meets present and foreseeable future requirements
0.05-0.15	Good	Meets all present requirements
0.15-0.30	Average	Has significant deficiencies, but meets minimum requirements; some significant building system components nearing end of normal life-cycle
0.30-0.60	Poor	Does not meet requirements; immediate attention required to significant building systems; some significant building systems at end of life-cycle
0.60-1.00	Very Poor	Does not meet requirements; immediate attention required to most significant building systems; most significant building systems at end of their life-cycle

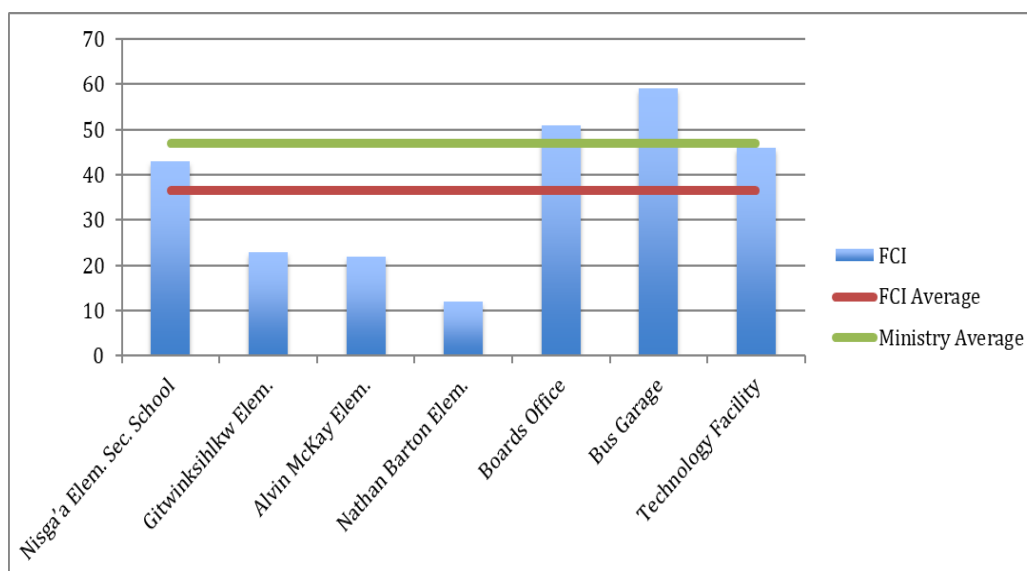
As shown in Figures 6 and 7, the FCI for Nisga’a School District facilities is reasonably good compared to the provincial average FCI. This means that the value of maintenance requirements is, on average, less than the average for all other public schools in BC. Note however that this may not accurately reflect the increased cost of maintaining facilities in more remote locations.



**Figure 6 – Nisga'a School District Facilities FCI Scores**

<u>Facility</u>	<u>FCI</u>	<u>Rating</u>
Nisga'a Elem. Sec. School	0.43	Poor
Gitwinksihlkw Elem.	0.23	Average
Alvin McKay Elem.	0.22	Average
Nathan Barton Elem.	0.12	Good
Board Office	0.51	Poor
Bus Garage	0.59	Poor
Technology Facility	0.46	Poor

**Figure 7 - Nisga'a School District Facilities FCI Compared to Provincial Average**





### III. Ministry Capital Funding

The District is responsible for managing the overall maintenance and repair of District facilities, as well as the supervision of all new construction activities associated with these facilities. This is done using the District's operating grant funding, but also from several capital funding grant programs provided by the Ministry. These include a general Annual Facility Grant, as well as a series of capital grant programs that are designed to address specific areas of facility maintenance that District staff apply for annually.

The Ministry has processes for requesting and receiving capital funding from these various capital programs. Most of them require applications annually through the school district capital plan submissions.

#### A. Ministry Capital Programs

The following is a summary of Ministry capital funding programs, including recommendations for District priorities in each program.

##### 1) Minor Capital Programs

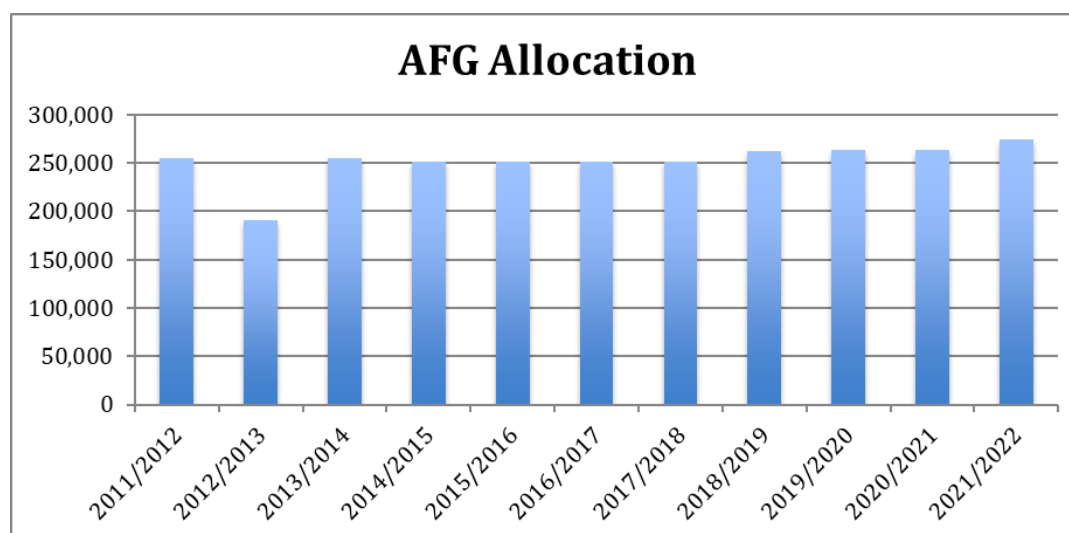
##### **Annual Facilities Grant (AFG)**

AFG funding is provided to Districts to be used at their discretion to address repair and maintenance priorities at schools to ensure these facilities are safe and functioning well. The AFG is intended to fund the facility projects required to maintain a District's facilities through their anticipated economic life and to prevent the premature deterioration. Each school district should have a current maintenance plan that articulates the plan to maintain or improve the condition of District facilities within its inventory of capital assets and to allocate AFG towards this strategy accordingly.

The District has had only a small increase to its AFG allocation over the past ten years or so, as shown in Figure 8. This means that as costs have increased, particularly in the past few years, the District's ability to properly maintain its capital assets is seriously compromised. This challenge is exacerbated by the District's northern, rural and remote location, where the availability of goods and services is more expensive.



**Figure 8 – Nisga'a School District Annual AFG Allocations**



There are 9 main categories of eligible AFG expenditures:

- ✓ **Accessibility upgrades** (improvements related to access for persons with mobility issues or physical disabilities);
- ✓ **Asbestos Abatement** (mitigation and/or remediation of asbestos affected areas);
- ✓ **Electrical upgrades** (improvements or replacements of power supply and distribution systems, fire protection systems, and technological infrastructure upgrades to accommodate computer and telecommunications networks);
- ✓ **Exterior Wall System upgrades** (improvements to protect the fabric of the building, including exterior painting, window and door replacement, building envelope repair and replacement, structural and non-structural seismic mitigation);
- ✓ **HVAC upgrades** (improvements, replacements or provision of heating, ventilation, and air conditioning systems);
- ✓ **Interior Construction upgrades** (improvements of school facilities related to flooring, wall partitions, non-structural upgrades, and the provision of educational programming);
- ✓ **Plumbing upgrades** (improvements, replacements or provision of washroom and plumbing systems, and safe drinking water);
- ✓ **Roofing upgrades** (scheduled roof replacements and major roof repairs);
- ✓ **Site upgrades** (site improvements including positive site drainage; repairs to sidewalks, parking lots, site access/egress, paved work areas, paved play areas, and play fields; repairs, upgrading or replacement of playground equipment; perimeter safety fencing; contaminated soil remediation; underground storage tanks removal; sewer or water services; underground irrigation systems; traffic safety).

**Recommendation: Nisga'a School District establish a five year AFG plan to manage the District's highest maintenance priorities.**



### **School Enhancement Program (SEP)**

The SEP was launched in 2014 to help school districts extend the life of their facilities through a wide range of improvement projects, including:

- Roofing upgrades (i.e., replacement, repair)
- Exterior Wall System upgrades (i.e., cladding, insulation, windows, building envelope)
- Interior Construction upgrades (i.e., interior accessibility, flooring, wall partitions)
- HVAC upgrades (i.e., heating, ventilation, air conditioning)
- Electrical upgrades (i.e., power supply, distribution systems, fire protection systems)
- Plumbing upgrades (i.e., washrooms, water fountains, re-piping)

Consideration is also given to whether the project proposals:

- Address issues affecting safety or the effective functioning of the school
- Are in schools with unique significant importance to the school district such as those in rural areas with limited alternatives
- Where the benefits over the costs of the improvements are positive over the appropriate time horizon for the investment

Successful SEP projects are chosen based on need, priority and how well they support student learning and safety. The SEP is designed to supplement the AFG and focusses on requirements that help to extend the useful life of the existing asset.

Recent District projects that have been funded under SEP include:

- 2021/22 Parking lot upgrade, \$390,000
- 2021/22, NESS, Electrical upgrades, distribution, \$587,000
- 2021/22, NESS, Window upgrade, 487,501
- 2022/23, Alvin A. McKay, Washroom upgrade, \$250,000

**Recommendation: Nisga'a School District include SEP requests in their annual capital plans submissions to the Ministry.**

### **Carbon Neutral Capital Program (CNCP)**

The CNCP is available to school districts to provide funding specifically for energy-efficiency projects and projects that lower a school district's carbon emissions. When selecting priorities for CNCP funding, the school district should consider projects that lead to significant emissions reductions and operational cost savings. Projects should also consider opportunities to



coordinate with other capital funding programs, such as the AFG or SEP. Districts should also demonstrate that the project is being proposed for a school that is shown to be required for District operations in their Long Range Facilities Plan.

