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Message from the A/Minister:

I am happy to share with you the "Preliminary Building Condition Assessment of Community Learning Centres by Region" report. This report provides an overview of the state of Nunavut Arctic College (NAC)'s facilities, specifically its Community Learning Centres (CLC).

I recognize that CLCs are important to NAC and to all Nunavut communities. These are facilities where Nunavummiut go to upgrade their skills, meet personal educational goals, and prepare themselves for careers. This means that CLCs are sites of learning, as well as sites of commitment and effort.



This report was compiled by NAC's Capital Planner. The actual building condition assessments were collected by the Government of Nunavut (GN)'s Department of Community and Government Services (CGS). CGS is the GN department responsible for the assessment of GN owned assets, which includes NAC's facilities. GN-wide building condition assessments are completed over a five-year cycle. The information compiled for this report spans two assessment cycles.

Sharing this report is the first step in an important conversation between NAC, CLCs and communities. As NAC is a GN agency, it is bound by the GN capital process, which requires reports such as these to ensure a fair and transparent process in the allocation of important capital funds in the territory. The use of the word preliminary confirms that this report is an initial support for this ongoing conversation.

After the sharing of this report, NAC will work internally, and in conversations with other government departments, stakeholders and our university partner, Memorial University, to continue discussions on actions from this report. These discussions will include mapping its strategy for the replacement of facilities in all three regions. This work is long-term, but NAC is committed to work with government partners and others to help finance this vital work.

In my term as Minister responsible for Nunavut Arctic College, I am honoured to support work that achieves the goals outlined in Turaaqtavut. I am confident that this report, and the ongoing conversation and actions that will stem from it, will be important gains towards the specific goals outlined under SIVUMMUAQPALLIAJJUTIVUT.

Thank you
Hon. David Joanasie
A/Minister responsible for the Nunavut Arctic College.



Executive Summary:

This report comprises the preliminary report on the College's Community Learning Centres as prepared for the Minister Responsible for Nunavut Arctic College and the President of Nunavut Arctic College in early 2018, and forms the basis of the College's needs assessment for the renovation, modernization, or replacement of all existing Community Learning Centres as identified as a Business Priority on page *NAC-11* of the Nunavut Arctic College Business Plan, 2018-2021.

This Preliminary report is intended to provide a bird's eye view of the current state of Community Learning Centres before the Executive Team of the College directs further assessments of infrastructure and allocation of resources. Further review of College assets will be undertaken by the Capital Planner of Nunavut Arctic College and will form a priority system to address the needs of Community Learning Centres as previously mentioned. The review of Community Learning Centres is part of a broader effort towards two principle goals; preparing Community Learning Centres for an expansion of College programs being delivered in the communities and the standardizing of Learner experiences across the territory.

Regional Overview

KITIKMEOT	Year Built	Square Meters	# of Assessments	Most Recent Assessment	Overall Condition
Cambridge Bay	1997	106	3	2019	Good

All parts of the building are assessed to be in Good Condition.

Gjoa Haven Trailers 1978 169 1 2019 Fair

All parts of the building are assessed to be in Good Condition.

 Kugluktuk
 1992
 237
 2
 2019
 Fair

Poor Condition: Flooring

Fair Condition: H-Vac

Good Condition: The remaining parts of the building are assessed to be in Good Condition.

Kugaaruk 1970 98 3 2019 Poor

Poor Condition: Windows, Doors, Roofing, Wall Finishes, Flooring, Ceiling Finishes, Fuel Tank

Fair Condition: Interior Doors, Exterior Walls, Wiring, Electrical

Good Condition: Remaining parts of the building assessed to be in Good Condition.

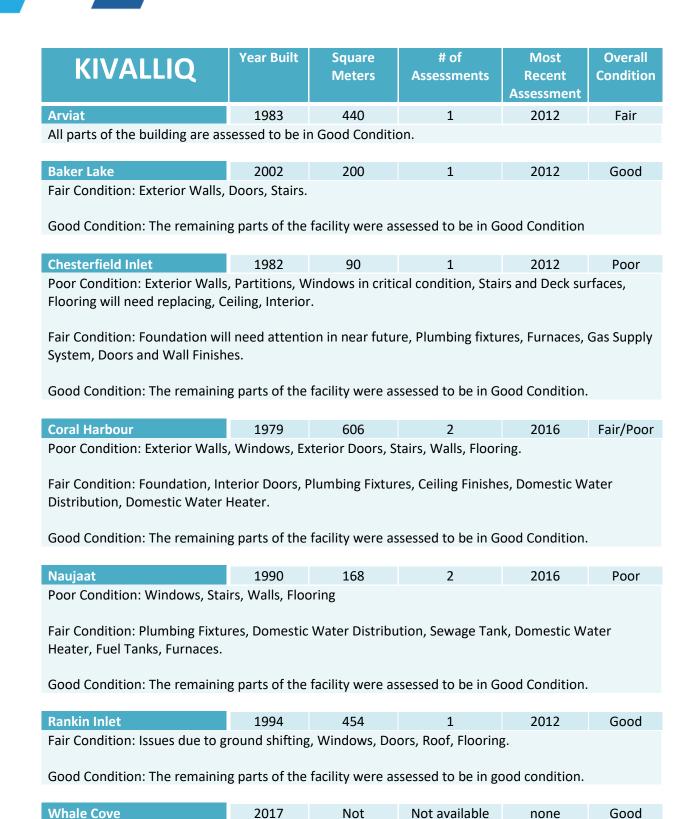
New portables surplused from Education in 2020

Taloyoak 1978 Attached to 2 2019 Good the School

Poor Condition: Exterior Windows, Exterior Doors, Partitions, Interior Doors, Stairs, Wall Finishes, Plumbing Fixtures, Fuel Tank, H-Vac, Standby Generator

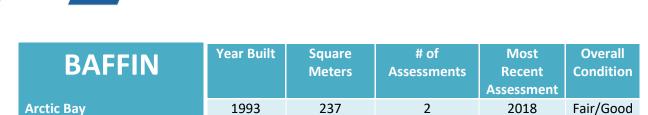
Fair Condition: Foundation, Exterior Walls, Roofing, Fittings, Flooring, Ceiling, Security System

Good Condition: The remaining parts of the building were assessed to be in Good Condition.



available

New CLC



Poor Condition: Hot Water Heater

Fair Condition: Windows, Doors, Flooring, Fuel Tank

Good Condition: The remaining parts of the building are assessed to be in Good Condition.

 Kinngait (Cape Dorset)
 2004
 464
 2
 2016
 Good

Fair Condition: Flooring, Wall Finishes

Good Condition: The remaining parts of the building are assessed to be in Good Condition

Clyde River 1998 400 2 2018 Fair/Good

Poor Condition: Flooring, Wall Finishes, Fuel tank

Fair Condition: Exterior Walls, Fittings, Stairs, Water Heater, Building Automation System

Good Condition: The remaining parts of the building are assessed to be in Good Condition.

Grise Fiord	2018	125	Not available	none	Good
New CLC					
Sanirajak (Hall Beach A)	1988	77	2	2017	Fair/Poor

Poor Condition: Flooring

Fair Condition: Exterior Walls, Exterior Windows, Exterior Doors, Roofing, Interior Doors, Stairs, Wall Finishes, Ceiling Finishes, Plumbing fixtures, Water Tank, Exhaust Fans

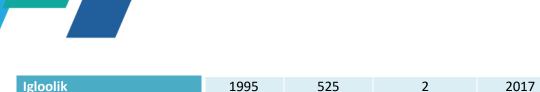
Good Condition: The remaining of parts of the building were assessed to be in Good Condition.

Sanirajak (Hall Beach B) 1991 111 3 2017 Fair

Poor Condition: Exterior Windows, Flooring

Fair Condition: Exterior Walls, Exterior Doors, Fittings, Interior Doors, Wall Finishes, Ceiling Finishes, Plumbing Fixtures, Water Heater, Fuel Tank, Furnace, Exhaust Fans

Good Condition: The remaining parts of the building were assessed to be in Good Condition.



Poor Condition: Flooring, Exhaust Fans

Fair Condition: Plumbing Fixtures, Fuel Tank, Boiler Room Tanks, Forced Floor Heaters, Radiators, Building Control System, Security System

Good Condition: The remaining parts of the building were assessed to be in Good Condition.

Kimmirut 1995 114 2 2016 Good

Poor Condition: Exterior Doors, Interior Doors, Wall Finishes, Flooring, Exhaust Fans

Fair Condition: Exterior Walls, Roofing, Water Heater, Fuel Tank, Furnaces, Building Thermostats

Good Condition: The remaining parts of the building were assessed to be in Good Condition.

Pangnirtung 1993 338 2 2017 Good

Fair Condition: Exterior Walls, Exterior Doors, Stairs, Wall Finishes, Flooring, Hot Water Heater,

Radiators, H-Vac Pumps, Exhaust Fans, Control Systems

Good Condition: The remaining parts of the building were assessed to be in Good Condition.

Pond Inlet 2009 464 2 2018 Good

Poor Condition: Water Boiler

Fair Condition: Flooring

Good Condition: The remaining parts of the building were assessed to be in Good Condition.

Qikiqtarjuaq 2011 122 2 2018 Good

Poor Condition: Roof leaks, Exterior Door.

Good Condition: The remaining parts of the building were assessed to be in Good Condition.

Resolute Bay 1976 89 2 2018 Fair

Poor Condition: Flooring

Fair Condition: Exterior Walls, Roofing, Fittings, Wall Finishes, Thermostat, Exhaust Unit, Electrical

Service and Distribution, Branch Wiring

Good Condition: The remaining parts of the building were assessed to be in Good Condition.

Fair



Sanikiluag	1965	95	2	2017	Poor

Poor Condition: Exhaust Fans, Building Heating System, Lighting System, Fire Alarm System, Exit and Emergency Light Systems

Fair Condition: Interior Doors, Ceiling Finishes, Plumbing Fixtures, Domestic Water Distribution, Sewage Tank, Water Heater Tank, Furnace, Duct System, Branch Wiring,

Good condition: The remaining parts of the building were assessed to be in Good Condition.







Kitikmeot Region

Cambridge Bay CLC - Built 1997.



General Summary:

Facility Assessment 2012 The site at the Cambridge Bay Community Learning Center # 2 consists of native ground cover on the south, west and north elevations of the building and a gravel surface located along the east elevation adjacent the main entrance of the building for parking, which also connects with the Hamlet roadway located east of the property. The building is accessed via wood and metal constructed stairs as well as a barrier free access ramp is provided to the main entrance. Pole-mounted transformers that deliver an overhead electrical feed to the facility are provided east of the building. Thermosyphons servicing the building are located on the north elevation. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on May 3, 2012, the Property components appear to be in good condition overall.

Architectural Summary:

Facility Assessment 2012 The Cambridge Bay Community Learning Center # 2 is comprised of office areas, classrooms, and vocational classrooms. The building is one-story with a dirt floor crawl space constructed in 1997. The building has a gross floor area of 464 square meters. The building foundation was observed



to consist of pressure treated wood framing set on grade. The building is a wood frame structure. The roof system of the building consists of modified bitumen constructed over a wood roof deck. The building windows are fixed and operable insulated glazing units (IGUs) set in vinyl frames. The interior finishes of the building generally consist of vinyl sheet, rubber sheet, carpet and painted plywood flooring. The ceiling finish generally consists of painted gypsum board or clear coated wood decking and painted open web steel joists (OWSJ). Interior partitions are gypsum board walls with either a paint or wallpaper finish applied. Interior doors consist of either wood doors to the offices and classrooms and metal doors for the main entrance and egress doors. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on May 3, 2012, the building components appear to be in good condition overall.

