

**RICHMOND SCHOOL DISTRICT
FACILITIES RENEWAL PROGRAM
2026-2027**

Description	Sites	Estimated Cost	Funding	Comments
FUNDING				
Ministry Allocations			\$ 6,047,590	Annual Facility Grant (AFG)
			1,918,000	School Enhancement Program (SEP)
			1,044,000	SEP 2025/2026 Carry Forward
			511,000	Carbon Neutral Capital Program (CNCP)
			200,000	Accessible Playground Equipment (PEP)
			27,100	Kitchen Equipment and Upgrade (FIP)
Total Estimated Funding			\$ 9,747,690	
EXPENDITURES				
Building Envelope Renewal				
Roof Remediation and Seismic Upgrade of Roof Diaphragm	Sea Island (Areas 2,3,4,5,6,8,9,18)	209,771	AFG	Replacement of roofing membranes, seismic upgrade of roof diaphragms where needed, design and inspection services.
	Kidd (Areas 5 & 7)	329,669		
	McNair (Areas 20,21,22,24)	226,179		
	City Centre (Areas 6,9,10,11,12)	840,629		
Skylight replacement	Phase 2 - Cambie (Areas 26A & 27A)	561,844	AFG	Replacement of glazing systems and flashings, includes design and inspection services
Building Envelope Restoration	Facilities Services Centre	115,457	AFG	Replace failed windows with new - phase 4
Exterior Painting - Building	MacNeill, Blundell	85,000	AFG	Annual program - re-paint walls, doors, window frames, trim
Portables - Replace ramp and stairs	Blair, Hamilton	25,000	AFG	Replacement of end of life stairs and ramps with new
BEP Project - Design stage	Thompson	63,576	AFG	AFG contribution towards future Building Envelope Project (BEP) for design stage
Interior Construction & Finishes Renewal				
Washroom Renewals	Sites TBD	30,000	AFG	Washroom sink and cabinet/countertop replacement with new one piece units
Flooring Replacement	Multiple Sites	85,000	AFG	Replacement of failing floor finishes in classrooms, hallways and pods with new vinyl or vinyl plank flooring
Interior Painting Renewal	Steveston-London, Woodward, Lee,	150,000	AFG	Annual program - re-paint walls, doors, painted ceilings and cabinet work, window frames, trim
Custodial Room Upgrades	McRoberts, Steveston-London	20,000	AFG	New flooring, floor sink, shelving, painting
Room Renumbering Program	Blundell, Homma	30,000	AFG	Annual Program (new room signage and DDC programming to standardize District room numbering to 5 digit system)
Gym Flooring Renewal	McRoberts (both), Mitchell, McMath (both), Blair, Currie, Boyd (both), Palmer (both), Talmey, Kilgour, Kingswood, Hamilton, Anderson	150,916	AFG	Annual program - refinishing, resanding as necessary, re-coating of sealant on gym wood floors
Gym Flooring Replacement	City Centre	75,000	AFG	Replacement of existing gym floor with new vinyl resilient floor, includes new sockets for volleyball posts
Interior/Exterior Door Hardware and Security	3 Sites	60,000	AFG	Replacement of door lock hardware at end-of-life with new, implementation of new master key system
	City Centre	10,000	AFG	Door hardware keying and installation
Electrical & Security Systems Renewal				
Card Access Systems	3 Elementary Schools (TBD)	50,000	AFG	On-going security card reader upgrades and panel replacements (Keyscan)
Interior LED Lighting Retrofit Program	Gilmore, Kidd	511,000	CNCP	Replace antiquated lighting and controls with new, longer life, energy saving units
		280,000	AFG	
Main Distribution System Renewal	Westwind, Thompson, Woodward, Kidd	80,000	AFG	Multi-year program - renewal of main distribution disconnects, electrical panels and splitter boxes
Fire Alarm System Renewal	10 Sites - City Centre, Spul'u'kwuks, FSC, Thompson, Burnett, SBO, Blair, McKay, Quilchena, Dixon	100,000	AFG	Multi-year program - replace obsolete or failing fire alarm panel with new, as well as fire alarm devices, bells, deat detectors and pull stations
Security System Renewal	10 Sites - Hamilton, McNeely, Cambie, Tait, Talmey, MacNeill, Palmer, City Centre, Sea Island, FSC	80,000	AFG	Multi-year program - replace security devices and upgrade motion sensors and wiring
Elevator Modernization	Palmer	200,000	AFG	Elevator equipment is obsolete and parts are no longer available
	Burnett	302,000	SEP	
Electrical Directory and Panel Labelling Update	10 site	15,000	AFG	Update labelling on electrical panels to match new 5 digit room numbers and other minor renovations
Audio-Video Systems Renewal				
I.T. Network Infrastructure Upgrades	All sites	225,334	AFG	Replacement of network switches, Year 1
Security Camera Systems	4 Elementaries	40,000	AFG	Installation of security cameras at 4 elementary schools
Fixed Equipment Upgrades				