In recent years, the District has received capital funding from the CNCP for electrical upgrades and LED lighting at NESS.

**Recommendation: Nisga'a School District include CNCP requests in their annual capital plans submissions to the Ministry.**

### **Building Envelope Program (BEP)**

The BEP program is a specific and limited program for school facilities that were built between 1980 and 2000 which have been assessed as having a building envelope design issue has resulted in water ingress.

**Recommendation: Nisga'a School District does not have any schools eligible for the BEP.**

### **Playground Equipment Program (PEP)**

The PEP began in 2018 and provides funding to school districts for the replacement of playground equipment that is unsafe or has reached the end of its useful life. PEP funding is used to purchase and install new or replacement playground equipment that is universal in design, and in compliance with accessibility measures as defined through the Canadian Standards Association. This equipment is to be permanently fixed on a school site and include appropriate ground cover for fall protection, improved access, and increased mobility.

In recent years, new playgrounds were funded at NESS and Gitwinksihlkw Elementary valued at \$165,000 each. Funding for a new playground at Alvin A McKay Elementary was approved in the District's 2023/24 capital plan response letter from the Ministry.

**Recommendation: Nisga'a School District is eligible for PEP funding and should include funding requests, as required.**

### **Rural Districts Program (RDP)**

The RDP assists school districts with school facilities in rural communities. The intention of the RDP is to target funding for specific types of projects that would directly benefit school facilities





in rural communities but are typically not included under the Ministry's Major Capital Program or Minor Capital Program. RDP may provide funding for the full and partial demolition of board-owned buildings, and for capital projects associated with the consolidation of under-utilized schools. RDP funding support will only be considered for schools in communities with a population of less than 15,000 inhabitants in those school districts located outside of the Lower Mainland, Greater Victoria, and Kelowna.

In recent years, the District has benefitted from the RDP with a new gym project at Gitwinksihlkw Elementary School.

**Recommendation: Nisga'a School District continue to consider opportunities for RDP funding in annual capital plan submissions to the Ministry. An example is the removal of portables at Alvin A McKay Elementary School.**

### **School Bus Replacement/New Program (BUS)**

The BUS program provides funding for school bus replacements and, where need can be demonstrated, net new buses for new routes required due to increased enrolment. Bus acquisition funding is based on a capital allowance and school districts must procure their school buses using the annual Request for Standing Offer (RFSO) process managed by the Association of School Transportation Services of British Columbia (ASTSBC). Details of the RFSO can be found at <http://www.astsbc.org/>.

Bus funding requests that will be eligible funding will consider the following;

- School bus age and/or mileage
- Existing buses with safety and mechanical issues (based on CVSE report)
- New school buses to support new routes due to increased district enrolments that are without current service
- School district's intention to create their own bussing services versus using third-party contracted services



## 2) Major Capital Programs

### **School Expansion Program (EXP)**

The EXP funds the construction new schools and additions to existing schools in areas of the province that are experiencing high population growth and where the school district can demonstrate that existing facilities are already at or over capacity.

The Ministry's priority for expanding school space is to areas experiencing consistent and rapid, high density population growth due to economic development and where space optimization has been demonstrated. The Ministry of Education requires all capital funding requests for space expansions to be supported by:

- A cost-benefit analysis based on the selection of the "least cost option" over the life of the school
- Current Long Range Facilities Plan that demonstrates the school district is working towards achieving optimal space utilization
- A verification that enrollment has increased in the area over the previous five consecutive years and the next 10 years
- A cost share commitment by the board of education based on available capital funding

Optimal space utilization varies between large urban districts and small rural districts due to practical realities of population distribution, density, travel distances and weather extremes. An approach to optimizing space utilization varies between school districts due to declining enrolment, stable enrolment, increasing enrolment or shifting enrolment within the school district. For most areas, a forecast of 10 years is the standard for anticipating growth and should be included when assessing utilization.

**Recommendation: Nisga'a School District is not eligible for EXP because the District is not experiencing enrolment growth and schools in the District are not operating over their capacities.**

### **School Replacement Program (REP)**

This program funds the replacement of schools that have reached the end of their useful life and where the further investment of capital dollars is not substantiated due to major structural issues, or the accumulation of maintenance needs exceeds the cost of replacement.

**Recommendation: The Nisga'a School District apply for funding under the REP when schools reach the end of their useful life and are in need of full replacement.**



### **Seismic Mitigation Program (SMP)**

The SMP began in 2005 after the completion of an assessment of all schools in high risk seismic zones across the province. The SMP funds seismic upgrading projects for schools that were assessed as being high risk of structural collapse in an earthquake. Although no Nisga'a School District schools are currently listed as high risk on the Ministry's SMP website, parts of the Nisga'a School District are located in high risk seismic zones. Further assessment may be warranted, particularly considering changes resulting from the latest Seismic Retrofit Guidelines.

**Recommendation: Nisga'a School District should consult with the Ministry and with the Engineers and Geoscientists of BC to determine if Seismic Risk Assessments could be done for schools in the District.**

## **2. Ministry Capital Processes**

Most school district capital planning, data input, and project submissions are done in the Ministry's capital planning system, MyCAPS. All school districts have access to MyCAPS and are required to submit project requests into the system using the proper Ministry submission templates.

Typically, school districts must submit project requests each year in June (major projects) or September (minor projects), and requests follow an approval process that is dependent on the capital program with which the project is associated, as follows:

### **One-Stage Approval Process**

All minor capital requests made for projects in SEP, CNCP, BUS, PEP, and BEP undergo a one-stage approval process. Ministry support for a qualifying project request will be based on the information provided by school districts in MyCAPS. For AFG funding, the District must submit an annual expenditure plan that shows how the District plans to use their AFG allocation for the year. AFG plans are simply reviewed by the Ministry to ensure proposed AFG projects are eligible projects under the AFG policy.



## **Two and Three-Stage Approval Processes**

Requests made for projects in SMP, EXP, and REP undergo a more extensive two or three-stage process, dependent on project risk level, complexity, and size/value. Initial Ministry support for project requests is based on Project Request Factsheets that are submitted in MyCAPS.

Under all major capital processes, a board of education is responsible for using its own local funds to cover the initial costs for any planning work and reports required to determine a proposed scope and preliminary cost estimates for a requested capital project.

## **Board Resolutions**

In accordance with section 142 (4) of the *School Act*, boards of education must provide a Board Resolution in support of its annual Five-Year Capital Plan submission to the Ministry.

Boards are to provide up to three separate Board Resolutions, one for the Major Capital Program submissions, one for Minor Capital Program submissions and one for Building Envelope Program submissions (if applicable).

Completed Board Resolutions are to be uploaded in MyCAPS in conjunction with the capital plan submitted to the Ministry for each of the respective Call for Submissions. Notably, AFG expenditure plan submissions to the Ministry do not require a Board Resolution.

## **Capital Plan Response Letters**

Once the assessment of capital plan submissions from all school districts has been completed by the Ministry, and the provincial Budget has been released, the Ministry will notify each school district with a written response regarding the results of the Ministry's review of its board's Five-Year Capital Plan submission, usually in March or April.

The Capital Plan Response Letter identifies the specific capital projects from the Major Capital Programs that are supported for further business case development and from the Minor Capital Programs that are approved for procurement and capital funding.

The Capital Plan Response Letter will also advise the school district of next steps for each of the supported or approved projects, which may include:

- Proceed to acquiring a site for EXP projects;
- Proceed to developing a business case (Concept Plan or Project Definition Report) for SMP, EXP and REP projects;



- Proceed to developing a business case for RDP projects;
- Proceed to the design, tender and construction for SEP and CNCP projects;
- Proceed to acquiring a bus for BUS projects;
- Proceed to the purchase and installation of playground equipment for PEP projects;
- Work with BC Housing, when contacted, on developing BEP projects.

As only a portion of all proposed projects submitted in the annual Five-Year Capital Plan may be supported or approved for capital funding under the Ministry's Capital Plan, ministerial approval is rarely granted for a board's capital plan in its entirety. For the purposes of section 142 (5) of the *School Act*, a capital plan with modification will instead be approved, which will only include those capital projects that have been identified in the Capital Plan Response Letter.

AFG projects are not identified in a Capital Plan Response Letter. School districts are notified of the amount of their approved AFG funding, both capital and operating portions, as part of the Provincial funding announcement made annually on or before March 15 by the Minister, in accordance with s. 106.2 of the *School Act*.

### **REP Project Prioritization**

All REP projects, which include a full replacement school or a partial replacement of an existing school, must be supported by a recent building condition assessment and engineering reports substantiating that the school building or a portion of a school has reached or will shortly reach the end of its expected useful life.

Standardized Facility Condition Assessments (FCA) of all schools in the Province are done every five years by the VFA Canada Inc. The FCAs for all schools in the province provide the Ministry with comparable data to support the Provincial capital plan for building renewal.



## IV. DEMOGRAPHICS, ACHIEVEMENT & ENROLMENT






### A. Community Demographics

The demographics of the communities within the District are shown in Figure 9. The population density is much lower than the average for all other BC public schools. Median family income is lower, as is the percentage of people 25-64 with post-secondary credentials. The unemployment rate is significantly higher than across all other BC public school regions, as is the percentage of lone-parent families.

These demographics present unique challenges for the delivery of education services in Nisga'a School District. Education is the key to improving these indicators, so the Ministry and the District must do everything possible to establish the conditions needed for student success. This includes creating and maintaining high quality and functional education and accommodation facilities for students and for District staff.