Mechanical Summary:

Facility Assessment 2012 Building comfort at "Community Learning Center # 2" is provided by a hydronic system, with two oil-fired boilers that provide heating water to the terminal units. The boilers were manufactured by Viessmann in 1997. Building ventilation is provided by two air handling units that supply heating only and are located in an attic crawl space. The units are manufactured by Engineered Air and supply the entire learning center. Exhaust fans mounted on the roof ventilate the washrooms. Heating is supplied to perimeter rooms and entrances by fin tube radiators. The radiators are controlled by manual thermostats. Domestic water is supplied by the community and is stored in a tank located in the crawl space. Domestic hot water is produced by a tank type heater located in the boiler room. The plumbing fixtures in the washrooms consist of tank type water closets, wall mounted flush valve urinals, and lavatories with center set faucets. Sinks are installed in some classrooms. Fire suppression is provided by fire extinguishers only. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on May 2, 2012, the mechanical components appear to be in good condition overall.

Electrical Summary:

Facility Assessment 2012 Electricity is fed overhead to the main distribution panel from a pole mounted transformer. The 120/240 V 200 A three phase main distribution panel is located in the boiler room. Power is distributed to floor level breaker panels located throughout the building. Interior lighting is supplied by T-8 fluorescent fixtures in classroom, offices and corridor spaces. Battery operated emergency lighting is located strategically in the building. Exterior lighting is provided by wall mounted fixtures. The building is monitored for fire by a non-addressable fire alarm system, complete with a "Notifier System 500" annunciator panel, pull stations, and heat and smoke detectors. Miscellaneous electrical systems include a wired data network, security and telephone systems. Based on information gathered and observations made by Stantec Consulting Ltd. on May 2, 2012, the electrical components appear to be in good condition overall.

Gjoa Haven Trailers - Built in 1978 and joined in 1994.



General Summary:

July 2012 - The site at the Portable Classroom consists of gravel surfaces located on the building perimeter, which also connect with the Hamlet roadways that are located adjacent to the property. Pole-mounted transformers that deliver an overhead electrical feed to the facility are provided.

Architectural Summary:

July 2012 - The Portable Classroom is a single-story educational services building constructed in 1978. The building has a gross floor area of 169 square meters. The building foundation was observed to consist of on-grade wood supports. The building is a wood framed structure. The exterior walls consist of painted wood panels. The roof system of the building consists of a metal roof assembly constructed over a wood roof deck. The building windows are double glazed and were reportedly replaced in 1995/96. The interior finishes of the building generally consist of carpeting in the classroom and office areas, with sheet vinyl composite provided in the corridors, faculty areas and washrooms. The ceiling finishes generally consist of suspended acoustic ceiling tiles and gypsum board ceilings. Interior partitions are gypsum board walls. Interior doors consist of wood doors for the offices and metal doors for the main entrances



Mechanical Summary:

Facility Assessment 2012 Building comfort at Gjoa Haven Portable Classroom is provided by a hydronic system with an oil-fired boiler, located in the mechanical room of the building, that provide heated water to the terminal units. The boiler was manufactured by Weil-Mclain in 2005. The radiators are controlled locally by thermostats for each room and the forced-flow heater in the main entrance is controlled by its own thermostat. Building ventilation is provided by an exhaust fan / heat recovery unit that is located in the mechanical room. The unit is manufactured by VanEE and exhaust air from the washrooms and mechanical areas while supplying fresh air to the classrooms. Domestic water is supplied by the community and is stored in a tank located in the electrical room. Domestic hot water is produced by an electric tank-type heater located in the mechanical room. The plumbing fixtures in the washrooms consist of tank-style water closets, lavatories with center set faucets, a janitor dump sink and a double sink in the kitchen. Fire suppression is provided by fire extinguishers only. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) August 2012, the mechanical components appear to be in fair condition overall, with the exception of radiators which are in poor condition.

Electrical Summary:

Facility Assessment 2012 Electricity is fed above ground from a pole-mounted transformer to the main distribution panel located in the electrical room of the building. The main distribution panel is rated for 225 amps at 120/208 V. Interior lighting is supplied by both T8 fluorescent and compact fluorescent fixtures in classrooms, offices and corridor spaces. Battery-operated emergency lighting is located strategically in the building. Exterior lighting is provided by wall-mounted fixtures located at strategically around the building. All lighting is controlled manually. The building is monitored for fire by a non-addressable fire alarm system, complete with an annunciator panel, pull stations, and heat and smoke detectors. Miscellaneous electrical systems include a wired data network and a phone line. Based on information gathered and observations made by Stantec Consulting Ltd. in August 2012, the electrical components appear to be in good condition overall.

Kugluktuk - Built in 1992.



General Summary:

The site at the Nunavut Arctic College facility was snow covered at the time of the assessment therefore only a limited review could be conducted. However, the surrounding site appeared to include a combination of grass and gravel ground cover. There were no obvious parking areas surrounding the building.

Architectural Summary:

Nunavut Arctic College Building is a single story portable structure which contains two classrooms and an office. The original building was built in 1992 and has a total area of approximately 237 sq.m (2,550 sq.ft.). The building foundation consists of steel piles. The facility is a wood framed structure and its exterior walls are covered with a combination of metal panels along the roof perimeter and wood siding along the remainder of the building elevations. The roof system of the building consists of asphalt roll roofing covering the wood sheathing deck. The building windows are awning type insulated glass units (IGUs) in vinyl frames as well as single pane portholes. The interior finishes of the building generally consist of carpeting in the classrooms and office with sheet vinyl flooring in the lobby, washrooms and utility rooms.



The ceiling consists of exposed wood structural members with a small amount of painted gypsum board ceilings in the washrooms and utility rooms. Interior partitions are painted gypsum board walls. Interior doors consist of wood doors in wood frames as well as metal fire rated doors in wood frames for main entrances and emergency exits.

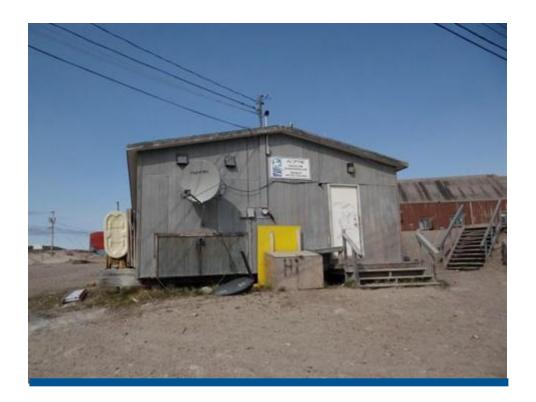
Mechanical Summary:

Facility Assessment 2012 Building heating for the "Nunavut Arctic College" is provided by a hydronic system, with two atmospheric fuel oil-fired boilers that provide heated glycol to the terminal units. The boilers were manufactured by Weil-McLain in 1992. Exhaust fans mounted within the ceiling structure supply ventilation to the washrooms and utility room. Additional heating is supplied to perimeter rooms and entrances by fin tube radiators. The radiators are controlled by wall-mounted thermostats located throughout the building. A building automation system (BAS) controls the majority of HVAC equipment and is composed of direct digital control (DDC) components. Domestic water is supplied by the community and is stored in a tank located in the mechanical room. Domestic hot water is produced by an electric water heater located in the mechanical room. The plumbing fixtures in the washrooms consist of tank style water closets and lavatories with center set faucets. A stainless steel sink is provided in one of the classrooms. Fire suppression is provided by fire extinguishers only. Fire detection is provided by an "EST Fire Shield Plus" fire alarm panel, heat detectors in mechanical rooms and smoke detectors. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on April 18, 2012, the mechanical components appear to be in good condition overall.

Electrical Summary:

Facility Assessment 2012 Electricity is fed overhead to the main distribution panel from a pole mounted transformer. The 120 V, 100 A single phase main distribution panel is located in the mechanical room. 120 V is power is distributed throughout the building via a single panel board. Interior lighting is supplied by T-8 florescent fixtures throughout the building. A single battery operated emergency lighting fixture is located in the lobby. Exterior lighting is provided by three wall mounted fixtures. The building is monitored for fire by a non-addressable fire alarm system, comprised of pull stations, heat detectors and smoke detectors. Miscellaneous electrical systems include a wired data network. Based on information gathered and observations made by Stantec Consulting Ltd. on April 18, 2012, the electrical components appear to be in good condition overall.

Kugaaruk -Built in 1970.



General Summary:

The site of the Portable Classroom consists of gravel surfaces located on the building perimeter, which also connect with the Hamlet roadways that are located south of the property. Pole-mounted transformers that deliver an overhead electrical feed to the facility are provided south of the building. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on July 12, 2012, the property components appear to be in fair condition overall.

Architectural Summary:

The Portable Classroom is comprised of a school building. The original building is single-story with an unfinished level located on grade constructed in 1970. The building has a gross floor area of 82 square meters. The building foundation consists of wood blocks. The building is a wood framed structure. The exterior walls are wood walls. The roof system of the building consists of a roof assembly of asphalt shingles constructed over a corrugated wood roof deck. The building windows are fixed insulated glass units (IGUs), dating back to the year of construction. The interior finishes of the building generally consist of carpeting in the classroom and entryway areas with vinyl floor tiles in the washroom and mechanical



room. The ceiling finish consists of suspended acoustic ceiling tiles in the classroom and entryway areas and gypsum board ceilings in the washrooms and mechanical room. Interior partitions are drywall. Interior and exterior doors are wood doors. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on July 12, 2012, the building components appear to be in poor condition overall.

Mechanical Summary:

Facility Assessment 2012 Building comfort at "Kugaaruk_Portable Classroom_425-104912_Nunavut Arctic College" is provided by an oil-fired furnace. The furnace was manufactured by Olsen in 1988. The unit has model number HTL/WTL80H, and heating capacity of 80 MBH.. Heating air is distributed through the duct distribution system. The furnace is controlled by a wall-mounted thermostat. Two exhaust fans provide ventilation for the washrooms. Domestic water is supplied by the community and is stored in a tank located in the mechanical room. Domestic hot water is produced by an electrical heater located in the mechanical room. The plumbing fixtures in the washrooms consist of tank style water closets and lavatories. Fire suppression is provided by fire extinguishers only. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on July 11 2012, the mechanical components appear to be in fair condition overall.

Electrical Summary:

Facility Assessment 2012 Electricity is fed above ground to the main distribution panel from a pole-mounted transformer. The 120/208 Volts 60 Amps three phase main distribution panel was manufactured by Amalgomated Electric in 1970. Interior lighting is supplied by T-8 fixtures in the building. Battery-operated emergency lighting is located in the building. Exterior lighting is provided by wall-mounted fixture at the entrance of the building. An exit sign is installed at designated building exit. The building is provided with an emergency light fixture and a smoke detector as well. Miscellaneous electrical system includes a wired data network system. Based on information gathered and observations made by Stantec Consulting Ltd. on July 11 2012, the electrical components appear to be in fair condition overall.

