
ALFRED B. DIXON ELEMENTARY SCHOOL SEISMIC UPGRADE

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

BACKGROUND

Alfred B. Dixon Elementary is a single-storey wood frame building of 3,177 m² 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.

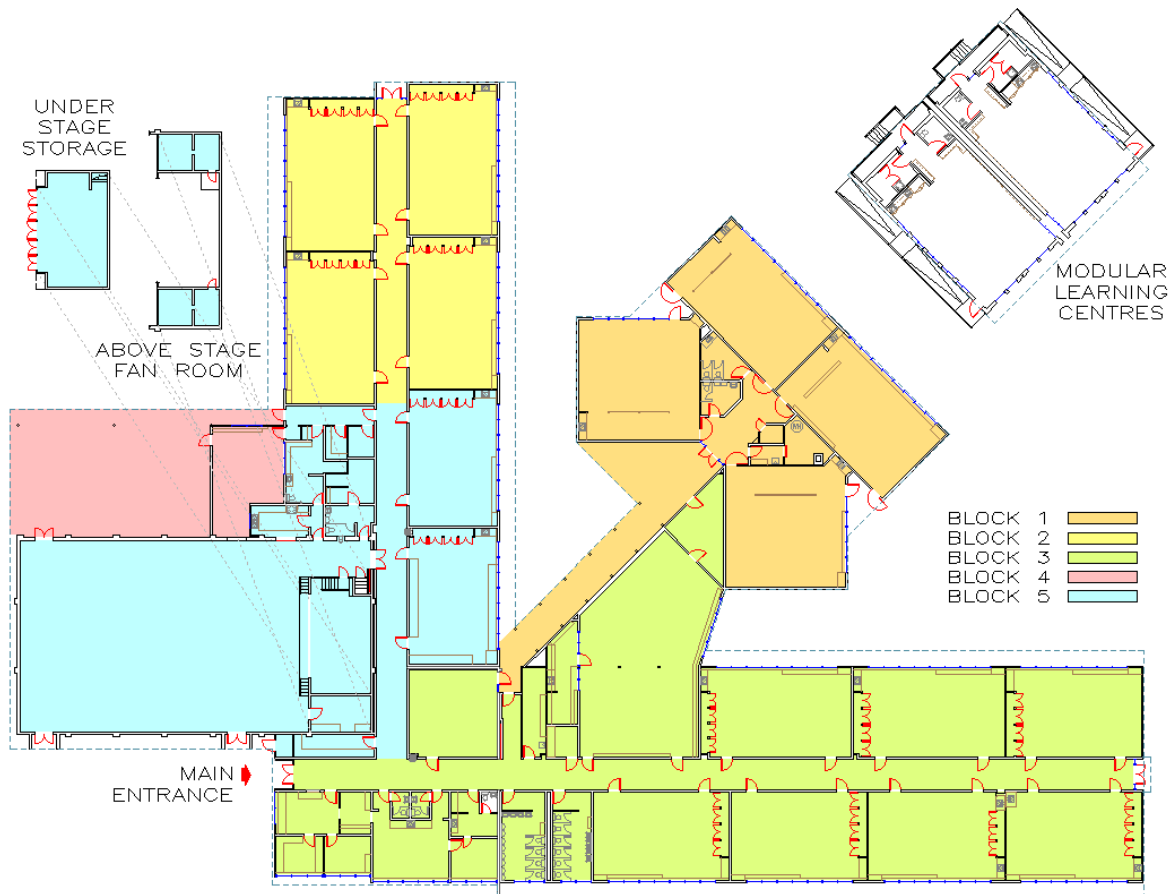
The K-7 school, which consists of five distinct blocks, was seismically assessed using Version 3 of EGBC's Seismic Retrofit Guidelines. The entire school has a moderate risk of liquefaction potential requiring substructure upgrades, with Block 1 (1963 West Wing Classrooms), Block 2 (1960 South Wing Classrooms), 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.

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) underway.
- Phase 2 (Block 3 library + Block 2 classrooms and corridor) set to start mid-late February 2025.
- Phase 5 (Block 5 gymnasium, Block 3 administration) tentatively set for June 2025, Phase 3 (Block 3 - 6 classrooms) tentatively set for September 2025, and Phase 4 (balance of Block 3) tentatively set for January 2026.
- Budget and schedule on track.



Seismic Block Map – Alfred B. Dixon Elementary