**Figure 9 – Community Demographics for Nisga'a School District Region**

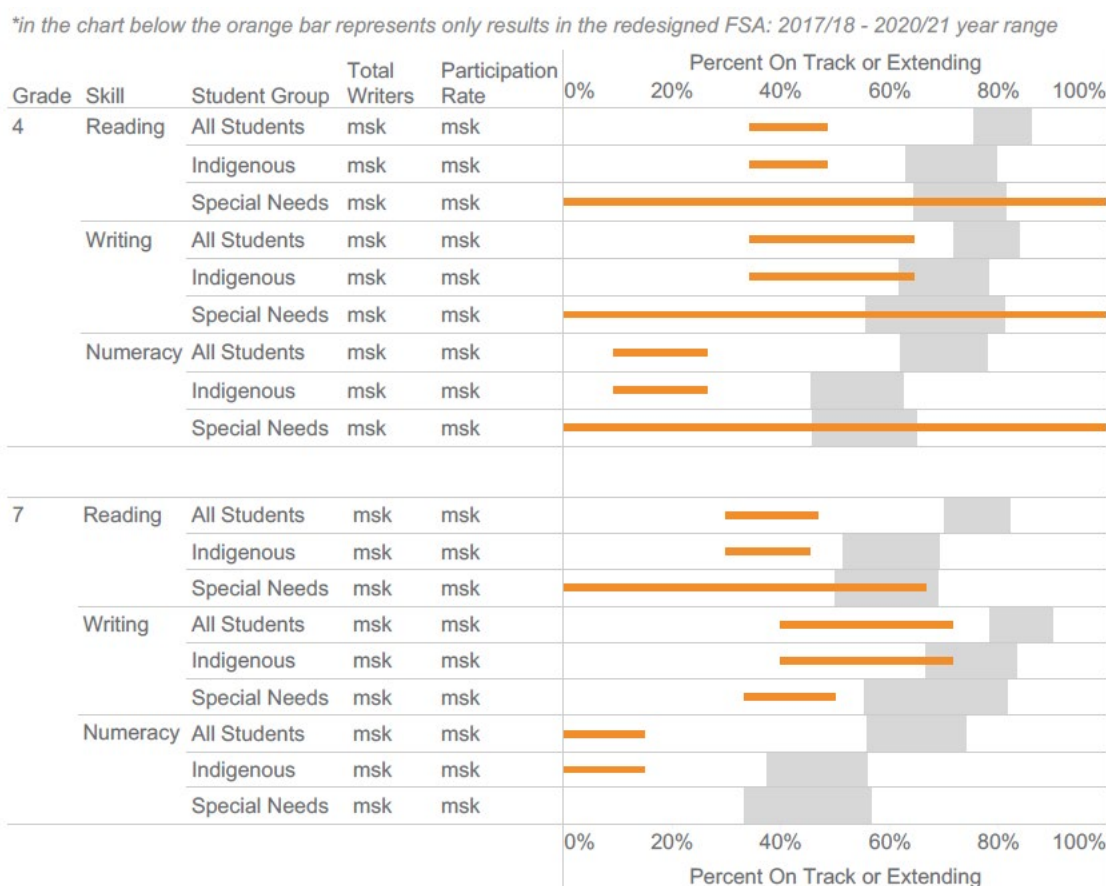
#### Community Demographics

					
	Unemployment Rate	Percent of 25-64 with Post Secondary Credentials	Percent of Lone-Parent Families	Median Family Income Economic Families	Population Density (people per sq. km of land area)
B.C. Public Schools	6.8%	63%	4.4%	\$93,013	3,496
District: Nisga'a	29.1%	40.9%	8.1%	\$65,623	184



## B. Student Achievement

**Figure 10 – Nisga'a School District Foundation Skills Assessment Ranges**



## C. Enrolment History and Projections

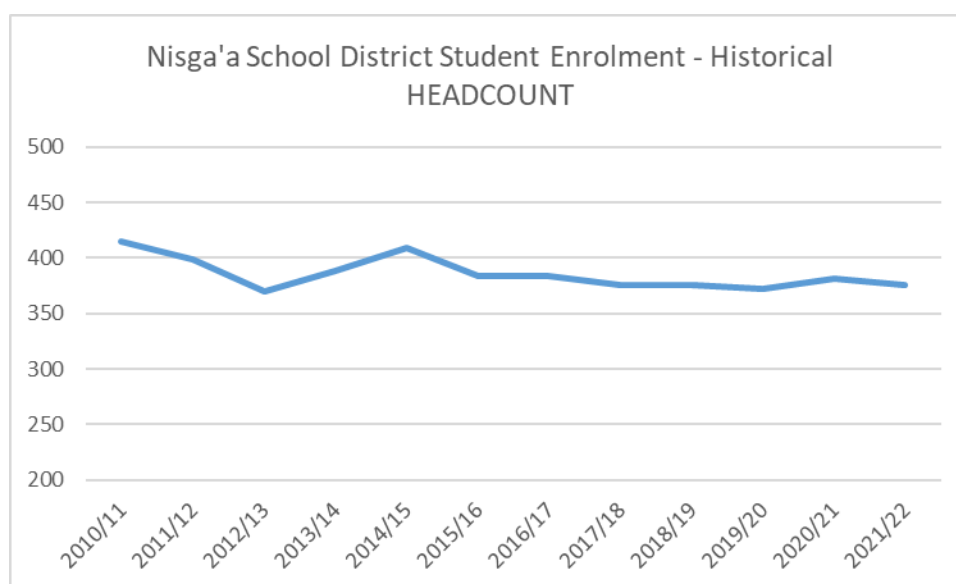
Although there has been some fluctuation, enrolment in the District has remained relatively consistent for the past 10 years, at roughly 400 K-12 students (public school aged headcount). Students are spread fairly evenly across each of the grades, meaning that there is not a statistically significant 'bubble' of students currently moving through any of the K-12 grades (see Figures 11 to 13).



Figure 11 – Nisga'a School District Enrolment 2010/11 to 2031/32 (Headcount)

SCHOOL YEAR	HEADCOUNT
2010/11	415
2011/12	399
2012/13	370
2013/14	388
2014/15	409
2015/16	384
2016/17	384
2017/18	376
2018/19	376
2019/20	372
2020/21	381
2021/22	376
2022/23	369
2023/24	381
2024/25	373
2025/26	390
2026/27	348
2027/28	338
2028/29	317
2029/30	324
2030/31	315
2031/32	310

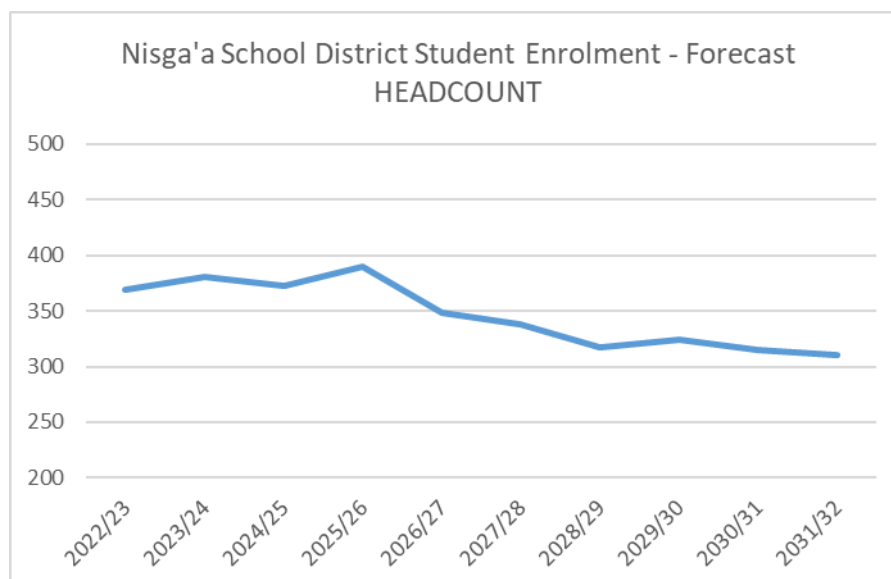
Figure 12 – Nisga'a School District Enrolment 2010/11 to 2021/22







**Figure 13 – Forecasted Nisga’a School District Enrolment 2022/23 to 2031/32**



District enrolment is predominantly First Nation, as is reflected in Figure 14, which also shows the number of special needs students by grade.

**Figure 14 – 2022 School District Report | SD92 Nisga’a**

### Current Headcount

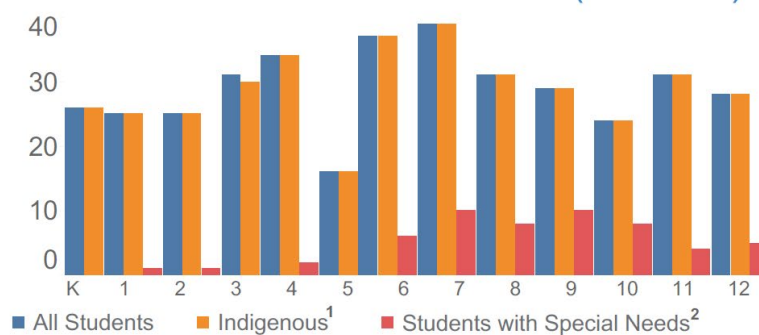
376

Projected change  
over next 10 years

-64



### Total Students Across All Grades (2021/22)



Source: <https://studentsuccess.gov.bc.ca/school-district/092>



## D. Capacity Utilization

As shown in Figure 15, none of the schools in the District are operating over their intended capacity. Seeing that enrolment is not forecast to increase in the coming years, there is no requirement for additional capacity within the timeframe of this LRFP.

The most common way of improving capacity utilization is by closing schools. In this case, Gitwinksihlkw Elementary School would be the only realistic option for closure, however this could have a negative effect on student achievement, and a new gym has been recently added to the school.