Taloyoak - Built in 1970.



General Summary:

The site at the Taloyoak Portable Classroom consists of gravel surfaces located on the building perimeter, which also connect with the Hamlet roadways that are located north of the property. Pole-mounted transformers that deliver an overhead electrical feed to the facility are provided south of the building. Wood framed stairs lead to the egress and entrance doors on the north elevation of the building. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on July 28, 2012, the property components appear to be in poor condition overall.

Architectural Summary:

The Taloyoak Portable Classroom is comprised of a portable building formerly used as a classroom and currently utilized as a storage space. The building is a one-story building constructed in 1970. The building has a gross floor area of 80 square meters. The building foundations consist of wood piles supporting the wood framed structure. The exterior walls consist of wood siding. The roof system of the building consists of a metal roof assembly constructed over a corrugated metal roof deck. The building windows consist of fixed double glazed units which are original to construction. The interior floor finishes of the building generally consist of sheet vinyl flooring. The ceiling finish generally consists of gypsum board ceilings. Interior partitions are composed of painted gypsum board walls, and the interior stairs are wood framed.



Interior doors consist of wood units installed within wood frames. Exterior doors consist of metal doors installed within metal frames. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on July 28, 2012, the architectural components appear to be in poor condition overall.

Mechanical Summary:

Building comfort at the Taloyoak Portable Classroom (430-104909) is provided by an oil-fired furnace. The building is equipped by an exhaust fan in the washroom. Electrical perimeter radiators were noted along the walls, which were reportedly decommissioned when the furnace was installed. Domestic water is supplied by the community and is stored in a tank located in the mechanical room. Domestic hot water is supplied by an electric water heater manufactured by Speed-O-Matic. The plumbing fixtures in the washrooms consist of flush tank water closets and lavatories. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) in July 28 2012, the mechanical components appear to be in poor condition overall.

Electrical Summary:

Electricity is fed from the local community overhead grid to a distribution panel (rated for 50 Amps and 120/240 Amps) located in the mechanical room. Cabling and wiring distribute the electricity to various local consumers. Interior lighting is supplied by T-12 fluorescent fixtures. Interior lighting is controlled by manual switches. The building is not equipped with exterior lighting. No life safety equipment was observed at the time of assessment. The building is not equipped with telecommunication or security system. Based on information gathered and observations made by Stantec Consulting Ltd. in July 28 2012, the electrical components appear to be in fair condition overall.

Additional information:

The 'all in one' DELL computers that were purchased as a College wide computer lab replacement almost 2 years ago are not installed yet.





Preliminary Report
Community Learning Centres

Kivalliq Region

Arviat - Trailers build in 1983, joined in 1992.



General Summary:

The site at the Nunavut Arctic College Headquarters consists of gravel surfaces located on the building perimeter, which also connect with the Hamlet roadways. Pole-mounted transformers that deliver an overhead electrical feed to the facility are provided. Wood stairs and ramps provide access to the entrances of the building. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on May 10, 2012, the property components appear to be in good condition overall.

Architectural Summary:

The Nunavut Arctic College (NAC) Headquarters is a two-story office building with an unfinished level located on grade constructed in 1969. The building superstructure was re-constructed in 1983. The building has a gross floor area of 670 square meters. The building was formerly the Arviat Health Center, which became the headquarters for NAC in approximately 2001. The building foundation was observed to consist of poured concrete walls. The building is a wood frame structure. The exterior walls consist of prefabricated metal panels. The roof system of the building consists of a asphalt shingled roof assembly

constructed over a wood roof deck. The majority of the building windows are awning style double glazed units installed in wood frames, likely dating back to 1983. Exterior doors are hollow metal doors installed in metal frames. The interior floor finishes of the building generally consist of carpet, painted concrete, and sheet vinyl flooring. Ceiling finishes are comprised of painted ceiling structures and gypsum board. Interior partitions are gypsum board walls. The interior stairs are wood framed stairs with a rubberized finish. Interior doors consist of wood doors installed in metal frames. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on May 10, 2012, the architectural components

Mechanical Summary:

appear to be in fair condition overall.

Building comfort at Nunavut Arctic College Head Quarters is provided by a hydronic system, with two oilfired boilers located in the mechanical room, that provide heated water to the terminal units. The boilers were manufactured by McLain. Heating is supplied by radiators located around the perimeter of the building. The radiators are controlled by a local thermostat. Building ventilation is provided by an exhaust fan system. Fan coil units are located in the duct work to heat the supply air to room temperature. Domestic water is supplied by the community and is stored in five tanks located in the mechanical room. Domestic hot water is produced by a tank type electric heater located in the mechanical room. The plumbing fixtures in the washrooms consist of tank-style water closets, and lavatories with center set faucets. Fire suppression is provided by fire extinguishers and a standpipe system. However, the standpipe system is non-operational and a fire water storage tank does not exist. Fire detection is provided by a fire alarm panel complete with pull stations and alarm bells. Please note that some components that are common to the Nunavut Arctic College H&SS Residence 300-115025 were included in the Nunavut Arctic College Head Quarters 300-104281 file rather than in both. Those components located in the residence files are only unique to that residence. Based on information gathered and observations made by Stantec Consulting Ltd. on May 10, 2012, the mechanical components appear to be in fair condition overall, with the exception of the standpipe system which is in poor condition.

Electrical Summary:

Electricity is fed above ground from a pole-mounted transformer to the main distribution panel located in the mechanical room of the building. The main distribution panel is rated for 400 amps at 120/208 V. Low voltage power, used for lighting and power receptacles inside the building. Interior lighting is supplied by T8 fluorescent fixtures throughout the building. Battery-operated emergency lighting is located strategically in the building. Emergency power to the hallways and classrooms is provided by a diesel emergency generator. Exterior lighting is provided by wall-mounted fixtures located at the building entrances. Both interior and exterior lighting is controlled manually. The building is monitored for fire by a non-addressable fire alarm system complete with pull stations and alarm bells. Miscellaneous electrical systems include a wired data network and a phone line public address system. Based on information gathered and observations made by Stantec Consulting Ltd. on May 10, 2012, the electrical components appear to be in fair condition overall.

Additional Information:

• The sewage tank is not big enough to manage the two water tanks – The CLC often has a full sewage tank. (CGS has mentioned the CLC is not big enough to warrant a second sewage tank).



- Various covers for switches and plugs need to be replaced.
- The flooring is peeling in various areas.
- Several windows have broken handles and are unable to open.

Baker Lake - Built in 2002.



General Summary:

The site at the Baker Lake Community Learning Center consists of gravel surfaces located on the building perimeter, which also connect with the Hamlet roadways that are located east and north of the property. Pole-mounted transformers that deliver an overhead electrical feed to the facility are provided south of the building. Wood -framed stair structures are constructed on the building's east and north elevations. A non-illuminated wall mounted sign identifies the building is provided on the east side of the building. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on June 01, 2012, the Property components appear to be in good condition overall.

Architectural Summary:

The Baker Lake Community Learning Center is comprised of classrooms, offices and washrooms. The building is a single-story, which was constructed in 2002. The building has a gross floor area of 200 square meters. The building foundation was observed to consist of wood framing with drilled steel piles. The building is a combination of steel frame and wood frame structure. The exterior walls consist of wood siding. The roof system of the building consists of a metal roof assembly constructed over a corrugated

metal roof deck. The building windows are fixed insulated glass units (IGUs) installed within aluminum frames, dating back to the vintage of the construction year. The interior floor finishes of the building generally consist of carpet flooring, sheet vinyl flooring and painted plywood flooring. The ceiling finish generally consists of a combination of gypsum board ceilings, wood ceiling and painted ceiling structure. Interior partitions are gypsum board walls. Interior doors consist of painted wood doors installed within painted wood frames. Entrances and egress doors consist of painted metal doors installed within painted metal frames. Mill work is provided in classrooms and faculty areas and is generally constructed of wood products finished with wood laminate. Washroom partitions are laminated wood. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on June 01, 2012, the building components appear to be in good condition overall.

Mechanical Summary:

Building comfort at the Community Learning Center is provided by a hydronic system, with two forced-draft fuel-oil fired boilers that provide heated water to the terminal units. The boilers were manufactured by Weil McLain in 2002. The units have model number B-WGO-9. Building ventilation is provided by three air handling units that supply heating only. The units are manufactured by Energy Saving Products Ltd and supply the Home Economics/Computer Lab, the Fine Arts classroom, and the offices. Exhaust fans mounted on the roof supply ventilation to washrooms and to the wood shop. Additional heating is supplied to perimeter rooms and entrances by fin tube radiators. The radiators are controlled by local electric thermostats. Domestic water is supplied by the community and is stored in a tank located in the crawl space. Domestic hot water is produced by a tank type indirect heater located in the boiler room. The plumbing fixtures in the washrooms consist of flush tank style water closets and lavatories with center set faucets. Fire suppression is provided by fire extinguishers only. Fire detection is provided by an EST Fire shield fire alarm panel, heat detectors in mechanical rooms and smoke detectors. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on June 1, 2012, the mechanical components appear to be in good condition overall. A detailed designated substances report identifying the quantity of asbestos in the building was not provided.

Electrical Summary:

Electricity is fed above-ground to the main distribution panel from a pole mounted transformer. The 120/240 V 200 A single phase main distribution panel is located in the mechanical room. 120 V power is distributed to floor level breaker panels located throughout the building. Interior lighting is supplied by T-8 fluorescent fixtures in classroom, offices and corridor spaces. Battery operated emergency lighting is strategically located in the school. Exterior lighting is provided by a combination of wall mounted fixtures. The building is monitored for fire by an addressable fire alarm system, complete with annunciation panel, pull stations, heat and smoke detectors. Miscellaneous electrical systems include a wireless data network and phone/public address system. Based on information gathered and observations made by Stantec Consulting Ltd. on June 1, 2012, the electrical components appear to be in good condition overall.

Additional Information:

- Floor in Kitchen has cold spots (perhaps issues with heating system).
- Exterior Front Door to the Community Learning Centre still needs to be repaired. (CGS worked on this in the past, but there are still issues).

Chesterfield Inlet - Built in 1982.



General Summary:

The site at the Chesterfield Inlet Adult Education Building consists of gravel surfaces located on its perimeter, which connect with Hamlet roadways that are located north of the property. Pole-mounted transformers that deliver an overhead electrical feed to the facility are provided northeast of the building. Painted wood stairs are constructed at each entrance/egress door to facilitate access/egress from the building's raised main floor level. A wood-framed deck is also constructed along the building's east elevation in support of an above-ground fuel storage tank. A wood staircase provides pedestrian access to the raised wood deck from ground level.