APPENDIX A

Description	Sites	Estimated Cost	Funding	Comments
Compressed Air Systems Renewal	Steveston-London	8,500	AFG	Replace compressed air storage tank serving the shops area
Mechanical Systems Renewal				
Boiler Replacement Program	Brighthouse	130,000	AFG	Replace antiquated atmospheric boilers with new high efficiency condensing units
	McNair	648,000	SEP	
RTU Replacement Program	McNair	75,000	AFG	Replace antiquated rooftop heating units with new high efficiency heat pump units
Duct Cleaning	All portables, other sites TBD	60,000	AFG	Annual program to clean existing air delivery ductwork
Dust Extraction System Upgrades	Steveston-London	1,044,000	SEP 25/26	Upgrade existing shop dust extraction systems to current safety standards, NFPA and WSBC regulations
	Palmer	968,000	SEP	
Energy Audits	10 sites	50,000	AFG	Integrated energy studies to identify energy savings opportunities
Chiller Installation	McNair	480,000	AFG	Cooling upgrade to heat pumps to the existing four RTU for the southwest wing
Mechanical Controls Installation	City Centre	235,000	AFG	Install new HVAC direct digital controls (DDC) system
Service Platform Installation	Steveston-London	100,000	AFG	Installation of new service platforms around large HVAC units in mechanical spaces to allow safe access by technicians
Continuous Optimization of Controls	10 sites	50,000	AFG	Review of existing HVAC control systems, removal of overrides, and optimization of programming and schedules
Plumbing Systems Renewal				
Main Water Service Renewal	Errington	40,000	AFG	Multi-year program - replace antiquated water meters, valve stations, and piping
Fire Suppression System Renewal	Steveston-London	90,000	AFG	Multi-year program - replacement sprinkler heads with quick response units
	All sites	85,000	AFG	Annual testing of fire spinkler systems as required by BC Fire Code
	All sites	10,000	AFG	Fire sprinkler head assessments
Domestic Water System Renewal	Sites TBD	30,000	AFG	Multi-year program - replace domestic water piping and fixtures
Grounds Upgrades				
Pavement Restoration Program	Sites TBD	109,215	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	40,000	AFG	Annual safety and asset preservation program - replace borders, wood fibre fall protection top-up, enhance transitions
	2 Sites TBD	15,000	AFG	Annual Program - Repaint existing metal playground structures
	Byng, Anderson, Odlin, Ferris	110,000	AFG	Contribution towards new/replacement playground equipment; removal of old equipment, new borders and fall protection
	Ferris	200,000	PEP	Playground equipment replacement
Exterior Painting - Road Marking	Sites TBD	25,000	AFG	Annual program - re-paint parking lots, curbing and play areas
Drainage Flushing Program	Sites TBD	80,000	AFG	Annual program - remove silt and blockages from slow flowing storm drainage systems, cleaning of catchbasins, lift stations and acid neutralizers
Health and Safety Programs				
Indoor Air Quality	~17 sites	16,500	AFG	Assessments of all portable classrooms
Fire Safety Plans	Sites TBD	30,000	AFG	Develop new/update existing Fire Safety Plans as per Fire Code section 2.8
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, Appliance purchases	City Centre	15,100	FIP	New food prep and cooking area, new appliances, and food distribution fridge
	Palmer, Boyd, Tomsett	12,000	FIP	Additional food distribution fridges
Total Facilities Renewal Program 2023/2024		\$ 9,747,690		