**Figure 15 – Capacity Utilization for Nisga’a School District Schools**

SCHOOL	CAPACITY BY GRADES	TOTAL CAPACITY	ENROLMENT BY GRADES	22/23 TOTAL ENROLMENT	CAPACITY UTILIZATION
Nisga'a Elementary Secondary	20K / 100E / 225S	345	12K / 78E / 169S	259	75%
Gitwinksihlkw Elementary	20K / 50E	70	3K / 19E	22	31%
Alvin McKay Elementary	20K / 100E	120	6K / 65E	71	59%
Nathan Barton Elementary	20K / 75E	95	4K / 35E	39	41%
	<b>80K / 325E / 225S</b>	<b>630</b>	<b>25K / 197E / 169S</b>	<b>391</b>	<b>62%</b>

**Recommendation: No expansion projects are required, as there is currently surplus capacity in the District and enrolment is not forecasted to increase in the next ten years.**



## V. RECOMMENDATIONS

- 1)** That School District No. 92 (Nisga'a) adopt the following long range facilities planning principles:
  - Create and maintain quality programs in appropriate locations
  - Maintain appropriately sized facilities that will accommodate enrolment and educational programs over the next 10 to 15 years
  - Strive for increased efficiency in District facilities to reduce operational and capital costs
- 2)** That School District No. 92 (Nisga'a) use the Long Range Facilities Plan as a strategic framework and support document for the District's Five Year Capital Plan, as per Ministry of Education and Child Care capital planning requirements.
- 3)** That School District No. 92 (Nisga'a) establish a five year plan for Annual Facility Grant projects to accommodate the highest priority needs of the District.
- 4)** That School District No. 92 (Nisga'a) establish a five year plan for project applications to the Ministry of Education and Child Care's School Enhancement Program, considering opportunities to phase larger projects over two or more years.
- 5)** That School District No. 92 (Nisga'a) undertake further investigation in consideration of applications to the Ministry of Education and Child Care's Carbon Neutral Capital Program for projects that reduce energy costs and carbon emissions.
- 6)** That School District No. 92 (Nisga'a) apply to the Ministry of Education and Child Care's Playground Equipment Program for a playground replacement at Nathan Barton Elementary School.
- 7)** That School District No. 92 (Nisga'a) apply to the Ministry of Education and Child Care's Rural District Program for a high priority District project, for e.g., the removal of portables at Alvin A McKay Elementary School.
- 8)** That School District No. 92 (Nisga'a) consult with the Ministry of Education and Child Care and with the Engineers and Geoscientists of BC (EGBC) to determine if Seismic Risk Assessments could be done for schools in School District No. 92 (Nisga'a).
- 9)** That School District No. 92 (Nisga'a) write to the Ministry of Education and Child Care to state the critical importance of Teacherages and other rental properties in School District No. 92 (Nisga'a) and request that Ministry of Education and Child Care:



- include Teacherages in the Ministry's facility condition assessment program with VFA Canada
- amend the Annual Facility Grant formula to account for the gross floor area of district-owned Teacherages
- allocate additional capital funding under the Rural District Program to build, renovate, and maintain Teacherages
- ensure that operating funding formulas reflect the costs of managing and maintaining teacher and staff housing as a landlord

**10)** That School District No. 92 (Nisga'a) write to the Ministry of Education and Child Care to advocate for increased capital funding for Ministry capital programs (in particular the Rural Districts Program) to address the unique needs and disproportionate costs of maintaining facilities in rural and remote regions.



## VI. APPENDICES

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## Nisga'a Elementary-Secondary School (NESS)



### **GENERAL**

NISGA'A ELEM/SECONDARY

Asset Number: 113264

FCI: 0.43

Address1 BOX 239, NEW AIYANSH, BC, V0J 1A0

Size 5,555 SM

Year Constructed 1975

Year Renovated 2018

Floors 1 Construction Type Concrete Block

Type Building Use Elementary/Secondary School

### **ARCHITECTURAL**

## **APPENDIX A – NISGA'A SCHOOL DISTRICT FACILITY DETAILS**

### **General**

The Nisga'a Elementary – Secondary School, Asset Number 113264, is in the B.C. Ministry of Education's Nisga'a School District Number 92. The school, Nisga'a School Building number 9292007, is located at Box 239, New Aiyansh B.C V0J1A0.

This one storey, plus mezzanine structure was built in 1975 for a total of 5554sm (59,785sf), comprising of six elementary classrooms, nine high school classrooms, two science classrooms, computer and band classrooms, metal and wood shops, textiles and cooking classrooms, library, administration area, kitchen, washrooms and gymnasium. The building design includes a separate kindergarten to grade three building linked to the main building by a breezeway.

### **Substructure**

The building is constructed with reinforced cast in place crawl space concrete foundations with concrete strip footings.

### **Superstructure**

The superstructure consists of concrete block construction with steel roof assemblies. The main floor assembly includes concrete on metal decking supported on open web steel joists above a crawl space.

### **Exterior Construction**

The exterior walls are: lava rock veneer (from local source) on framing, concrete block, metal shingle, and wood siding. The building has double-glazed aluminum windows. Typically all exterior doors in single and paired configurations are metal in metal frames. The low slope roof is finished with SBS membrane. The school site is surrounded by landscaping, playground, football, gravel track, sod field and a large grass area.

### **Interior Construction**

Typically the floor finishes throughout the facility are rolled vinyl floor, carpet in administrative areas and wood strip floor gymnasium. The main ceiling finishes include: 600 x 1200 mm suspended T-Bar ceilings, concealed spline ceiling tiles and tongue and groove wood ceilings. The wall finishes throughout include painted gypsum, vinyl-faced gypsum panels, and painted concrete block. The majority of the interior doors are solid core wood. Interior door hardware is generally knob type.

### **Hazardous Materials**

Hazardous materials such as asbestos containing materials (ACM's) are known to exist in the facility.

### **Vertical Transportation**



## **APPENDIX A – NISGA’A SCHOOL DISTRICT FACILITY DETAILS**

There is vertical transportation associated with the building – generally access to the mezzanines located in the gymnasium, wood and metal shops and library.

### **Accessibility**

The building is generally accessible.

### **Occupancy Type**

According to the 2018 British Columbia Building Code, Article 3.1.2.1. (1), the facility is classified as a Group A (Assembly), Division 2. Article 3.2.2.26. of the code requires the facility to be fully sprinklered and to be of either combustible or non-combustible construction used singly or in combination with specific fire-resistance assemblies and ratings. The building is not sprinklered.

### **MECHANICAL/HVAC**

Heating for the school is provided by nine air handling units (AHU's) equipped with electric heating coils. Building spaces have ducted tempered air supplied through floor and wall-mounted grills and ceiling-mounted diffusers.

The HVAC ventilation system includes exhaust fans and ducting that service the rest rooms, locker rooms and custodial closets.

### **Plumbing**

Domestic cold water for the building enters through a 2" line from the community system and the distribution system includes pressure reducer, copper distribution piping and control valves. The domestic hot water for the facility is provided by two electric hot water tanks, located in mechanical rooms off the gym and lab area. They are rated at 270L, 5000W, 175L 300W. Hot and cold water is distributed to restroom fixtures, sinks, custodial sinks, water coolers, drinking fountain and other points of use.

The washroom fixtures include vitreous china urinals, water closets, lavatories and showers. The plumbing fixtures also include stainless steel kitchen sinks, laboratory sinks; floor mounted utility sinks and a vitreous china drinking fountain.

Rain water is removed from the roof via drains equipped with strainers and connected to internal rainwater leaders. The storm water is discharged by gravity to a community sewer main.

The building includes a sanitary waste piping system with gravity discharge to the community system.

### **Propane Gas Distribution - Laboratory**

Propane gas is distributed to the laboratory classroom from a storage tank located on the exterior of the school. Propane also supplies the rooftop make up air unit.

## **APPENDIX A – NISGA’A SCHOOL DISTRICT FACILITY DETAILS**

### **Fire Protection**

Handheld type fire extinguishers are located throughout the building as required. A wet standpipe system is installed with hose cabinets in the corridors.

Fire suppression systems are installed in the commercial kitchen.

An air compressor is provided to provide air for the technical shops.

The woodworking shop includes a sawdust collection system.

The metal shop and Wood shop are provided with exhaust systems including multiple exhaust fume hoods.

### **ELECTRICAL**

#### **Electrical Service and Distribution**

The electrical power to the building is fed at 347/600V, 3 phase, from the local utility to the main electrical switchboard, rated at 1000A, located in the electrical room on the main floor. The switchboard includes a main disconnect and a main distribution panel (MDP). Power from the MDP is distributed to the major building HVAC equipment at 347/600V and to transformers located throughout the building which provide low voltage, 120/208V, to distribution panelboards. These panelboards provide power for lighting, life safety systems and local tenant needs.

#### **Emergency Electrical Systems**

Exit lights are provided to indicate the direction to means of egress.

Battery pack units equipped with integrated or remote lighting heads provide lighting for safe egress from the building.

#### **Lighting**

Interior lighting is generally provided by fluorescent fixtures, ceiling mounted and wall mounted types. Lighting is controlled by occupancy sensors for energy efficiency.

Exterior lighting is provided by wall mounted HID wall-pack and flood type fixtures.

#### **Branch Wiring and Devices**

Wiring is provided via conduit and BX cabling to a typical collection of devices, receptacles and switches.

#### **Fire Alarm System**

## **APPENDIX A – NISGA’A SCHOOL DISTRICT FACILITY DETAILS**

The building is provided with a zoned type fire alarm system consisting of a control panel, annunciator, manual pull stations, and audible bell alarms.

A public address system, consisting of an amplifier, wiring, wall, ceiling and trumpet type fixtures provide service to the interior and exterior of the building.

Surveillance cameras are provided which monitor the interior of the school. An intrusion alarm system and a FOB access is also provided.

### **Communications and Security**

Telephone service is provided throughout the building by an on site digital key system. Digital data services are delivered to the office and classroom areas via a local area network (LAN).

## Nathan Barton Elementary School



### **GENERAL**

Asset Name: NATHAN BARTON ELEMENTARY

Asset Number: 113272

FCI: 0.12

Address1 GENERAL DELIVERY, KINCOLITH, BC, V0V 1B0

Size 1,027 SM

Year Constructed 1979

Year Renovated 2014

Floors 1 Construction Type Wood Frame

Type Building Use Elementary School

## **APPENDIX A – NISGA'A SCHOOL DISTRICT FACILITY DETAILS**

### **ARCHITECTURAL**

The Nathan Barton Elementary School, Asset Number 113272, is in the B.C. Ministry of Education's Nisga'a School District Number 92. The school, is located at Kincolith B.C V0V1B0. This one storey structure was built in 1979 for a total of 1027sm

(11,054sf), comprising of six classrooms, library, administration area, kitchen, washrooms and gymnasium. In 2014, the breezeway between the classroom

wing and the gymnasium was in-filled to create a foyer and extend the main office.

