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## **ALFRED B. DIXON ELEMENTARY SCHOOL SEISMIC UPGRADE**

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<b>TARGET CONSTRUCTION START:</b>	July 2024
<b>TARGET COMPLETION:</b>	August 2026
<b>ESTIMATED PROJECT BUDGET:</b>	\$26.98 Million
<b>FUNDING SOURCES:</b>	Ministry of Education Capital Plan - \$31.29 Million (maximum)
<b>CONSULTANT:</b>	Iredale Architecture
<b>CONSTRUCTION MANAGER:</b>	Unitech Construction Management Ltd.
<b>PROJECT MANAGER:</b>	Richmond Project Team
	Enquiries: Frank Geyer, 604-616-8565

### **BACKGROUND**

Alfred B. Dixon Elementary is a single-storey wood frame building of 3,177 m<sup>2</sup> constructed in 1958 with additions in 1960, 1962, 1963 and 1972. School District No. 38 (Richmond) has confirmed that the school is needed for the long term as part of the overall long-range strategic planning.

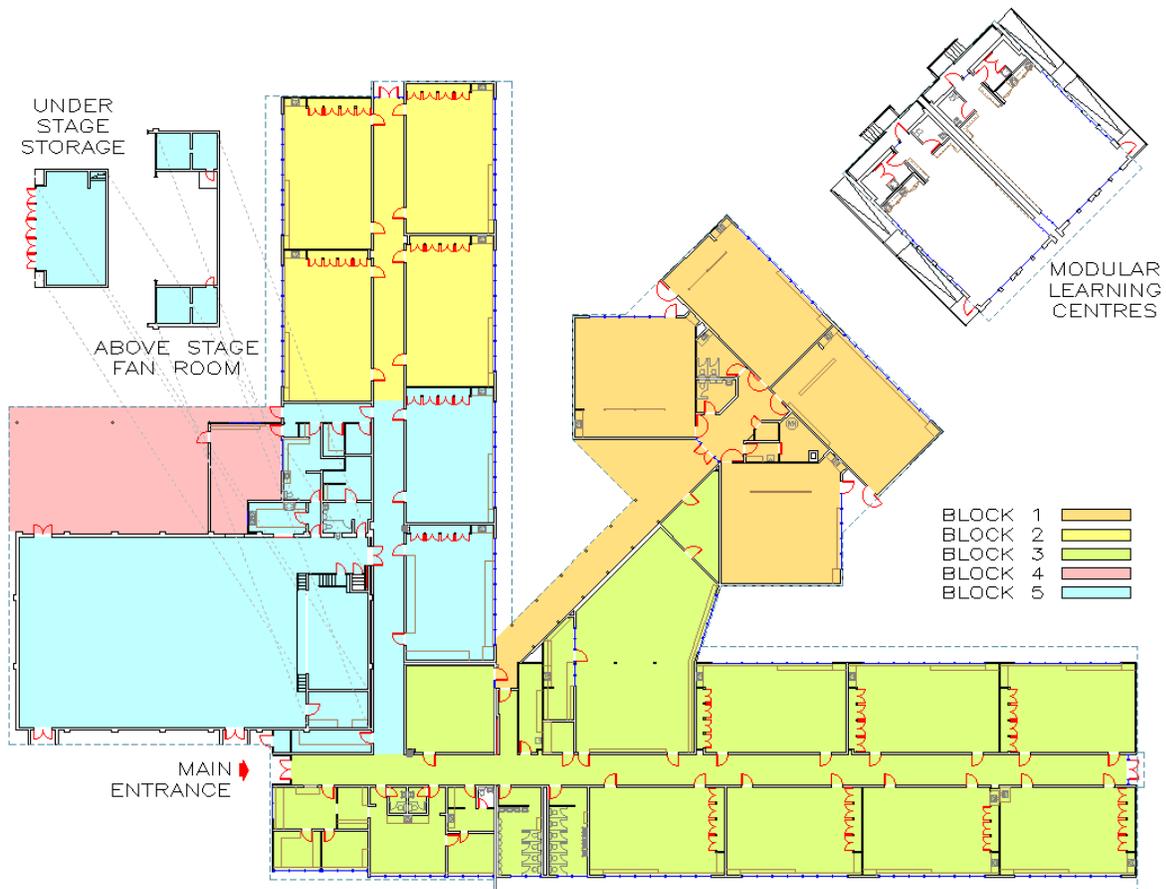
The K-7 school, which consists of five distinct blocks, was seismically assessed using Version 3 of EGBC's Seismic Retrofit Guidelines. The entire school has a moderate risk of liquefaction potential requiring substructure upgrades, with Block 1 (1963 West Wing Classrooms), Block 2 (1960 South Wing Classrooms), Block 3 (1958 Original Classrooms/Library/Administration), Block 4 (1960 Covered Play Area) and Block 5 (1960 Activity Room/Gymnasium) all having a Seismic Risk Category H1 rating.

### **PROJECT SCOPE**

1. Seismic retrofit to achieve a life-safety level includes:
  - new plywood shear walls including enhanced foundations and connections to roof structure and foundation;
  - installation of drag struts and enhancement of roof diaphragms with plywood overlay;
  - Block 1 will be separated from Blocks 3 and 5 with new seismic gaps; and
  - reinforcement of unreinforced masonry block walls.
2. Non-structural seismic resistance upgrade to the entire school (added restraint of lighting, HVAC, plumbing and cabinets).
3. Restoration of wall/floor/ceiling/exterior finishes and hard/soft landscaping affected by the structural work, addition and demolition.
4. Minor removal and replacement of mechanical and electrical equipment to accommodate structural work.
5. Administration block to be totally replaced as a cost-neutral solution to upgrading.

## PROJECT STATUS

- Project approval and funding agreement received from the Ministry of Education and Child Care 30 August 2023.
- Phase 1 (Block 2 classrooms + one Block 5 classroom) and portion of Phase 5 (Block 4 covered play area + resource room) completed.
- Phase 2 (Block 3 classrooms and corridor) and portion of Phase 3 (Block 3 washrooms) completed.
- Phase 4 (Block 3 Library, Block 1 classrooms) underway, set to complete mid-late April 2026.
- Phase 5 (Block 5 gymnasium + storage rooms, Block 3 administration) underway, tentatively set for August 2026 completion.
- Budget on track. Schedule adjusted to include gym floor replacement in Summer 2026.



Seismic Block Map – Alfred B. Dixon Elementary