Architectural Summary:

The Chesterfield Inlet Adult Education Building is comprised of a single-story structure that is reported to have been built circa 1982. An addition is understood to have been constructed at the building's northwest corner in 1994. The original building and addition have a combined total floor area of approximately 90 m². Based on the size (approximately 13 m² in area), extent of renewal, and usage, the components of the 1994 addition have been incorporated into those of the original building for reporting purposes. The

building interior is comprised of a learning classroom and a computer laboratory. Smaller rooms on the building's east end include men's and women's single-user washrooms, a mechanical room, a storage room, and an access corridor. A small vestibule is constructed at the building's northeast corner. The addition is comprised of an office area and an adjoining storage room. Building foundations are understood to consist of wood raft footings that rest directly at-grade, which support wood shim blocks. While concealed by interior finishes, the building's superstructure is understood to be comprised of a suspended main floor structure consisting of a wood sheathed floor deck, wood joists and beams. Loadbearing wood stud framework supports the building's pitched roof structure, which is constructed in a similar manner as the suspended main floor. The building exterior is finished with painted, vertical wood slats. Exterior doors installed on the building's east and west elevations are insulated, hollow-core metal units that are hinge-mounted in painted, pressed steel frames. Window installed on north and south elevations incorporate triple-pained insulating glazing units that are set in fixed and operable (awning type) vinyl frames and sashes. Interior floor surfaces are a combination of carpeting and vinyl composite tile. Walls are primarily finished with vinyl wall covering, although smaller rooms have painted gypsum board. Ceilings are also covered with gypsum board, and are finished with either paint or a veneer plaster (stipple) coating. Interior doors are painted, solid-core wood units that are hinge-mounted in painted wood frames.

Mechanical Summary:

Building comfort at the Adult Education building is provided by an oil-fired furnace. The furnace was manufactured by Olsen with model number WTL 100H and serial number 0135 HDTL. Building ventilation is provided by two exhaust fans which provide local ventilation to the washrooms. Domestic water is supplied by the community and is stored in a tank. Domestic hot water is produced by a tank-type electric heater located in the mechanical room. The plumbing fixtures in the washrooms consist of tank-style water closets and lavatories with center set faucets. Fire suppression is provided by fire extinguishers only. Based on information gathered and observations made by Stantec Consulting Ltd. on July 10, 2012, the mechanical components appear to be in fair condition.

Electrical Summary:

Electricity is fed above ground from a pole-mounted transformer to the main distribution panel. The main distribution panel is rated for 100 amps at 120/208 V. Interior lighting is supplied by T8 fluorescent fixtures located throughout the building. Battery-operated emergency lighting is located strategically in the building. Exterior lighting is provided by two wall-mounted fixtures. Both interior and exterior lighting is controlled manually. The building is no longer monitored for fire. Evidence suggests that a fire alarm system was previously present. Miscellaneous electrical systems include a wired data network and a phone line. Based on information gathered and observations made by Stantec Consulting Ltd. on July 10, 2012, the electrical components appear to be in good condition overall, with the exception of the exterior lighting which is in fair condition.

Additional Information:

- The carpet is very old and needs replacing.
- The window in Adult Educator's office doesn't close properly.



- The back door handle and lock needs to be replaced (CGS Contacted and Work order issued on May 26, 2017)
- The internet in the afternoon is almost unusable. The Galaxy Wifi does not work.

Coral Harbour - Built in 1979 as an addition to the school.



General Summary:

The site at the Coral Harbour NAC wing of Sakku School consists of gravel surfaces located on the building perimeter, which also connect with the Hamlet roadways. Pole-mounted transformers that deliver an overhead electrical feed to the facility are provided south of the building. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on June 14, 2012, the property components appear to be in good condition overall.

Architectural Summary:

NAC Wing of Sakku School which is a part of Sakku School consists of gravel surfaces located on the building perimeter, which also connect with the Hamlet roadways.

Stairs/steps and ramp are in fair condition. No Sign is present. Parking is located opposite to the main entrance and in of front elevation. Water was also found ponding around the building. Occasionally remove snow and debris when needed. Site around the building is fairly graded to promote the drainage



away from the building. As a part of regrading, fill the depression and ruts around the building so as water does not accumulate around the building and drain properly. Services such as heating oil, water storage and sewage collection are being serviced by the community trucks from outside.

Mechanical Summary:

Building comfort at the wing of the Sakku School is provided by a hydronic system, with two oil-fired boilers located in the mechanical room of the complex, that provide heated water to the terminal units and the air handling unit. Heating is supplied by radiators located around the perimeter of the school. The radiators are controlled by local thermostats located throughout the building. Building ventilation is provided by a central air handling unit that supplies heating only. Exhaust fans, located above the ceiling in washrooms and other designated areas, ventilate the air in the school. Domestic water is supplied by the community and is stored in three fibreglass storage tanks and two metal storage tanks located in the crawl space. Domestic hot water is produced by a tank-type electric heater located in the mechanical room. The plumbing fixtures in the washrooms consist of tank-style water closets, wall-mounted urinals, lavatories with centre set faucets, eye wash stations in the wood shop. Drinking fountains are provided in the hallways. Fire suppression is provided by fire extinguishers and a standpipe system. Please note that common components to the main building were included in the Sakku School file (315-104303). These components are listed below: Boilers; Fuel Piping; Ductwork.

Electrical Summary:

Electricity is fed aboveground from a pole-mounted transformer to the main distribution panel located in the mechanical room of the complex. The main distribution panel is rated for 400 amps at 120/208V. Interior lighting is supplied by T8 fluorescent fixtures located throughout the building. Battery operated emergency lighting is located strategically in the building. Emergency power to the hallways and classrooms is provided by a diesel emergency generator. Exterior lighting is provided by wall-mounted fixtures located on the exterior of the building. Both the interior and exterior lighting is controlled manually. The building is monitored for fire by a non-addressable fire alarm system complete with an annunciator panel, pull stations, and heat and smoke detectors. Miscellaneous electrical systems include a wired data network and a public address system. Based on information gathered and observations made by Stantec Consulting Ltd. on June 14, 2012, the electrical components appear to be in fair condition overall, with the exception of the exit signs which are in poor condition.

Additional Information:

- Flooring in entrance way needs to be replaced/repaired.
- Some windows in the building have cracks and others have been repaired with Plexi Glass.

Naujaat - Trailers built in 1990, joined in 1995.



General Summary:

The site at the Repulse Bay - Arctic College Learning Center consists of gravel surfaces located on the building perimeter, which also connect with the Hamlet roadways that are located west of the property. A pole-mounted transformers that deliver an overhead electrical feed to the facility are provided west of the building. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on June 25, 2012, the Property components appear to be in fair condition overall.

Architectural Executive Summary:

The Repulse Bay-Arctic College Learning Center is comprised of an education facility. The building is a single-storey building, which was constructed in 1990 and has a gross floor area of 168 square metres. The building foundation was observed to consist of a steel piles columns supporting wood joists. The building is a wood framed structure. The exterior walls consist of wood siding. The roof system of the building consists of a metal roof assembly constructed atop a corrugated metal roof deck. The building windows are fixed Insulating Glass Units (IGUs), which are original to construction.

The interior floor finishes of the building consist of carpeting in the classroom areas and vinyl floor tiles in the corridors and washrooms. The ceiling finish consists of gypsum board ceilings. Interior partitions

consist of gypsum board walls. Interior doors consist of painted wood doors in painted wood frames to the offices and fire rated doors in hollow metal frames at main entrances. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on June 25, 2012, the building components appear to be in fair to good condition overall. Civil Executive Summary: Facility Assessment 2016 Site drains fairly well but water ponding was found under building. Due to location of building and community road configuration there is ample parking for staff and visitors. Stairs and ramp are made of wood and in poor conditions needs complete renovation. There is presently one signage affixed on the top of the entrance of the building. Services such as heating oil, water and sewerage are being serviced by the community trucks from outside. Goods are being received and shipped from the main entrance.

Mechanical Summary:

Building comfort at Arctic College Learning Centre is provided by an oil-fired furnace located in the mechanical room. The furnace was manufactured by Olsen and is controlled by a central thermostat system. Building ventilation is provided by an exhaust fan which provides local ventilation to its designated area. Domestic water is supplied by the community and is stored in a tank located in the mechanical room. Domestic hot water is produced by an electric domestic water heater located in the mechanical room. The plumbing fixtures in the washrooms consist of flush-valve water closets, wall-mounted urinals and lavatories with centre set faucets. Fire suppression is provided by fire extinguishers only. Based on information gathered and observations made by Stantec Consulting Ltd. on June 25, 2012, the mechanical components appear to be in fair condition overall.

Electrical Summary:

Electricity is fed aboveground from a pole-mounted transformer to the main distribution panel located in the mechanical room of the complex. The main distribution panel is rated for 200 amps at 120/208V. Interior lighting is supplied by T8 fluorescent light fixtures, located throughout the building. Battery-operated emergency lighting is located strategically in the building. Exterior lighting is provided by wall-mounted fixtures. Both interior and exterior lighting is controlled manually. The building is not monitored for fire. Based on information gathered and observations made by Stantec Consulting Ltd. on June 25, 2012, the electrical components appear to be in fair condition overall.

Additional Information:

- Graffiti completely covers the rear entrance
- The three exterior door seals of the building need to be repaired. Snow is getting in every winter and deteriorating flooring in entrance ways
- The ceiling in the library leaks every spring and ruins the floor. Pieces of the floor having been breaking off whenever the Janitor mops it.
- Carpets throughout the building are stained and need to be replaced.
- The exterior window pane is broken on all windows in the building. All Windows need replacing as the seals are very bad.
- The floor tiles in the hallway of the front area need to be replaced.
- Walls in the CLC need to be painted.
- Plugs in both classrooms do not have enough electrical capacity. The breakers also need upgrading.

Rankin Inlet - Built in 1994



General Summary:

The site at the Community Learning Center consists of a gravel surfaced parking area located adjacent to the north elevation. Wood framed stairwells (complete with metal walkway/steps) are located adjacent to the entrances located on the north elevation. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) in April, 2012, the site components appear to be in good condition overall.

Architectural Summary:

The Government of Nunavut Community Learning Center consists of a one-story building. The building was constructed in 1994 with a gross floor area of 454 square meters. The building foundation consists of steel piles which support the wood framed structure of the building. The exterior walls are clad with painted wood siding throughout all elevations. The sloped roof system of the building consists of an asphalt roll membrane system. There is no drainage system in place (roof drains, gutter/eaves troughs, etc.). The exterior windows of the building consist of Insulating Glass Units (IGU's) within Polyvinyl Chloride (PVC) frames, original to construction. The floor finishes of the building interior consist of

sheet/tile vinyl flooring throughout hallways and washrooms. Flooring throughout classrooms consists of carpeting. The ceiling finishes throughout the building are mainly open to the wood roof deck with suspended ceiling assemblies (complete with lay-in tiles) within office areas. Interior partitions consist of finished (painted) gypsum board walls throughout. The interior doors of the building generally consist of wood doors within wood frames. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) in April, 2012, the structural/architectural components appear to be in fair condition overall.

Mechanical Summary:

Building comfort at the Community Learning Center is provided by a hydronic system, with two forced-draft, fuel-oil fired boilers that provide heated water to the terminal units. The boilers were manufactured by Weil McLain in 1993. The units have model number P465-W7. Exhaust fans mounted in the washroom ceilings supply ventilation to the washrooms. Heating is supplied to perimeter rooms and entrances by fin tube radiators. The radiators are controlled by local electric thermostats located in each room. Domestic water is supplied by the community. Domestic hot water is produced by an indirect tank type heater located in the boiler room. The plumbing fixtures in the washrooms consist of flush tank style water closets, wall mounted flush valve urinals, and lavatories with center set faucets. A triple sink is installed in the kitchen. Fire suppression is provided by a sprinkler system and fire extinguishers. Fire detection is provided by a Simplex fire alarm panel, heat detectors in mechanical rooms and smoke detectors. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on April 10, 2012, the mechanical components appear to be in good condition overall.