### **Substructure**

The building is constructed with reinforced cast in place concrete foundations, situated on a crawl space configuration with concrete strip footings and

walls that provide for utility pipe chases around the perimeter of the building.

Superstructure concrete block construction with steel roof assemblies.

### **Exterior Construction**

The exterior walls are concrete block and metal siding. Typically all exterior doors in single and paired configurations are wood in metal frames, including storefront doors. The building's fenestration consists of a combination of awning and fixed aluminum sash with double pane insulated glazing. The building's pitch roof is covered with fully adhered SBS modified bitumen membrane. The entire school site is surrounded by a playground and a grass play area.

### **Interior Construction**

Typically the floor finishes throughout the facility are marmoleum floor with consists of PULASTIC polyurethane flooring in the gymnasium. The main ceiling finishes include 24-inch x 48-inch suspended T-Bar ceilings and drywall ceilings. Wall finishes throughout include painted gypsum. The majority of the interior doors are solid core wood. Interior door hardware is generally knob type.

### **Hazardous Materials**

Hazardous materials such as asbestos containing materials (ACM's) are known to exist in the facility.

### **Vertical Transportation**

There is no vertical transportation associated with the building.

### **Accessibility**

The building is generally accessible.

## **APPENDIX A – NISGA’A SCHOOL DISTRICT FACILITY DETAILS**

### **Occupancy Type**

According to the 2018 British Columbia Building Code, Article 3.1.2.1. (1), the facility is classified as a Group A (Assembly), Division 2. Article 3.2.2.26. of the code requires the facility to be fully sprinklered and to be of either combustible or non-combustible construction used singly or in combination with specific fire-resistance assemblies and ratings. The building is not sprinklered.

### **MECHANICAL/HVAC**

The heating needs for the building is provided by two wood pellet biomass boilers, each rated 750 MBH. Backup heat is provided by two electric boilers, each rated at 60KW located in the boiler room. These boilers provide heating hot water to the coils of air handling units, unit ventilators, perimeter hydronic fin tube heaters and radiant ceiling panels. Ventilation for the classrooms is provided by individual unit ventilators. The gym and office areas are served by two air handling units - one located on the roof and second located in the mezzanine above gym storage room. The HVAC ventilation system includes multiple exhaust fans serving, custodial closet and restrooms.

HVAC system is controlled via a Delta DDC system.

### **Plumbing**

The domestic water main enters the building through the boiler room via a 2 inch steel pipe and is distributed throughout the facility via copper piping.

The domestic hot water for the facility is provided by an electrical hot water tank rated at 189.2L, 6000W. The water is continuously circulated throughout the building via an in-line circulating pump. Hot and cold water is distributed to restroom fixtures, sinks, custodial closets, water coolers and other points of use. The washroom fixtures include vitreous china urinals, water closets and lavatories. The plumbing fixtures also include stainless steel kitchen sinks; wall mounted utility sinks as well as porcelain drinking fountains.

Rain water is removed from the roof via scuppers connected to PVC downspouts.

The building includes a sanitary waste piping system with gravity discharge to the community sanitary sewer system.

### **Fire Protection**

The fire protection system includes a standpipe fire protection system which supplies hose cabinets provided throughout the building.

Handheld type fire extinguishers are located throughout the building.

### **ELECTRICAL**

## **APPENDIX A – NISGA’A SCHOOL DISTRICT FACILITY DETAILS**

### **Electrical Service and Distribution**

The building is supplied by a 800A 347/600V electrical service. It includes a main switchboard consisting of a main disconnect and a main distribution panelboard. This power is distributed to downstream panelboards located throughout the building. These panelboards provide power for lighting, life safety systems and local tenant needs.

### **Emergency Electrical Systems**

Exit lights are provided to indicate the direction to means of egress.

Battery pack units equipped with integrated or remote lighting heads provide lighting for safe egress from the building.

### **Lighting**

Interior lighting is generally provided by fluorescent fixtures, ceiling mounted, wall mounted and suspended types. Lighting is controlled by occupancy sensors for energy efficiency.

Exterior lighting is provided by wall-mounted HID/CFL wall-pack fixtures.

### **Branch Wiring and Devices**

Wiring is provided via conduit to a typical collection of devices, receptacles and switches.

### **Fire Alarm System**

The building is provided with a zoned type fire alarm system consisting of a control panel, manual pull stations, heat detectors and audible bell alarms.

### **Communications and Security**

VoIP telephone service is provided throughout the building by a multi-line system. Digital data services are delivered to the office and classroom areas via a local area network (LAN).

A public address system consisting of ceiling mounted speakers located throughout the school is provided. A master control unit is located in the office.

An intrusion alarm system, utilizing motion detectors, provides surveillance for the building.

## Gitwinksihlkw Elementary School



Asset Name: Gitwinksihlkw Elementary School

Asset Number: 113250

FCI: 0.23

Address: Lava Street, Gitwinksihlkw, BC, V0J 3T0

Size : 759 SM

Year Constructed 1994

Floors 1 Construction Type Wood Frame

Type Building Use Elementary School



### **ARCHITECTURAL**

The Gitwinksihlkw Elementary School, Asset Number 113250, is in the B.C. Ministry of Education's Nisga'a School District Number 92. The school is located at Lava Street, Nisga'a B.C V0J 3T0. This one storey structure was built in 1994 for a total of 759sm(8,170sf), comprising of four classrooms, library, administration area, kitchen, washrooms. The school includes a mechanical mezzanine. The school does not include a gymnasium. The students currently use the adjacent recreation facility for gym classes. Currently a new gym is being constructed and shall be completed in late spring, 2023.

#### **Substructure**

The substructure construction of the building combines concrete pad foundation, slab-on-grade construction and concrete perimeter foundation wall.

#### **Superstructure**

The superstructure of the building generally consists of structural heavy timber frame construction including sloping metal pan roof decks on engineered wood beams and girders supported on load bearing columns and exterior walls.

#### **Exterior Construction**

The exterior walls are wood plank siding and cedar shake siding. The building has double-glazed aluminum windows. Typically all exterior doors in single and paired configurations are metal in metal frames. The school site is surrounded by landscaping, vehicle parking, chain link fencing, driving areas, a playground, and a large grass area.

#### **Interior Construction**

Typically the floor finishes throughout the facility are VCT and carpet; the washrooms floors are ceramic tile. The main ceiling finishes include 24-inch x 48-inch suspended T-Bar ceilings and drywall ceilings. Wall finishes throughout include painted gypsum. The majority of the interior doors are solid core wood. Interior door hardware is generally lever type. The washroom fittings include painted metal, floor mounted toilet partitions with mirrors, grab bars, paper towel dispensers, toilet paper holders and soap dispensers. The building includes fixed casework for classrooms, library, kitchen and administration offices typically found in an elementary school.

#### **Hazardous Materials**

Hazardous materials such as asbestos containing materials (ACM's) may exist in the facility.

#### **Vertical Transportation**

There is vertical transportation associated with the building - interior stairs to access the mechanical mezzanine.

#### **Accessibility**

## **APPENDIX A – NISGA’A SCHOOL DISTRICT FACILITY DETAILS**

The building is generally accessible per the requirements of section 3.8 Building Requirements for Persons with Disabilities of the 2018 British Columbia Building Code.

### **Occupancy Type**

According to the 2018 British Columbia Building Code, Article 3.1.2.1. (1), the facility is classified as a Group A (Assembly), Division 2. Article 3.2.2.26. of the code requires the facility to be fully sprinklered and to be of either combustible or non-combustible construction used singly or in combination with specific fire-resistance assemblies and ratings. The building is sprinklered.

### **MECHANICAL/HVAC**

The heating for the building is provided by a packaged air handling unit, equipped with an electrical heating coil, and located in the mezzanine mechanical room. The tempered air is ducted to the various areas of the building via electrical reheat coils which are controlled by wall mounted thermostats to control the temperature in each area. An electrical unit heater is suspended from the mechanical room ceiling to heat this area.

The HVAC ventilation system includes multiple exhaust fans serving the janitor’s closet and restrooms.

### **Plumbing**

The city water main enters the building via a 2 inch steel pipe and is distributed throughout the facility via copper piping.

The domestic hot water for the facility is provided by an electrical 284L hot water tank rated at 85 US gallons, 5000W located in the mechanical room.

The water is continuously circulated throughout the building via an in-line circulating pump. Hot and cold water is distributed to restroom fixtures, sinks, janitor’s closets and other points of use. The washroom fixtures include vitreous china urinals, water closets, lavatories and wall mounted utility sinks.

Rain water is removed from the roof via scuppers connected to cast iron downspouts which discharge to a municipal main.

The building includes a sanitary waste piping system with gravity discharge to the municipal sanitary sewer system.

### **Fire Protection**

The fire protection system includes a wet system fed from a 3 inch water main, equipped with a back flow preventer, located in the mechanical room.

## **APPENDIX A – NISGA’A SCHOOL DISTRICT FACILITY DETAILS**

Exterior canopy is on dry system. Handheld type fire extinguishers are located throughout the building as required.

### **ELECTRICAL**

#### **Electrical Service and Distribution**

The electrical power to the building is fed at 120/208V, 3 phase, from the local utility to the main electrical switchboard, rated at 800A, located in the electrical room on the main floor. The switchboard includes a main disconnect and a main distribution panel (MDP). Power is distributed to the major building HVAC equipment via a motor control centre located in the mezzanine mechanical room and downstream panelboards located throughout the building. These panelboards provide power for lighting, life safety systems and local tenant needs.

#### **Emergency Electrical Systems**

Exit lights are provided to indicate the direction to means of egress.

Battery pack units equipped with integrated or remote lighting heads provide lighting for safe egress from the building.

#### **Lighting**

Interior lighting is generally provided by fluorescent fixtures, ceiling mounted, wall mounted and suspended types. This lighting is supplemented with ceiling mounted recessed fixtures, equipped with halogen lamps, in the high bay open area of the school. Lighting is controlled by occupancy sensors and timers for energy efficiency. Exterior lighting is provided by wall mounted HIV wall-pack fixtures.

