

**RICHMOND SCHOOL DISTRICT
FACILITIES RENEWAL PROGRAM
2025-2026**

23/Apr/2025

Final

Description	Sites	Estimated Cost	Funding	Comments
FUNDING				
Ministry Allocations			\$ 5,748,559	Annual Facility Grant (AFG)
			1,552,000	School Enhancement Program (SEP)
			516,000	Carbon Neutral Capital Program (CNCP)
			99,000	Kitchen Equipment and Upgrade (FIP)
Total Estimated Funding			\$ 7,915,559	
EXPENDITURES				
Building Envelope Renewal				
Roof Remediation and Seismic Upgrade of Roof Diaphragm	Sea Island (Areas 1, 7, 12)	670,000	AFG	Replacement of roofing membranes, seismic upgrade of roof diaphragms where needed, design and inspection services.
	McKay (Area 9)	550,000		
	Homma (Area 7)	420,000		
	Steveston-London (Area 16)	180,000		
	Facilities Services Centre (Area 2)	25,000		
Skylight replacement	Phase 1 - Cambie (Area 18)	442,985	AFG	Replacement of glazing systems and flashings, includes design and inspection services
Roof assessments	Sites TBD	50,000	AFG	Planning and consulting services for 2026 roofing projects
Building Envelope Restoration	Facilities Services Centre	73,993	AFG	Replace failed windows with new - phase 3
Exterior Painting - Building	Woodward, Talmey, MacNeill, Currie	185,000	AFG	Annual program - re-paint walls, doors, window frames, trim
Interior Construction & Finishes Renewal				
Washroom Renewals	Kingswood	20,000	AFG	New floor, partitions, plumbing fixtures, paint as needed to renovate medical room accessible washroom
Flooring Replacement	Multiple Sites	100,000	AFG	Replacement of failing floor finishes in classrooms, hallways and pods with new vinyl or vinyl plank flooring
Interior Painting Renewal	McKay, Thompson, Lee, Steveston-London	150,000	AFG	Annual program - re-paint walls, doors, painted ceilings and cabinet work, window frames, trim
Gym Acoustics Renewal	Thompson (west wall), Kidd (south wall)	40,000	AFG	Add tectum panels and trim to upper walls of gyms, cover the old/decaying insulation, re-paint
Custodial Room Upgrades	McRoberts, Steveston-London	20,000	AFG	New flooring, floor sink, shelving, painting
Room Renumbering Program	All portables, General Currie, MacNeill	35,000	AFG	Annual Program (new room signage and DDC programming to standardize District room numbering to 5 digit system)
Gym Flooring Renewal	Richmond, Cambie, McNair, Steveston-London, Brighthouse, Wowk, Tait , Byng	110,000	AFG	Annual program - refinishing, resanding as necessary, re-coating of sealant on gym wood floors
Interior/Exterior Door Hardware and Security	Sites TBD	50,000	AFG	Replacement of door lock hardware at end-of-life with new
Millwork and countertop renewal	Steveston-London	20,000	AFG	Replace science prep room countertops
	McRoberts	25,000		Computer lab millwork replacement
Electrical & Security Systems Renewal				
Card Access Systems	3 Elementary Schools (TBD)	80,000	AFG	On-going security card reader upgrades and panel replacements (Keyscan)
Interior LED Lighting Retrofit Program	Garden City, Quilchena, Boyd	516,000	CNCP	Replace antiquated lighting and controls with longer life, energy saving units
		294,000	AFG	
Main Distribution System Renewal	Errington (installation), Woodward and Adult Education Centre (purchase of equipment)	65,000	AFG	Multi-year program - renewal of main distribution disconnects, panels and splitter boxes
Fire Alarm System Renewal	Sites TBD	30,000	AFG	Multi-year program - replace obsolete or failing fire alarm panel with new
	Cook, Anderson, General Currie, Garden City, Palmer, Ferris, Errington, Homma	70,000	AFG	Multi-year program - replace obsolete fire alarm devices, bells, heat detectors and pullstations
Security System Renewal	Kingswood, Kidd, Woodward, Walter Lee, Garden City, McRoberts, McNair, General Currie	100,000	AFG	Multi-year program - replace security devices and upgrade motion sensors and wiring
Electric Vehicle Charging Stations	Facilities Services Centre	100,000	AFG	Purchase and installation of charging stations and civil infrastructure to support current and future electric buses, BC Hydro connection costs
Transformer Servicing	Richmond Secondary	8,000	AFG	Servicing and testing of SD38 owned pad mounted transformers, including oil test
Mechanical Systems Renewal				
Boiler Replacement Program	Richmond Secondary, Site TBD	425,000	AFG	Replace antiquated atmospheric boilers with new high efficiency condensing units
RTU Replacement Program	Kingswood	240,000	AFG	Replace antiquated rooftop heating units with new high efficiency units
Duct Cleaning	All portables, other sites TBD	37,000	AFG	Annual program to clean existing air delivery ductwork