Electrical Summary:

Electricity is fed above-ground to the main distribution panel from a pole mounted transformer. The 120/208 V, 200 A three phase main distribution panel is located in the main mechanical room. 120/208 V power is distributed to floor level breaker panels located throughout the building. Interior lighting is supplied by T-8 fluorescent fixtures in classrooms and offices, and CFL fixtures in corridor spaces. Battery operated emergency lighting is strategically located in the school. Exterior lighting is provided by wall mounted fixtures. The building is monitored for fire by an addressable fire alarm system, complete with annunciation panel, pull stations, heat and smoke detectors. Miscellaneous electrical systems include a wired data network and security system. Based on information gathered and observations made by Stantec Consulting Ltd. on April 10, 2012, the electrical components appear to be in good condition overall.

Additional Information:

- Screens are either missing or damaged in all of the windows.
- Shifting building has created large and small cracks all over building. All walls need minor hole repairs.
- Plugs in Classroom 2 & 3 have issues (do not have enough power going to them)
- Whiteboard needs to be installed in classroom (work order has been completed and work requested multiple times)
- Window in Foyer does not open/close properly.
- Exterior Doors let in air and won't seal properly. Need repainting as well.



- Light flickers in women's washroom
- Men's bathroom toilet constantly running

Whale Cove - Built in 2017.







Preliminary Report
Community Learning Centres

Qikiqtani Region

Arctic Bay - Built in 1993.



General Summary:

The information regarding Community Learning Center was gathered from Government of Nunavut personnel and by observations made on site by Stantec Consulting Ltd. on September 18, 2012. The site at the Community Learning Center consists of gravel surfaces located on the building perimeter, which also connect with the Hamlet roadway that is located north and east of the property. A pole mounted transformers that deliver an overhead electrical feed to the facility are provided south of the building. Wood framed ramp and stair structures are constructed on the building's east and west elevations. A wall mounted sign identifying the building is provided on the west side of the building.

Architectural Summary:

The Community Learning Center is a single-story building which was constructed in 1993. The building has a gross floor area of 237 square meters. The building foundation was observed to consist of drilled piles supporting steel framing. The building is a steel frame structure. The exterior walls consist of wood siding. The roof system of the building consists of a metal roof assembly constructed over a corrugated wood roof deck. The building windows are fixed insulated glass units (IGUs), dating back to the construction in 1993. The interior floor finishes of the building generally consist of a combination of carpeting in the classrooms and sheet vinyl flooring in the storage room, washrooms and mechanical room. The ceiling



finish generally consists of a combination of painted ceiling structures and stained wood ceilings. Interior partitions are gypsum board walls. Interior doors consist of painted wood doors installed within painted metal frames. Entrances and egress doors consist of painted metal doors installed within painted metal frames.

Mechanical Summary:

Building comfort at Arctic Bay Community Learning Center is provided by a hydronic system, with two oil-fired. 82 MBH, boilers that provide heated water to the terminal units. Building ventilation is provided by an exhaust fan. A fuel storage tank is located outside the building. Domestic water is stored in a fiberglass-covered water storage tank. Domestic hot water is provided by an electric hot water heater. The plumbing fixtures in the washrooms consist of flush valve and tank style water closets and wall-mounted lavatories. Fire suppression is provided by fire extinguishers. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec), the mechanical components appear to be in fair condition overall.

Electrical Summary:

Electricity is fed above ground to the main disconnect panel from a pole mounted transformer. The 120/208 V 100 A main disconnect is located in the mechanical room. Interior lighting is supplied by T8, T12 fluorescent and compact fluorescent lighting fixtures. Battery operated emergency lighting and LED exit signs are installed strategically to provide illuminations and directions for exits in case of emergency. Exterior lighting is provided by wall-mounted high pressure sodium lamps. The building is monitored for fire by a GE EST fire alarm system, which consists of pull stations, heat and smoke detectors. Miscellaneous electrical systems include a wired data network and a communication system. Based on information gathered and observations made by Stantec Consulting Ltd., the electrical components appear to perform as intended overall.

Additional Information:

- The main entrance and two back doors need weather stripping.
- The flooring in the main entrance needs to be repaired.
- The sink in the kitchen classroom freezes constantly throughout the winter, better insulation under the building is likely needed.
- A bigger water tank is needed for the CLC.

Cape Dorset - Built in 2004.



General Summary:

The site at the Community Learning Center consists of a building with three wood stairs providing access into the building on the North, East and West building elevations. The North elevation also has a ramp. The ramp was snow covered at the time of the assessment and was not accessible.

Architectural Summary:

The Community Learning Center is a single story wood frame structure. The building was constructed in 2004, with an estimated gross floor area of 464 square meters. The building foundation was observed to consist of poured concrete footings with piles. The building is a wood frame structure. The exterior walls consist of wood siding. The roof system of the building consists of a metal roof assembly constructed over a corrugated metal roof deck. The building windows are fixed insulated glazing units (IGUs), dating back to the vintage of the construction year. The interior finishes of the building generally consist of carpet and vinyl tile floors. The ceiling finish generally consists of suspended acoustic ceiling tiles in the washroom and exposed ceiling structure throughout the rest of the building. Interior doors consist of wood doors to the offices, metal and aluminum doors for main entrances and fire rated doors.



Mechanical Summary:

Building comfort at at the Community Learning Center is provided by a hydronic heating system, with two atmospheric boilers that provide heated water to the terminal units. The boilers are model B-WGO-9 manufactured by Weil-McLain 2003. Building ventilation is provided by three heating only make-up air units. The units are manufactured by Hi-Velocity. Exhaust fans ventilate the washrooms and industrial arts room. Heating is provided by fin tube radiators and unit heaters. The units are controlled by locally mounted thermostats. Domestic water is supplied by the community and is stored in a tank located in the crawl space. Domestic hot water is produced by an indirect fired heat exchanger and tank located in the mechanical room. The plumbing fixtures in the washrooms consist of tank type water closets, and stainless steel lavatories. Fire suppression is provided by fire extinguishers only. Fire detection is provided by an Edwards fire alarm panel, heat detectors in mechanical rooms and smoke detectors. The crawl space was inaccessible during the time of the assessment. The condition of the water storage and sewage storage tanks is based on age and normal rates of deterioration. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on 17 April 2012, the mechanical components appear to be in good condition overall.

Electrical Summary:

Electricity is fed above ground to the main distribution panel from a pole mounted transformer. The 347/600 V 400 A three phase main distribution panel is located in the mechanical room. 347/600 V is power is distributed by a motor control center to mechanical equipment. Secondary transformers provide 120/208 V power which is distributed to floor level breaker panels located throughout the building. Interior lighting is supplied by T-5 fluorescent fixtures in classrooms, offices and corridor spaces. Battery operated emergency lighting is located strategically in the building. Exterior lighting is provided by wall mounted fixtures. The building is monitored for fire by a non-addressable fire alarm system, complete with annunciator panel, pull stations, and heat and smoke detectors. Miscellaneous electrical systems include a wired data network and public address systems. Based on information gathered and observations made by Stantec Consulting Ltd. on 17 April 2012, the electrical components appear to be in good condition overall.

Clyde River - Built in 1998.



General Summary:

The site surface system at the Clyde River - New Community Learning Centre is unpaved with a dirt access road and a parking lot located at the west side of the school. Wooden stairs and ramp are constructed at the building's west / front elevation. The information regarding the Clyde River New Community Learning Centre was gathered from Government of Nunavut personnel and by observations made on site by Stantec Consulting Ltd. on June 13, 2012. In general, the Site components appear to be in Fair to Poor condition overall.

Architectural Summary:

The Clyde River - New Community Learning Center is a single story building that was built in approximately 1998. The building has a gross floor area of 400 square meters. The building consists of wood framing supported by drilled metal piers. The exterior walls are finished with wood siding. The roof systems of the building are modified bituminous membrane assemblies. The building windows are fixed insulated glass units (IGUs) with awning type as operable units, dating back to the vintage of the construction year. Exterior doors are metal doors within metal frames. The interior finishes of the building generally consist



of carpeting and sheet vinyl composite tiles flooring throughout the building. The interior walls are painted gypsum wall board. The ceiling consists of a combination of gypsum ceiling board and wood siding. Interior doors consist of wood doors to the offices, metal and aluminum doors for main entrances and fire rated doors. The information regarding the Clyde River - New Community Learning Center was gathered from Government of Nunavut personnel and by observations made on site by Stantec Consulting Ltd. on June 13, 2012. In general, the architectural components appear to be in Good to Poor condition overall.

Mechanical Summary:

Building comfort at New community learning center is provided by a hydronic system, with two oil fired boilers that provide heating water to the terminal units and to the make-up air units. The boilers were manufactured by Weil McLain in 1998. The boilers are model WGO-3 and have a heating capacity of 115 MBH. Additional heating is provided by three hydronic make-up air units. The make-up air units were manufactured by Energy Saving Products in 1998 and have the model number JH-30. Perimeter rooms are heated up by fin tube radiators. Two electric forced flow heaters provide the heating to the hallway and main entrance. Building ventilation is provided by three exhaust fans. Exhaust fans are mounted in ceiling space and serve the washrooms and the mechanical room. The radiators, make-up air units and boilers are controlled by the building automation system (BAS). The BAS is manufactured by Honeywell. Domestic water is supplied by the community and is stored in two fiberglass tanks located in the mechanical room. Domestic hot water is produced by an electric water heater located in the mechanical room. The plumbing fixtures in the washrooms consist of water closets with flush tanks and stainless steel lavatories with center set faucets. There is also a kitchen sink and a mop sink in the building. Fire suppression is provided by fire extinguishers only. Based on information gathered and observations made by Stantec Consulting Ltd, on June 13, 2012 the mechanical components appear to be in good condition overall.

Electrical Summary:

Electricity is fed above ground to the main distribution panel from a pole mounted transformer. The 120/240 V 225 A one phase four wire main distribution panel is located in the Mechanical room. The main distribution panel was manufactured by Cutler Hammer in 1998. Interior lighting is supplied by T-8 fluorescent fixtures in classes and all other spaces. Battery operated emergency lighting is located strategically in the building. Exterior lighting is provided by high pressure sodium wall mounted fixtures. The building is monitored for fire by a non-addressable fire alarm system which was manufactured by EST model 6601 and is completed with pull station, heat detectors and smoke detectors. Miscellaneous electrical systems include a wired data network and Beacon lights. Based on information gathered and observations made by Stantec Consulting Ltd on June 13, 2012, the electrical components appear to be in good condition overall.



Grise Fiord

Construction completion in November 2018.

Hall Beach A - Built in 1988.



General Summary:

The information regarding The Adult Education Center was gathered from the government of Nunavut personnel and by observations made on site by Stantec Consulting Ltd. on October 24, 2012. The site consists of two exterior wood framed stairs which provide access to the building. Electricity is fed to the building via a pole mounted transformer.