#### **Branch Wiring and Devices**

Wiring is provided via conduit to a typical collection of devices, receptacles and switches.

#### **Fire Alarm System**

The building is provided with a zoned type fire alarm system consisting of a control panel, manual pull stations, sprinkler flow switches and audible bell alarms. A public address system is incorporated into the fire alarm system.

#### **Communications and Security**

Telephone service is provided throughout the building by a multi-line system. Digital data services are delivered to the office and classroom areas via a local area network (LAN).

An intrusion alarm system, utilizing motion detectors, provides surveillance for the building.

## Alvin A. McKay Elementary School



Asset Number: 113268

Address: 245 Church Street, Greenville (Lakalzap), BC, V0J1X0

Size: 1519 SM

Year Constructed: 1979

FCI : 22

Floors 1 Construction Type: Wood Frame

Type Building Use: Elementary School

### **ARCHITECTURAL**

## **APPENDIX A – NISGA'A SCHOOL DISTRICT FACILITY DETAILS**

### **General**

The Alvin McKay Elementary School, Asset Number 113268, is in the B.C. Ministry of Education's Nisga'a School District Number 92. The school is located at 245 Church Street, Greenville (Lakalzap) B.C V0J1X0. This one story structure was built in 1979 for a total of 1519sm (16,351sf), comprising of five classrooms, library, administration area, kitchen, washrooms and gymnasium. A separate modular building serves as the music classroom.

### **Substructure**

The substructure is not fully visible. It consists of reinforced, cast-in-place concrete foundation walls set on a combination of concrete strip and spread footings with a slab-on-grade.

### **Superstructure**

The superstructure consists of concrete block construction with steel roof assemblies. The entry canopy includes wood columns supported arched glu-lam beams. Exterior Construction The exterior walls are concrete block, corrugated metal siding and wood siding. The building has casement type, double-glazed aluminum windows. Typically all exterior doors in single and paired configurations are wood in metal frames. Roofs are waterproofed with fully adhered 2-ply SBS modified bitumen membrane assemblies. Storm water drainage is addressed by internal drain leaders. The entire school site is surrounded by landscaping, playground, asphalt paved vehicle parking, and a large grass area.

### **Interior Construction**

Typically the floor finishes throughout the facility are sheet vinyl floor and wood floor gymnasium. The main ceiling finishes include 24-inch x 48-inch suspended T-Bar ceilings and drywall ceilings. Wall finishes throughout include painted gypsum. The majority of the interior doors are solid core wood. Interior door hardware is generally knob-type. The washroom fittings include floor mounted, painted plastic laminated toilet partitions with mirrors, grab bars, paper towel dispensers, toilet paper holders and soap dispensers. The building includes fixed casework for classrooms, library, kitchen and administration offices typically found in a middle school.

### **Hazardous Materials**

Hazardous materials such as asbestos containing materials (ACM's) are known to exist in the facility. The client has an established method for identification of the hazardous materials and a well managed program of removal and or encapsulation.

### **Vertical Transportation**

There is no vertical transportation associated with the building. Accessibility The building is generally accessible per the requirements of section 3.8 Building Requirements for Persons with Disabilities of the 2018 British Columbia Building Code. Occupancy Type According to the 2018

## **APPENDIX A – NISGA'A SCHOOL DISTRICT FACILITY DETAILS**

British Columbia Building Code, Article 3.1.2.1. (1), the facility is classified as a Group A (Assembly), Division 2. Article 3.2.2.26. of the code requires the facility to be fully sprinklered and to be of either combustible or non-combustible construction used singly or in combination with specific fire-resistance assemblies and ratings. The building is not sprinklered.

### **MECHANICAL HVAC**

The heating needs for the building is provided by two wood pellet biomass boilers, each rated 750 MBH. Backup heat is provided by two electric boilers, each rated at 72 KW located in the boiler room. These boilers provide heating hot water to the coils of air handling units, unit ventilators, perimeter hydronic fin tube heaters and radiant ceiling panels. Ventilation for the classrooms is provided by individual unit ventilators. The gym is served by an air handling unit, located on the roof. The HVAC ventilation system includes multiple exhaust fans serving, custodial closet and restrooms. HVAC system is controlled via a Delta DDC system. Plumbing The domestic hot water for the facility is provided by an electrical hot water tank rated at 181.7 liters, 3000W. Hot and cold water is distributed to restroom fixtures, sinks, janitor closets, water cooler and other points of use. The washroom fixtures include vitreous china urinals, water closets and lavatories. The plumbing fixtures also include stainless steel kitchen sinks; wall mounted utility sinks as well as a stainless steel water cooler. Rainwater is removed from the roof via scuppers connected to PVC downspouts. The building includes a sanitary waste piping system with gravity discharge to the community sanitary sewer system.

### **Fire Protection**

The fire protection system includes a standpipe fire protection system which supplies hose cabinets provided throughout the building. Handheld type fire extinguishers are located throughout the building.

### **ELECTRICAL**

#### **Electrical Service and Distribution**

The electrical power to the building is fed at 120/240V, from the local utility to the main electrical switchboard, rated at 600A, located in the electrical room on the main floor. The switchboard includes a main disconnect and a main distribution panel (MDP). Power is distributed to downstream panel boards located throughout the building. These panel boards provide power for lighting, life safety systems and local tenant needs.

#### **Emergency Electrical Systems**

Exit lights are provided to indicate the direction to means of egress. Battery pack units equipped with integrated or remote lighting heads provide lighting for safe egress from the building.

#### **Lighting**

## **APPENDIX A – NISGA’A SCHOOL DISTRICT FACILITY DETAILS**

Interior lighting is generally provided by fluorescent fixtures, ceiling and wall mounted types. Lighting is controlled by occupancy sensors for energy efficiency. Exterior lighting is provided by wall mounted HID wall-pack and under-canopy fixtures.

### **Branch Wiring and Devices**

Wiring is provided via conduit to a typical collection of devices, receptacles and switches.

### **Fire Alarm System**

The building is provided with a zoned-type fire alarm system consisting of a control panel, annunciator, manual pull stations, heat detectors and audible bell alarms.

### **Communications and Security**

Telephone service is provided throughout the building supplied from a VoIP system. Digital data services are delivered to the office and classroom areas via a local area network (LAN). An intrusion alarm system, monitored by an outside agency, provides surveillance for the building. A CCTV camera and FOB access systems are installed.

## Board Office (Wolf)



Asset Number: 120992

FCI: 0.51

Box 240, 4702 Hu lip Road, New Aiyansh

B.C V0J 1A0.

Size 574 SM

Year Constructed 1976

Year Renovated 2007

Floors 2

Construction Type Wood Frame

Type Building Use Other



### **ARCHITECTURAL**

#### **General**

The School Board Site is in the B.C. Ministry of Education's Nisga'a School District Number 92, is located Box 240 in New Aiyansh, B.C V0J 1A0. The site was originally developed in 1976 to provide four housing complexes for students. The sloping site has natural landscaping and asphalt vehicle parking and driving areas, chain link fencing, steel stair, and free standing signage. The site includes four buildings: The School Board Office, The Nisga'a Language and Cultural/Technology Department, and two other similar buildings that are not under the jurisdiction of the school district.

The School Board Office, Asset Number 120992 is in the B.C. Ministry of Education's Nisga'a School District Number 92. The building, Nisga'a School Building is located at Box 240, New Aiyansh, B.C V0J 1A0. This two-story / split-level structure was built in 1976 with 574 SM (6,178 sf) total and the building offers administration space, board room, lunchroom, offices, common area, reception and basement level storage space. The building formerly served as student housing and was re-purposed for use as the School Board Office in, or around 2007.

#### **Substructure**

The residential type building is constructed with reinforced cast in place concrete basement foundations and slab on grade with concrete strip footings.

#### **Superstructure**

The superstructure consists of wood framing, including exposed glulam beams in the common area. The construction appears to be a combination of modular construction with a site-built infill area serving as a common room. Exterior Construction The exterior walls are clad with painted cedar board siding. The building has double-glazed, wood framed windows. Typically all exterior doors are in single and paired configurations in wood in wood frames. The building site includes landscaping, pedestrian walkways, asphalt vehicle parking and driving areas. The facility shares the site with the Computer Technician/Language Culture Building. The property also includes two other similar buildings that are not under the jurisdiction of the School District. Interior Construction The floor finishes throughout the facility are sheet vinyl, carpet tiles, and exposed concrete slab. The main ceiling finishes is primarily painted gypsum. Wall finishes throughout include painted gypsum and stained cedar siding. The majority of the interior doors are painted solid core wood. Interior door hardware is generally knob-type.

#### **Hazardous Materials**

Hazardous materials such as asbestos containing materials (ACM's) may exist in the facility.

#### **Vertical Transportation**

There is a stair serving as the vertical transportation associated with the building.

#### **Accessibility**

The building is non-accessible. Occupancy Type According to the 2012 British Columbia Building Code, Article 3.1.2.1. (1), the facility is classified as a Group D (Business).

### **MECHANICAL / HVAC**

Electrical baseboard heaters located throughout the building provide the heating for the Board Office. Two packaged heat pumps provide ventilation and cooling for the building. Supplemental heating is provided by electric unit heaters. This heating is controlled by wall mounted electric thermostats. The washrooms are ventilated using a central exhaust fans and ducting. Plumbing The city water main enters through the utility room on the lower floor, via a one inch copper pipe and is distributed throughout the facility, feeding the hot water system, restroom fixtures, sinks, janitors’ closets and other points of use. The domestic hot water for the facility is provided by a two electric water heater with capacities of 484L each located in the basement. The washroom fixtures include vitreous china water closets and lavatories. The plumbing fixtures also include stainless steel kitchen sinks and wall mounted utility sinks. Rainwater is removed from the roof via perimeter eaves troughs connected to external rainwater leaders. The storm-water is discharged by gravity. The building includes a sanitary waste piping system with gravity discharge to the municipal system infrastructure.

#### **Fire Protection**

Portable fire extinguishers are located within the facility.