APPENDIX A

Description	Sites	Estimated Cost	Funding	Comments
Dust Extraction System Upgrades	Steveston-London	1,044,000	SEP	Upgrade existing shop dust extraction systems to current safety standards
Mechanical Controls Renewal	Steveston-London (remainder of project)	200,000	AFG	Replace pneumatic HVAC control system or antiquated digital systems with new direct digital controls (DDC)
Science lab ventilation improvements	Palmer	165,000	AFG	Science labs and crawlspace ventilation improvements and access to crawlspace improvements
Continuous Optimization of Controls	10 sites	90,400	AFG	Review of existing HVAC control systems, removal of overrides, and optimization of programming and schedules
Emergency Generator Installation	Boyd	508,000	SEP	Installation of new emergency generator and associated electrical upgrades
Plumbing Systems Renewal				
Main Water Service Renewal	Garden City	25,000	AFG	Multi-year program - replace antiquated water meters, valve stations, and piping
Fire Suppression System Renewal	McRoberts	85,000	AFG	Multi-year program - replacement sprinkler heads with quick response units
	Cambie, Richmond Secondary, Steveston-London	62,000	AFG	Replace existing dry valves with new
Domestic Water System Renewal	Sites TBD	30,000	AFG	Multi-year program - replace domestic water piping and fixtures
Domestic Hot Water Heating System Upgrade	McNair	45,000	AFG	Replace antiquated boiler and tank with energy efficient on-demand system
Grounds Upgrades				
Pavement Restoration Program	Sites TBD	99,181	AFG	Annual program - replacement of failed pavements and substructure on roads, carparks and play areas
Fencing Rehabilitation Program	Sites TBD	20,000	AFG	Annual program - replacement of failing chain link fences and gates
Playground Renewal Program	Sites TBD	50,000	AFG	Annual safety and asset preservation program - replace borders, fibre fill, enhance transitions
	Kidd, Site TBD	15,000	AFG	Annual Program - Repaint metal playground structures
	McKinney, Tomsett, Talmey	70,000	AFG	Contribution towards new/replacement playground equipment, borders and fall protection
Drainage Flushing Program	Sites TBD	25,000	AFG	Annual program - remove silt and blockages from slow flowing systems
Softscape Upgrade Program	Anderson	15,000	AFG	Excavation and levelling of areas, overseed grass areas, new soil and grass seed / sod
Health and Safety Programs				
Indoor Air Quality	17 sites	16,000	AFG	Assessments of 46 portable classrooms
Asbestos Management	10 schools	60,000	AFG	Multi-year program - update ACM inventory and room labels
Hazardous Materials Reports	Sites TBD	40,000	AFG	Multi-year program - assessment and renewal of hazardous materials reports in school construction
Learning Services Programs				
Accessibility, other minor projects		20,000	AFG	Allowance for Learning Services upgrade and renewal requests
Food Infrastructure Program				
Kitchen Equipment and Upgrade	Blundell, Cook, Gilmore, Kingswood, Lee, McNeely, Quilchena, Talmey, Tait, Tomsett	99,000	FIP	Various appliance replacements in Foods Rooms and Cafeterias
Total Facilities Renewal Program 2023/2024				
		\$ 7,915,559		