Architectural Summary:

The Adult Education Center was constructed in 1988 and is a single story building with a crawlspace. The gross floor area of the building is 77 square meters. The foundation consists of a steel piles. The super structure is wood framed. The exterior wall is painted wood siding. The roof is a standing seam metal roof. The windows are double glazed, operable casement insulated glazing windows set in vinyl frames. The building is provided with anodized hollow metal doors set in metal frames. The exterior doors are fitted with hardware that includes door knobs, weather stripping, butt hinges and lock sets. The interior finishes consist of paint wall coverings, gypsum board partitions, gypsum board ceilings, sheet vinyl flooring and carpeting. The interior doors are solid wood doors set in wood frames. The interior doors are provided



with butt hinges, lock sets and door knobs. Wood mill work is provided in the kitchen, washroom and office areas.

Mechanical Summary:

Building comfort at the Hall Beach - Adult Education (1988) building is provided by one oil-fired furnace located in the mechanical room. The furnace was manufactured by DMO Industries in 2000 and is controlled by a central thermostat. Exhaust fans, mounted above the ceiling, ventilate the washrooms. No supply air is provided for this building. Domestic water is supplied by the community and is stored in a tank located in the mechanical room. Domestic hot water is produced by a tank type heater located in the mechanical room. The plumbing fixtures in the washrooms consist of flush-valve water closets and lavatories with center set faucets. A single stainless steel sink is also provided in the building. Fire suppression is provided by fire extinguishers only. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on October 24, 2012, the mechanical components appear to be in good condition overall.

Electrical Summary:

Electricity is fed above ground from a pole-mounted transformer to the main distribution panel located in the mechanical room of the building. The main distribution panel is rated for 100 amps at 120/240 V. Interior lighting is supplied by T12 fluorescent fixtures throughout the building. Battery-operated emergency lighting is located strategically in the building. Exterior lighting is provided by wall-mounted fixtures above each entrance of the building. Lighting is controlled manually. The building is not monitored by a fire alarm system. Miscellaneous electrical systems include communication and information technology equipment. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on October 24, 2012, the electrical components appear to be in good condition overall.

Hall Beach B - Built in 1991.



General Summary:

The site at the Adult Education Building in Hall Beach consists of unpaved surfaces located on the building perimeter, which also connect with the Hamlet roadways that are located to the east of the property. Pole-mounted transformers that deliver an overhead electrical feed to the facility are provided north of the building. Wood stairs provide access to the entrances at the north and south elevations. The information regarding the Adult Education Building was gathered from Government of Nunavut personnel and by observations made by Stantec Consulting Ltd., on October 25, 2012. In general, the site components appear to be in overall good condition.

Architectural Summary:

The Adult Education Building in Hall Beach is an educational facility. The building is a single-story building that was constructed in 1991. The building has a gross floor area of approximately 111 square meters. The building foundation was observed to consist of poured concrete footings with piles. The building is a wood-framed structure. The exterior walls consist of painted metal and wood siding. The roof system of the building consists of a metal roof assembly constructed over a wood roof deck. The building windows

are insulated glass units (IGUs), dating back to the vintage of the construction year. The interior floor finishes of the building generally consist of carpeting in the classroom and office and sheet vinyl in the corridors and washroom. The ceiling finish is comprised of suspended acoustic ceiling tiles. Interior partitions are gypsum board walls. The interior doors are constructed of wood doors in wood frames. The information regarding the Adult Education Building was gathered from Government of Nunavut personnel and by observations made by Stantec Consulting Ltd., on October 25, 2012. In general, the architectural components appear to be in overall fair condition.

Mechanical Summary:

Building comfort at the Hall Beach - Adult Education (1991) building is provided by one oil-fired furnace located in the mechanical room. The furnace was manufactured by Nordyne in 1991 and is controlled by a central thermostat. Additional heating is supplied by electric radiators located around the perimeter of the building. Exhaust fans, mounted above the ceiling, ventilate the washrooms. No supply air is provided for this building. Domestic water is supplied by the community and is stored in a tank located in the mechanical room. Domestic hot water is produced by a tank type heater located in the mechanical room. The plumbing fixtures in the washrooms consist of flush-valve water closets and lavatories with center set faucets. A single stainless steel sink is also provided in the building. Fire suppression is provided by fire extinguishers only. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on October 25, 2012, the mechanical components appear to be in fair condition overall.

Electrical Summary:

Electricity is fed aboveground from a pole-mounted transformer to the main distribution panel located in the mechanical room of the building. The main distribution panel is rated for 125 amps at 120/240 V. Interior lighting is supplied by T12 fluorescent fixtures with some incandescent fixtures located throughout the building. Battery-operated emergency lighting is located strategically in the building. Exterior lighting is provided by wall-mounted fixtures above each entrance of the building. Lighting is controlled manually. The building is monitored for fire by a Cerberus Pyrotronics fire alarm panel, complete with pull stations, heat detectors, and smoke detectors. Miscellaneous electrical systems include information technology and communication equipment. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on October 25, 2012, the electrical components appear to be in good condition overall.

Additional Information:

The windows in the classrooms are still boarded up due to needing repairs or replacement. CGS informs us that the new windows, doors and flooring awaiting work contracts, which probably won't get done until spring / summer 2018. The existing blinds need to be replaced, the current blinds are old, torn and discolored.

Igloolik - Built in 1995.



General Summary:

The site at the Igloolik Community Learning Centre consists of gravel surfaces located on the building perimeter. Pole-mounted transformers that deliver an overhead electrical feed to the facility are provided south of the building. Wood stairs and ramps provide access to the building. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on October 29, 2012, the Property components appear to be in good overall condition.

Architectural Summary:

The Igloolik Community Learning Center was constructed in 1995. The building is a one-story building. The building has a gross floor area of 525 square meters. The building foundation was observed to consist of poured concrete footings with steel piles. The building is a wood framed structure. The exterior walls consist of wood panels. The roof system of the building consists of a metal roof assembly constructed over a corrugated metal roof deck. The building windows are fixed insulated glass units (IGUs), original to the year of building construction. The interior floor finishes generally consist of carpeting and vinyl sheet flooring. The ceiling finish generally consists of a wood ceiling structure. Interior partitions are gypsum



board walls. Interior doors consist of wood doors, metal and aluminum doors for main entrances and fire rated doors. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on October 29, 2012, the building components appear to be in fair condition overall.

Mechanical Summary:

Building comfort at Igloolik Community Learning Center is provided by a hydronic system, with two oil-fired boilers, located in the mechanical room of the building, that provides heated water to the terminal units. The boilers were manufactured by Burnham in 1995 and have the model number V-74-T. The majority of the HVAC equipment is controlled by a building automation system (BAS). Building ventilation is provided by exhaust fans located above the ceiling in the washrooms and janitor closet. Additional heating is supplied to perimeter rooms and entrances by fin tube radiators. The radiators are controlled by local thermostats that modulate the water flow rate. Domestic water is supplied by the community and is stored in a tank located in the mechanical room. Domestic hot water is produced by one of the boilers that has a secondary heat exchanger within it. The plumbing fixtures in the washrooms consist of tank-style water closets, wall-mounted urinals with flush valves, lavatories with center set faucets, and Bradley wash basins. Fire suppression is provided by fire extinguishers and a sprinkler system. Based on information gathered and observations made by Stantec Consulting Ltd. in November 2012, the mechanical components appear to be in fair condition overall.

Electrical Summary:

Electricity is fed aboveground from a pole-mounted transformer to the main distribution panel located in the electrical room of the building. The main distribution panel is rated for 200 amps at 120/208 V. Interior lighting is supplied by both T8 fluorescent and compact fluorescent fixtures in classrooms, offices and corridor spaces. Battery-operated emergency lighting is located strategically in the building. Exterior lighting is provided by wall-mounted fixtures located around the perimeter of the building. All lighting is controlled manually. The building is monitored for fire by a non-addressable fire alarm system, complete with an annunciator panel, pull stations, alarm bells, heat and smoke detectors. Miscellaneous electrical systems include a wired data network and a phone line. (Based on information gathered and observations made by Stantec.)

Additional Information:

- Main entrance door has locking issues at times. A knife can be used to easily pry the door open when it is locked.
- Due to a leak from the kitchen classroom sink the vinyl flooring is bubbling and has caused a tripping hazard.



Iqaluit -

Completion October 31st, 2018.

Kimmirut - Built in 1995.



General Summary:

The information regarding Kimmirut - Community Learning Center was gathered from Government of Nunavut personnel and by observations made on site by Stantec Consulting Ltd. on June 20, 2012. In general, the site components appear to be in good condition overall. The site at the Kimmirut - Community Learning Center consists of a wall mounted signage located at north elevation, one wood framed stair structure complete with metal stair treads located at the north elevation. A gravel surfaces are located around the building perimeter, which also connect with the Hamlet roadways.

Architectural Summary:

The Community Learning Center is a single-story building, which was constructed in 1995 and has a gross floor area of 114 square meters. The building foundation was observed to consist of poured concrete footings with piles. The building is a wood framed structure. The exterior walls consist of vinyl wall siding. The exterior doors consist of painted hollow metal doors in painted metal frames. The roof system of the building consists of torched-on applied modified bitumenous membrane assemblies constructed atop wood roof deck. The building windows are fixed Insulating Glass Units (IGUs) and are original to



construction. The interior finishes of the building generally consist of sheet vinyl and carpeting. The ceiling finish generally consists of painted gypsum board ceilings. Interior partitions are painted gypsum board walls. Interior doors consist of wood doors to the offices and facility areas, metal doors for main entrances and fire rated doors. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on June 20, 2012, the building components appear to be in fair to good condition overall.

Mechanical Summary:

Building comfort at Community Learning Center is provided by a forced-flow air system, with one residential oil-fired furnace that provides heated air to the building through the duct work system. The furnace was manufactured by Olsen in approximately 1995. One in-line exhaust fan serves two washrooms. There is no building automation system (BAS) control in this building. The heating unit is controlled by stand-alone wall-mounted electric thermostats which were manufactured by Honeywell. Domestic water is supplied by the community and is stored in a fiberglass tank located in crawl space. Domestic hot water is produced by an oil-fired water heater which was manufactured by John Wood and installed in 1995. The plumbing fixtures in the building consist of two tank-type water closets, two standard lavatories, one shower and a kitchen sink. Fire suppression is provided by two fire extinguishers only. Based on information gathered and observations made by Stantec Consulting Ltd, on June, 20, 2012 the mechanical components appear to be in fair condition overall.

Electrical Summary:

Electricity is fed above ground to the main distribution panel from a pole-mounted transformer. The main distribution panel, which was manufactured by Federal Pioneer in 1995, is rated for 120/240 V at 125 Amps. Interior lighting is supplied by T-8 fluorescent fixtures in all spaces. Two exit signs and approximately four emergency lights are installed in the building strategically. Exterior lighting is provided by wall mounted light fixtures containing high-pressure sodium (HPS) lamps. Miscellaneous electric systems in the building include the information technology system and communication PA system. Based on information gathered and observations made by Stantec Consulting Ltd on June 20, 2012, the electrical components appear to be in good condition overall.

Additional Information:

• There are several broken windows in a variety of locations throughout the CLC. Several light fixtures are also missing covers.

Pangnirtung - Built in 1993.



General Summary:

The information regarding Arctic College Community Learning Center was gathered from Government of Nunavut personnel and by observations made on site by Stantec Consulting Ltd. on May 1, 2012. The site at the Arctic College Community Learning Center consists of a wall mounted signage on the west elevation, one wood stairs at the northwest corner of the building, and one wood deck with a ramp at the main entrance, which is on the west elevation.