### **ELECTRICAL**

#### **Electrical Service and Distribution**

The electrical power to the building is fed overhead at 120/240V, from a pole mounted transformer to an 800A main disconnect. The power is distributed via a main switchboard located in the basement electrical room. The service includes metering equipment and distribution panel boards. These panel boards provide power for lighting, life safety systems and local tenant needs.

#### **Emergency Electrical Systems**

Exit lights are provided to indicate the direction to means of egress. Emergency battery packs with self contained and remote heads are located throughout the building.

#### **Lighting Interior**

Lighting is generally provided by ceiling-mounted fluorescent fixtures, supplemented with CFL type fixtures. All lighting fixtures have been upgraded with T8 lamps and electronic ballasts.

#### **Exterior lighting**

Is provided by wall mounted HID and LED fixtures.

#### **Branch Wiring and Devices Wiring**

Is provided via BX and other cabling to a typical collection of devices, receptacles and switches.

## **APPENDIX A – NISGA’A SCHOOL DISTRICT FACILITY DETAILS**

### **Fire Alarm System**

The building is provided with a zoned-type fire alarm system consisting of a control panel, enunciator, manual pull stations, heat detectors, smoke detectors, and audible bell alarms. The system is monitored by an outside agency

### **Communications and Security.**

VoIP telephone service is provided throughout the building from an on site digital telephone key-system. Digital data services are delivered to the office areas via a local area network (LAN). An intrusion alarm system, utilizing motion detectors and magnetic door switches, provides surveillance for the building.

## Maintenance and Transportation Facility



Asset Number: 113257

FCI: 0.59

Box 240, 4702 Tate Ave., New Aiyansh

B.C V0J 1A0.

Size 5275 SM

Year Constructed 1980

Floors 2

Construction Type Wood Frame

Type Building Use Other

### **ARCHITECTURAL**

#### **General**

The Maintenance Operation Office, Asset Number 92501, is in the B.C. Ministry of Education's Nisga'a School District Number 92. The building, Nisga'a School Building number 113257, is located at Tate Avenue, Unit A, New Aiyansh, B.C V0J 1A0.

This two story structure was built in 1966 with 336sm (3,617sf) total and the building offers administration space, break room, and basement level storage space. The building formerly served as the Computer Tech-Maintenance facility.

#### **Substructure**

The residential type building is constructed with reinforced cast in place concrete foundations and slab on grade with concrete strip footings. Superstructure The superstructure consists of wood construction with concrete slab on grade and wood roof assemblies.

#### **Exterior Construction**

The exterior walls consist largely of cementitious board (Hardie Plank) siding. The building has double-glazed windows. Typically all exterior doors are in single and paired configurations in wood in wood frames. The building site includes landscaping, pedestrian walkways, gravel vehicle parking and driving areas. The facility shares the site with the maintenance shop and bus shelter buildings.

#### **Interior Construction**

Typically the floor finishes throughout the facility are laminate and vinyl composite flooring and carpet tiles. The main ceiling finishes include 600 x 1200 mm suspended T-Bar and painted gypsum. Wall finishes throughout include painted gypsum. The majority of the interior doors are painted solid core wood. Interior door hardware is generally knob-type.

#### **Hazardous Materials**

Hazardous materials such as asbestos containing materials (ACM's) are not known to exist in the facility.

#### **Vertical Transportation**

There is a stair serving as the vertical transportation associated with the building. Accessibility The building is generally in-accessible. Occupancy Type According to the 2018 British Columbia Building Code, Article 3.1.2.1. (1), the facility is classified as a Group D (Business). The building area and occupancy type allow this facility to be classified at Part 9 in the British Columbia Building Code.

### **MECHANICAL / HVAC**

The heating for the Nisga'a Operations center is provided by electrical baseboard heaters located throughout the building. A packaged unitary AC mounted on the exterior wall provides ventilation

## **APPENDIX A – NISGA'A SCHOOL DISTRICT FACILITY DETAILS**

and cooling for the building. Additional cooling is provided by a split ductless AC unit located outside the building. Supplemental heating is provided by electric unit heaters. This heating is controlled by wall mounted electric thermostats. The washrooms are ventilated using a central exhaust fans and ducting. Plumbing The city water main enters through the utility room on the lower floor, via a one inch copper pipe and is distributed throughout the facility, feeding the hot water system, restroom fixtures, sinks, janitors' closets and other points of use. The domestic hot water for the facility is provided by an electric water heater with a capacity of 180L located in the basement. The washroom fixtures include vitreous china water closets and lavatories. The plumbing fixtures also include stainless steel kitchen sinks and wall mounted utility sinks. Rainwater is removed from the roof via perimeter eaves troughs connected to external rainwater leaders. The storm-water is discharged by gravity. The building includes a sanitary waste piping system with gravity discharge to the municipal system infrastructure.

### **Fire Protection**

Portable fire extinguishers are located within the facility.

## **ELECTRICAL**

### **Electrical Service and Distribution**

The electrical power to the building is fed overhead at 120/240V, from a pole mounted transformer, to a 400A main disconnect. The power is distributed via a splitter box to two electrical disconnects, each rated at 200A, located in the boiler room on the lower floor of the building. The service includes metering equipment and two distribution panel boards. These panel boards provide power for lighting, life safety systems and local tenant needs.

### **Emergency Electrical Systems**

Exit lights are provided to indicate the direction to means of egress. No emergency lighting observed in the building.

### **Lighting Interior**

lighting is generally provided by ceiling-mounted fluorescent fixtures, supplemented with incandescent type fixtures. Main floor area has updated light fixtures whereas the basement area utilized inefficient T12 lamps and magnetic ballasts. Exterior lighting is provided by an incandescent motion switch controlled fixture equipped with par type lamps at the north entrance and under-canopy HID type under the north and south soffits. Branch Wiring and Devices Wiring is provided via BX and other cabling to a typical collection of devices, receptacles and switches.

**Fire Alarm System** The building is provided with a zoned-type fire alarm system consisting of a control panel, enunciator, manual pull stations, heat detectors, smoke detectors, and audible bell alarms. The system is monitored by an outside agency.

### **Communications and Security**

VoIP telephone service is provided throughout the building from an on site digital telephone key-system. Digital data services are delivered to the office areas via a local area network (LAN). An

## **APPENDIX A – NISGA’A SCHOOL DISTRICT FACILITY DETAILS**

intrusion alarm system, utilizing motion detectors and magnetic door switches, provides surveillance for the building. A FOB reader is also provided at the main entrance.



## Raven House (IT Building)



FCI: 0.41

Box 240, New Aiyansh, BC, V0J 1A0

Size 574 SM

Year Constructed 1976

Year Renovated 2010

Floors 2

Construction Type Wood Frame

Type Building Use Other



## **APPENDIX A – NISGA'A SCHOOL DISTRICT FACILITY DETAILS**

### **ARCHITECTURAL**

The Nisga'a Language and Cultural/Technology Department, is in the B.C. Ministry of Education's Nisga'a School District Number 92. The building,

Nisga'a School Building is located at Box 240, New Aiyansh, B.C V0J 1A0. This two storey / split level structure was built in 1976 with 574 sm (6,178 sf) total and the building offers office space, computer service lab, lunch room, common area, and basement level storage space. The building formerly served as student housing and was re-purposed in, or around 2010.

#### **Substructure**

The residential type building is constructed with reinforced cast in place concrete basement foundations and slab on grade with concrete strip footings.

#### **Superstructure**

The superstructure consists of wood framing, including exposed glu-lam beams in the common area.

The exterior walls are clad with painted cedar board siding. The building has double-glazed, aluminum framed windows. Typically all exterior doors are in single and paired configurations in wood in wood frames. The building site includes: landscaping, pedestrian walkways, asphalt vehicle parking and driving areas. The facility shares the site with the Nisga'a School District 92 School Board Office Building. The property also includes two other similar buildings that are not under the jurisdiction of the School District.

#### **Interior Construction**

The floor finishes throughout the facility are sheet vinyl, and exposed concrete slab. The main ceiling finishes is primarily painted gypsum. Wall finishes throughout include painted gypsum and stained cedar siding. The majority of the interior doors are painted solid core wood. Interior door hardware is generally knob type.

#### **Hazardous Materials**

Hazardous materials such as asbestos containing materials (ACM's) may exist in the facility.

#### **Vertical Transportation**

There is a stair serving as the vertical transportation associated with the building.

#### **Accessibility**

The building is non-accessible.

#### **Occupancy Type**

## **APPENDIX A – NISGA’A SCHOOL DISTRICT FACILITY DETAILS**

According to the 2018 British Columbia Building Code, Article 3.1.2.1. (1), the facility is classified as a Group D (Business).

### **MECHANICAL/ HVAC**

The heating for the Board Office is provided by electrical baseboard heaters located throughout the building. Supplemental heating is provided by electric

unit heaters. This heating is controlled by wall mounted electric thermostats. Cooling for the server room is provided by split AC unit. The washrooms are

ventilated using a central exhaust fan and ducting.

### **Plumbing**

The city water main enters through the utility room on the lower floor, via a one inch copper pipe and is distributed throughout the facility, feeding the hot water system, restroom fixtures, sinks, janitors’ closets and other points of use.

The domestic hot water for the facility is provided by an electric water heater located in the basement.

The washroom fixtures include vitreous china water closets and lavatories. The plumbing fixtures also include stainless steel kitchen sinks and wall mounted utility sinks. Rain water is removed from the roof via perimeter eaves troughs connected to external rainwater leaders. The storm-water is discharged by gravity.

The building includes a sanitary waste piping system with gravity discharge to the municipal system infrastructure.

### **Fire Protection**

Portable fire extinguishers are located within the facility.

### **ELECTRICAL**

#### **Electrical Service and Distribution**

The electrical power to the building is fed overhead at 120/240V, from a pole mounted transformer, to a 800A main disconnect. The power is distributed

via a main switchboard located in the basement electrical room. The service includes metering equipment and distribution panel boards. These panel

boards provide power for lighting, life safety systems and local tenant needs.

### **Emergency Electrical Systems**

Exit lights are provided to indicate the direction to means of egress. Emergency battery packs with self contained and remote heads are located throughout the building.

Interior lighting is generally provided by ceiling-mounted fluorescent fixtures, supplemented with CFL type fixtures. All lighting fixtures have been

upgraded with T8 lamps and electronic ballasts. Exterior lighting is provided by wall mounted HID fixtures.

### **Branch Wiring and Devices**

Wiring is provided via BX and other cabling to a typical collection of devices, receptacles and switches.

### **Fire Alarm System**

The building is provided with a zoned type fire alarm system consisting of a control panel, enunciator, manual pull stations, heat detectors, smoke detectors, and audible bell alarms. The system is monitored by an outside agency.

### **Communications and Security**

VoIP telephone service is provided throughout the building from an on site digital telephone key-system. Digital data services are delivered to the office areas via a local area network (LAN). An intrusion alarm system, utilizing motion detectors and magnetic door switches, provides surveillance for the building. A FOB reader is also provided at the main entrance.

## Breakfast Building at Alvin A McKay Elementary

Asset Number: 113268

FCI: 0.49

Address, 245 Church Street, Greenville (LAKALZAP) V0J 1X0

Size 150 SM

Year Constructed 1979

Floors 1

Construction Type Wood Frame

Type Building Use Elementary School

### **ARCHITECTURAL**

#### **General**

The Breakfast Building of Alvin McKay Elementary School, is in the B.C. Ministry of Education's Nisga'a School District Number 92. The building is located at 245 Church Street, Greenville (Lakalzap) B.C V0J 1X0. This one storey structure was built in 1979 for a total of 150sm (1,615sf), comprising of one classroom, one kitchen, one office and one service room.

#### **Substructure**

The substructure is not fully visible. It consists of reinforced, cast-in-place concrete foundation walls set on concrete strip footings with a slab-on-grade.

#### **Superstructure**

The superstructure consists of wood frame construction with wood roof truss assemblies.

#### **Exterior Construction**

The exterior walls are of cementitious board siding. (Hardie board). The building has top-hung type, double-glazed aluminum windows. Typically all exterior doors in single and paired configurations are wood in metal frames. Roofs are waterproofed with asphalt shingle assemblies. Storm water drainage is addressed by gutters and downspouts.

## **APPENDIX A – NISGA'A SCHOOL DISTRICT FACILITY DETAILS**

### **Interior Construction**

Typically the floor finishes throughout the facility are sheet vinyl floor. The main ceiling finishes include drywall ceilings. Wall finishes throughout

include painted gypsum. The majority of the interior doors are solid core wood. Interior door hardware is generally knob type. The washroom fittings

include mirrors, paper towel dispensers, toilet paper holders and soap dispensers. The building includes fixed casework for kitchen.

### **Hazardous Materials**

Hazardous materials such as asbestos containing materials (ACM's) are known to exist in the facility. The client has an established method for identification of the hazardous materials and a well managed program of removal and or encapsulation.

### **Vertical Transportation**

There is no vertical transportation associated with the building.

### **Accessibility**

The building is generally accessible per the requirements of section 3.8 Building Requirements for Persons with Disabilities of the 2018 British Columbia

### **Building Code**

According to the 2018 British Columbia Building Code, Article 3.1.2.1. (1), the facility is classified as a Group A (Assembly), Division 2. Article

3.2.2.26. of the code requires the facility to be fully sprinklered and to be of either combustible or non-combustible construction used singly or in combination with specific fire-resistance assemblies and ratings. The building is not sprinklered.

### **MECHANICAL HVAC**

The heating for building is provided by wall-mounted, baseboard and furnace electric heating units. The HVAC ventilation system includes multiple exhaust fans serving the restrooms. Wall thermostats are utilized for basic temperature control.

### **Plumbing**

Hot water electric HWT, The washroom fixtures include vitreous china urinals, water closets and lavatories. The plumbing fixtures also include a stainless steel kitchen sink.

Rain water is removed from the roof via scuppers connected to PVC/aluminum downspouts.

## **APPENDIX A – NISGA’A SCHOOL DISTRICT FACILITY DETAILS**

The building includes a sanitary waste piping system with gravity discharge to the community sanitary sewer system.

### **Fire Protection**

There were no systems observed.

## **ELECTRICAL**

### **Electrical Service and Distribution**

The electrical power to the building is fed at 120/240V, from the local utility to the main electrical switchboard, rated at ~100A, located in the electrical

closet (locked). The switchboard includes a main disconnect and, fed from the main school building. The panelboard provides power for lighting, life safety systems and local tenant needs.

### **Emergency Electrical Systems**

Exit lights are provided to indicate the direction to means of egress.

Battery pack units equipped with integrated or remote lighting heads provide lighting for safe egress from the building.

### **Lighting**

Interior lighting is generally provided by T8 fluorescent fixtures, ceiling and wall mounted types. Lighting is controlled by occupancy sensors for energy efficiency.

### **Branch Wiring and Devices**

Wiring is provided via conduit to a typical collection of devices, receptacles and switches.

### **Fire Alarm System**

The building is provided with a basic single zone fire alarm system, with audible alarms and FireShield control panel.

### **Communications and Security**

Telephone service is provided throughout the building supplied from a Mitel VoIP system. Digital data services are delivered to the office and classroom areas via a local area network (LAN).

An intrusion alarm system, monitored by an outside agency, provides surveillance for the building.

## Killer Whale House



## NISGA'A LANGUAGE AND CULTURAL/TECHNOLOGY

Asset Number:

FCI: 0.41

Box 240, New Aiyansh, BC, V0J 1A0

Size 574 SM

Year Constructed 1976

Year Renovated 2010

Floors 2 Construction Type Wood Frame

## **APPENDIX A – NISGA’A SCHOOL DISTRICT FACILITY DETAILS**

Type Building Use Other

### **ARCHITECTURAL**

The Nisga'a Language and Cultural/Technology Department , is in the B.C. Ministry of Education's Nisga'a School District Number 92. The building,

Nisga'a School Building is located at Box 240, New Aiyansh, B.C V0J 1A0. This two storey / split level structure was built in 1976 with 574 sm (6,178 sf) total and the building offers office space, computer service lab, lunch room, common area, and basement level storage space. The building formerly served as student housing and was re-purposed in, or around 2010.

#### **Substructure**

The residential type building is constructed with reinforced cast in place concrete basement foundations and slab on grade with concrete strip footings.

#### **Superstructure**

The superstructure consists of wood framing, including exposed glu-lam beams in the common area.

The exterior walls are clad with painted cedar board siding. The building has double-glazed, aluminum framed windows. Typically all exterior doors are in single and paired configurations in wood in wood frames. The building site includes: landscaping, pedestrian walkways, asphalt vehicle parking and driving areas. The facility shares the site with the Nisga'a School District 92 School Board Office Building. The property also includes two other similar buildings that are not under the jurisdiction of the School District.

#### **Interior Construction**

The floor finishes throughout the facility are sheet vinyl, and exposed concrete slab. The main ceiling finishes is primarily painted gypsum. Wall finishes throughout include painted gypsum and stained cedar siding. The majority of the interior doors are painted solid core wood. Interior door hardware is generally knob type.

#### **Hazardous Materials**

Hazardous materials such as asbestos containing materials (ACM's) may exist in the facility.

#### **Vertical Transportation**

There is a stair serving as the vertical transportation associated with the building.

#### **Accessibility**



## **APPENDIX A – NISGA’A SCHOOL DISTRICT FACILITY DETAILS**

The building is non-accessible.

### **Occupancy Type**

According to the 2018 British Columbia Building Code, Article 3.1.2.1. (1), the facility is classified as a Group D (Business).

### **MECHANICAL/ HVAC**

The heating for the Board Office is provided by electrical baseboard heaters located throughout the building. Supplemental heating is provided by electric

unit heaters. This heating is controlled by wall mounted electric thermostats. Cooling for the server room is provided by split AC unit. The washrooms are

ventilated using a central exhaust fan and ducting.

### **Plumbing**

The city water main enters through the utility room on the lower floor, via a one inch copper pipe and is distributed throughout the facility, feeding the hot water system, restroom fixtures, sinks, janitors’ closets and other points of use.

The domestic hot water for the facility is provided by an electric water heater located in the basement.

The washroom fixtures include vitreous china water closets and lavatories. The plumbing fixtures also include stainless steel kitchen sinks and wall mounted utility sinks. Rain water is removed from the roof via perimeter eaves troughs connected to external rainwater leaders. The storm-water is discharged by gravity.

The building includes a sanitary waste piping system with gravity discharge to the municipal system infrastructure.

### **Fire Protection**

Portable fire extinguishers are located within the facility.

### **ELECTRICAL**

#### **Electrical Service and Distribution**

The electrical power to the building is fed overhead at 120/240V, from a pole mounted transformer, to a 800A main disconnect. The power is distributed

## **APPENDIX A – NISGA’A SCHOOL DISTRICT FACILITY DETAILS**

via a main switchboard located in the basement electrical room. The service includes metering equipment and distribution panel boards. These panel

boards provide power for lighting, life safety systems and local tenant needs.

### **Emergency Electrical Systems**

Exit lights are provided to indicate the direction to means of egress. Emergency battery packs with self contained and remote heads are located throughout the building.

Interior lighting is generally provided by ceiling-mounted fluorescent fixtures, supplemented with CFL type fixtures. All lighting fixtures have been

upgraded with T8 lamps and electronic ballasts. Exterior lighting is provided by wall mounted HID fixtures.

### **Branch Wiring and Devices**

Wiring is provided via BX and other cabling to a typical collection of devices, receptacles and switches.

### **Fire Alarm System**

The building is provided with a zoned type fire alarm system consisting of a control panel, enunciator, manual pull stations, heat detectors, smoke detectors, and audible bell alarms. The system is monitored by an outside agency.

### **Communications and Security**

VoIP telephone service is provided throughout the building from an on site digital telephone key-system. Digital data services are delivered to the office areas via a local area network (LAN). An intrusion alarm system, utilizing motion detectors and magnetic door switches, provides surveillance for the building.