Architectural Summary:

The Arctic College Community Learning Center is single-story building, which was constructed in 1993. The building has a gross floor area of 338 square meters. The building foundation was observed to consist of metal piles. The building is a wood frame structure. Painted wood siding comprise the exterior walls. The exterior doors are constructed of hollow metal. The roof system of the building consists of a metal roof assembly constructed over a corrugated metal roof deck. The building windows are fixed insulated glass units (IGUs), dating back to the vintage of the construction year. The interior floor finishes of the building generally consist of sheet vinyl and carpeting. The ceiling finishes are mainly wood planks and

gypsum board. Interior partitions consist of painted gypsum board walls. Interior doors consist of wood doors. Updated 2017

Roofing finish is composed of MBM torch on roll roofing.

Mechanical Summary:

Building comfort at the Pangnirtung Community Learning Center is provided by a hydronic system, with two atmospheric oil fired boilers that provide heated water to the terminal units. The boilers were manufactured by Weil-McLain in 1992. The have model number P468VWT. The heating capacity of the boilers is 290 MBh. Building ventilation equipment consists of two exhaust fans for the bathrooms and two ceiling hung fans for the classrooms. Terminal units are controlled through Honeywell manual electric thermostats and valves; there are approximately six thermostats in the building controlling six valves within the terminal units. Domestic water is supplied by the community and is stored in a tank located in the mechanical room. Domestic hot water is produced through a hydronic loop in the boilers. The plumbing fixtures in the washrooms consist of four tank filled toilets, one urinal and three porcelain sinks with standard compression faucets. Two stainless steel sinks, one porcelain sink and one utility sink are located in the staff room and custodial closet. Fire suppression is provided by fire extinguishers and sprinkler system. Fire detection is provided by a Simplex 4001 fire alarm panel, heat detectors in mechanical rooms and smoke detectors. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on May 1st 2012, the mechanical components appear to be in fair condition overall.

Electrical Summary:

Electricity is fed aboveground to the main distribution panel from a pole mounted transformer. There are two electrical panels rated at 120/208 V, 225 A located in the electrical room along with a Westinghouse starter switch. Interior lighting is supplied by T-8 fluorescent fixtures, recessed fluorescent lamps and incandescent track lighting in classroom, offices and corridor spaces. Battery operated emergency lighting is located strategically in the building. Exterior lighting is provided by wall mounted HID light packs. The building is monitored for fire by a fire alarm system, complete with annunciator panel, pull stations, heat and smoke detectors. A simplex 3001 security alarm system with motion detectors provides building security. Miscellaneous electrical systems include a wired data network and public address systems. Based on information gathered and observations made by Stantec Consulting Ltd. on May 1st 2012

Additional Information:

 There has been slow leak under the sink located just outside the washrooms. The leak dripped in the cupboard under the sink which has now got mold in it. The cupboard needs repairs to remove the rotted wood.

Pond Inlet - Built in 2009.



General Summary:

The site at the Pond Inlet Community Learning Center consists of gravel surfaces located on the building perimeter, which also connect with the Hamlet roadways that are located north of the property. Polemounted transformers that deliver an overhead electrical feed to the facility are provided west of the building. Wood framed stairs lead to the entrance and egress doors of the building. An unpaved parking lot is provided adjacent to the north and east elevations of the building. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on July 12, 2012, the property components appear to be in good condition overall.

Architectural Summary:

The Pond Inlet Community Learning Center is comprised of an educational building. The original building is a one-story building constructed in 2009. The building has a gross floor area of 464 square meters. The building foundation was observed to consist of poured concrete footings with drilled piles. The building is a steel framed structure. The exterior walls consist of prefabricated wood panels. The roof system of the building consists of sloped modified bitumen. The building windows are fixed, operable and awning

double glazed units in vinyl frames, dating back to the vintage of the construction year. The interior finishes of the building generally consist of carpeting in the offices and classrooms and sheet vinyl floor in the corridors, with rubber flooring in the trade classroom. The ceiling finish generally consists of gypsum board ceiling and wood ceiling. Interior partitions are dry wall. Interior doors are hollow metal and wood.

Mechanical Summary:

overall.

Building comfort at Pond Inlet Community Learning Center is provided by a hydronic system, with two oil-fired, 260 MBH boilers that provide heated water to the supply fans and terminal units. Building ventilation is provided by exhaust fans. A BAS controls the majority of HVAC equipment and is composed of electric contractors, relays ,electric damper actuators and electric thermostats. Boilers are controlled independently by a tekmar control system with the model number TC-200. A fuel storage tank is located outside the buildings. Domestic water is stored in a fiberglass-covered storage tank. Domestic hot water is produced by an indirect hot water heater which is connected to the hot water boilers. The plumbing fixtures in the washrooms consist of flush valve and tank style water closets and stainless steel counter top sinks. Fire suppression is provided by fire extinguishers. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec), the mechanical components appear to perform as intended overall.

Exterior doors are hollow metal doors. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on July 12, 2012, the architectural components appear to be in good condition

Electrical Summary:

Electricity is fed above ground to the main distribution panel from a pole mounted transformer. The 120/208 V 225 A main distribution panel is located in the mechanical room. Interior lighting is supplied by T8 fluorescent lighting fixtures. Battery-operated emergency lighting and LED exit signs are installed strategically to provide illuminations and directions for exits in case of emergency. Exterior lighting is provided by wall-mounted high pressure sodium lamps. The building is monitored for fire by an EST QuickStart fire alarm system, which consists of pull stations, heat and smoke detectors. A Honeywell security system, which consists of motion detectors, door contacts and key pads, is installed in the buildings. Miscellaneous electrical systems include a wired data network and a communication system. Based on information gathered and observations made by Stantec Consulting Ltd., the electrical components appear to perform as intended overall.

Qikiqtarjuaq - Built in 2011.



General Summary:

The site at the Community Learning Center at Qikiqtarjuaq consists of unpaved Hamlet roadways that are located to the north and west of the property. Pole-mounted transformers that deliver an overhead electrical feed to the facility are provided west of the building. A wall mounted sign is located on the front (north) elevation of the building. Metal framed stairs and a metal ramp provides access to the entrances of the building. The information regarding the Qikiqtarjuaq Community Learning Center was gathered from Government of Nunavut personnel and by observations made on site by Stantec Consulting Ltd. on May 9, 2012. In general, the site components appear to be in good condition overall.

Architectural Summary:

The Community Learning Center is an educational facility. The building is a single-story building with a mezzanine that was constructed in 2011. The building has a gross floor area of approximately 122 square meters. The building foundation was observed to consist of steel piles. The building is a steel framed structure. The exterior walls consist of painted wood siding. The roof system of the building



consists of a modified bitumen roof assembly constructed over a wood roof deck. The building windows are fixed insulated glass units (IGUs) with operable casement units, dating back to the vintage of the construction year. The building entrances are provided with painted hollow metal doors. The hollow metal doors are equipped with insulated glass units (IGUs). The interior floor finishes of the building generally consist of sheet vinyl in public spaces and painted plywood in the Mechanical Room. The ceiling finish is comprised of exposed wood ceilings and gypsum board ceilings. Interior partitions are gypsum board walls. The interior stairs are metal frame stairs with painted treads, which lead to the Mechanical Room. Interior doors consist of wood doors in hollow metal frames. The information regarding the Qikiqtarjuaq Community Learning Center was gathered from Government of Nunavut personnel and by observations made on site by Stantec Consulting Ltd. on May 9, 2012. In general, the architectural components appear to be in good condition overall.

Mechanical Summary:

Building comfort at the Qikiqtarjuaq Community Learning Center is provided by a hydronic system. The mechanical room for this asset is located in the Inuksuit School. Heated glycol from the connecting building supplies the building's numerous perimeter radiators, one unit heater in the air handling room, two forced flow units by the building's entrance and exits, as well as, the coils within the air handling unit. Building ventilation and heating is provided by one centralized air handling unit manufactured by Trane. One DX-Split air conditioning unit provides cooling to the building's information technology room. The building's air handling unit is controlled through a Siemens DDC system which is wired in with the connecting building's system. Domestic water is supplied by the community by the local utilidor systems and is stored in a tank located in the Inuksuit School. Domestic hot water is heated in a domestic hot water tank from the Inuksuit School. The plumbing fixtures in the washrooms consist of tank type water closets and lavatories with automatic center set faucets. One stainless steel sink is located in the staff lounge, as well as, one water cooler in the hall way. A floor mounted custodial sink is located in the janitor closet. Fire suppression is provided by fire extinguishers and a sprinkler system. Fire detection is provided by several heat and smoke detectors, warning devices and a fire control panel at the entrance of the building. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on May 09 2011, the mechanical components appear to be in good condition overall.

Electrical Summary:

The main disconnect and electrical distribution panels are located at the Inuksuit School. Low voltage panels were observed for the building's direct digital control systems. Interior lighting is supplied by T-8 fluorescent fixtures. Battery operated emergency lighting is located strategically in the building. Exterior lighting is provided by several wall mounted HID fixtures. The building is monitored by a security alarm system and surveillance system with several cameras. An Edwards fire alarm system with appropriate field devices provides fire detection. Miscellaneous electrical systems include a wired data network and public address systems. Based on information gathered and observations made by Stantec Consulting Ltd. on May 09 2011, the electrical components appear to be in good condition overall.

Additional Information:

 There is a biannual leak which comes from the ceiling of the CLC, usually above the Computer Lab and the men's washroom. It happens in the Fall and in the Spring. Last Fall, the leak was



particularly bad in the men's washroom. CGS is presently in the process of repairing the walls and ceiling of the men's washroom. As for the leaking roof, CGS cleared snow about 6 weeks ago off the roof to prevent leaks this spring. It remains to be seen how successful this will be in preventing the annual leaks. A more permanent solution may be required.

Resolute Bay - Built in 1976.



General Summary:

The site at the Adult Education Center in Resolute Bay consists of gravel surfaces located on the building perimeter, which also connect with the Hamlet roadway (Summer side Road) that runs parallel to the north elevation. Pole-mounted transformers that deliver an overhead electrical feed to the facility are provided south of the building. The underground utilities of the building are connected to the Hamlet's utilidor system. Wood-framed stair structures are constructed on the building's north and south elevations. The information regarding the Adult Education Center was gathered from Government of Nunavut personnel and by observations made by Stantec Consulting Ltd., on August 11, 2012. In general, the site components appear to be in good overall condition.

Architectural Summary:

The Adult Education Center in Resolute Bay is a community learning center. The building is a single-story educational facility that was constructed in 1976. The building has a gross floor area of approximately 89 square meters. The building foundation was observed to consist of wood beams that are supported by wood footings. The building is a wood framed structure. The exterior walls consist of painted wood siding. The roof system of the building consists of a gabled asphalt shingled roof over a wood roof deck. The building windows are fixed double glazed units with awning operable windows. The interior floor finishes of the building generally consist of carpeting in most areas, sheet vinyl in the washroom and Mechanical Room, and a small section of rubber floor near the main entrance. The ceiling finish is gypsum board ceilings. Interior partitions are painted gypsum board walls. Interior doors consist of wood doors installed in hollow metal frame. The information regarding the Adult Education Center was gathered from Government of Nunavut personnel and by observations made by Stantec Consulting Ltd., on August 11,

2012. In general, the architectural components appear to be in fair overall condition.

Mechanical Summary:

Building comfort at the Resolute Bay Adult Education Center is provided by one oil fired furnace manufactured by Olsen which provides an output of 100000 BTU/hr. Ventilation is provided through the furnace, duct work and one none-functioning exhaust fan in the washroom. The furnace is controlled through one manual thermostat. Domestic water is supplied by the community utilidor system. Domestic hot water is produced by one electric domestic hot water tank. The plumbing fixtures in the washroom consists of one high consumption tank filled toilet and one porcelain sink with standard compression faucets. One stainless steel sink was observed in the class room. Fire suppression is provided by fire extinguishers only. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) on August 11 2012, the mechanical components appear to be in fair condition overall.

Electrical Summary:

Electricity is fed above ground from a pole-mounted transformer to one electrical panel rated at 120/208 Volts at a maximum amperage of 100 Amps. Interior lighting is predominantly T8 fluorescent fixtures, minor amounts of incandescent bulbs were observed. One battery-operated emergency light provides emergency lighting. There is no emergency power generator. Exterior lighting is provided by two HID wall packs. The building is monitored for fire by a non-addressable fire alarm system comprised of heat and smoke detectors, pull stations, and warning bells. Miscellaneous electrical systems include a wired data network and a phone line.



Additional Information:

 A flood occurred and went unnoticed at the CLC in February 2017. The flooring was extensively damaged and now there is also mold present in the building. The building has remained closed since the incident and currently Nunavut Arctic College is not offering any programming in Resolute Bay.

Sanikiluaq A - Built in 1965.



General Summary:

The site at the Sanikiluaq Adult Education consists of wood framed stairwells adjacent to the entrances located on the north and south elevations. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) in June, 2012, the Sanikiluaq Adult Education Site components appear to be in fair condition overall.

Architectural Summary:

The Government of Nunavut Adult Education consists of a one-story building. The building was constructed in 1965 with a gross floor area of 95 square meters. The building foundation consists of wood members which supports the wood framed structure of the building. The exterior walls are clad with painted wood siding throughout all elevations. The roof system of the building consists of a sloped asphalt shingled roof system. There is no drainage system in place (gutter/eaves troughs, etc.). The exterior windows of the building consist of Insulating Glass Units (IGU's) within Polyvinyl Chloride (PVC) frames

which were replaced in 2011. The exterior doors of the building consist of steel doors within steel frames. The floor finishes of the building interior consist primarily of carpet flooring throughout with some areas utilizing vinyl sheet flooring. The ceiling finishes throughout the building consist of fixed acoustic ceiling tiles. Interior partitions consist of finished (painted) gypsum board walls throughout. The interior doors of the building generally consist of wood doors within wood frames. Based on information gathered and observations made by Stantec Consulting Ltd. (Stantec) in June, 2012, the Sanikiluaq Adult Education structural and architectural components appear to be in fair condition overall.

Mechanical Summary:

Building comfort at the Sanikiluaq Adult Education Building is provided by an oil-fired furnace. The furnace was manufactured by Olsen and was installed in approximately 1990. Building temperature is controlled by a central thermostat system. Building ventilation is provided by two ceiling-mounted exhaust fans which supply local ventilation to the building's washrooms. Domestic water is supplied by the community and is stored in a tank located in the mechanical room. Domestic hot water is produced by an electric domestic water heater located in the mechanical room. The plumbing fixtures in the washrooms consist of tank-style water closets and lavatories with center set faucets. The kitchen is provided with a stainless steel sink. Fire suppression is provided by fire extinguishers only. Based on information gathered and observations made by Stantec Consulting Ltd. on June 1, 2012, the mechanical components appear to be in poor condition overall.

Electrical Summary:

Electricity is fed above ground from a pole-mounted transformer to the main distribution panel located in the mechanical room of the building. The main distribution panel is rated for 200 amps at 120/240. Interior lighting is supplied by fluorescent fixtures through the building, with incandescent fixtures located in the mechanical room and washrooms. Battery-operated emergency lighting is located strategically in the building. Exterior lighting is provided by two wall-mounted fixtures. Both interior and exterior lighting is controlled manually. The building is monitored for fire by a non-addressable fire alarm system complete with annunciator panel, pull stations, notification bells and smoke detectors. Miscellaneous electrical systems include a wired data network and a phone line system. Based on information gathered and observations made by Stantec Consulting Ltd. on June 1, 2012, the electrical components appear to be in poor condition overall.

Additional Information:

- The building is currently occupied by the Department of Health who agreement with NAC to use the space expires in 2018.
- This space is quite small in cannot accommodate the current programming offerings in Sanikiluaq.

Sanikiluaq B



The College currently leases this space from the school and the lease is set to expire in 2019. The College has been made aware that this lease will not be renewed which will leave the College without adequate program space in Sanikiluaq.

Regional Overview

			Assessment	
Cambridge Bay 1997	106	3	2019	Good

All parts of the building are assessed to be in Good Condition.

Gjoa Haven Trailers 1978 169 2019 Fair All parts of the building are assessed to be in Good Condition.

Kugluktuk 1992 237 2019 Fair

Poor Condition: Flooring

Fair Condition: H-Vac

Good Condition: The remaining parts of the building are assessed to be in Good Condition.

Kugaaruk 1970 98 3 2019 Poor

Poor Condition: Windows, Doors, Roofing, Wall Finishes, Flooring, Ceiling Finishes, Fuel Tank

Fair Condition: Interior Doors, Exterior Walls, Wiring, Electrical

Good Condition: Remaining parts of the building assessed to be in Good Condition.

New portables surplused from Education in 2020

Taloyoak 1978 Attached to 2 2019 Good the School

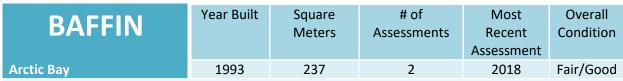
Poor Condition: Exterior Windows, Exterior Doors, Partitions, Interior Doors, Stairs, Wall Finishes, Plumbing Fixtures, Fuel Tank, H-Vac, Standby Generator

Fair Condition: Foundation, Exterior Walls, Roofing, Fittings, Flooring, Ceiling, Security System

Good Condition: The remaining parts of the building were assessed to be in Good Condition.

KIVALLIQ	Year Built	Square Meters	# of Assessments	Most Recent Assessment	Overall Condition
Arviat	1983	440	1	2012	Fair
All parts of the building are as	sessed to be i	n Good Conditio	on.		
Baker Lake	2002	200	1	2012	Good
Fair Condition: Exterior Walls, Good Condition: The remainin			sessed to be in G	ood Condition	
Chesterfield Inlet	1982	90	1	2012	Poor
Poor Condition: Exterior Walls			_		
Fair Condition: Foundation wil System, Doors and Wall Finish Good Condition: The remainin	es.				
Coral Harbour	1979	606	2	2016	Fair/Poor
Poor Condition: Exterior Walls	, Windows, Ex	cterior Doors, S	tairs, Walls, Floori	ing.	
Fair Condition: Foundation, In Distribution, Domestic Water Good Condition: The remainin	Heater.	·	· •		
Naujaat	1990	168	2	2016	Poor
Poor Condition: Windows, Sta Fair Condition: Plumbing Fixtu Heater, Fuel Tanks, Furnaces. Good Condition: The remainin	res, Domestic	Water Distribu			
Rankin Inlet	1994	454	1	2012	Good
Fair Condition: Issues due to g	round shifting	g, Windows, Do	ors, Root, Flooring	3 .	
Good Condition: The remaining	g parts of the	facility were as	sessed to be in go	ood condition.	

New CLC



Poor Condition: Hot Water Heater

Fair Condition: Windows, Doors, Flooring, Fuel Tank

Good Condition: The remaining parts of the building are assessed to be in Good Condition.

Kinngait (Cape Dorset) 2004 464 2 2016 Good

Fair Condition: Flooring, Wall Finishes

Good Condition: The remaining parts of the building are assessed to be in Good Condition

 Clyde River
 1998
 400
 2
 2018
 Fair/Good

Poor Condition: Flooring, Wall Finishes, Fuel tank

Fair Condition: Exterior Walls, Fittings, Stairs, Water Heater, Building Automation System

Good Condition: The remaining parts of the building are assessed to be in Good Condition.

Grise Fiord 2018 125 Not available none Good
New CLC

Sanirajak (Hall Beach A) 1988 77 2 2017 Fair/Poor

Poor Condition: Flooring

Fair Condition: Exterior Walls, Exterior Windows, Exterior Doors, Roofing, Interior Doors, Stairs, Wall Finishes, Ceiling Finishes, Plumbing fixtures, Water Tank, Exhaust Fans

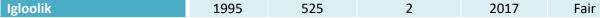
Good Condition: The remaining of parts of the building were assessed to be in Good Condition.

Sanirajak (Hall Beach B) 1991 111 3 2017 Fair

Poor Condition: Exterior Windows, Flooring

Fair Condition: Exterior Walls, Exterior Doors, Fittings, Interior Doors, Wall Finishes, Ceiling Finishes, Plumbing Fixtures, Water Heater, Fuel Tank, Furnace, Exhaust Fans

Good Condition: The remaining parts of the building were assessed to be in Good Condition.



Poor Condition: Flooring, Exhaust Fans

Fair Condition: Plumbing Fixtures, Fuel Tank, Boiler Room Tanks, Forced Floor Heaters, Radiators,

Building Control System, Security System

Good Condition: The remaining parts of the building were assessed to be in Good Condition.

Kimmirut 1995 114 2 2016 Good

Poor Condition: Exterior Doors, Interior Doors, Wall Finishes, Flooring, Exhaust Fans

Fair Condition: Exterior Walls, Roofing, Water Heater, Fuel Tank, Furnaces, Building Thermostats

Good Condition: The remaining parts of the building were assessed to be in Good Condition.

Pangnirtung 1993 338 2 2017 Good

Fair Condition: Exterior Walls, Exterior Doors, Stairs, Wall Finishes, Flooring, Hot Water Heater,

Radiators, H-Vac Pumps, Exhaust Fans, Control Systems

Good Condition: The remaining parts of the building were assessed to be in Good Condition.

Pond Inlet 2009 464 2 2018 Good

Poor Condition: Water Boiler

Fair Condition: Flooring

Good Condition: The remaining parts of the building were assessed to be in Good Condition.

Qikiqtarjuaq 2011 122 2 2018 Good

Poor Condition: Roof leaks, Exterior Door.

Good Condition: The remaining parts of the building were assessed to be in Good Condition.

Resolute Bay 1976 89 2 2018 Fair

Poor Condition: Flooring

Fair Condition: Exterior Walls, Roofing, Fittings, Wall Finishes, Thermostat, Exhaust Unit, Electrical

Service and Distribution, Branch Wiring

Good Condition: The remaining parts of the building were assessed to be in Good Condition.



Poor Condition: Exhaust Fans, Building Heating System, Lighting System, Fire Alarm System, Exit and Emergency Light Systems

Fair Condition: Interior Doors, Ceiling Finishes, Plumbing Fixtures, Domestic Water Distribution, Sewage Tank, Water Heater Tank, Furnace, Duct System, Branch Wiring,

Good condition: The remaining parts of the building were assessed to be in Good Condition.