
F.A. TOMSETT ELEMENTARY SCHOOL SEISMIC UPGRADE & ADDITION

TARGET CONSTRUCTION START:	June 2020
TARGET COMPLETION:	January 2022
PROJECT BUDGET:	\$8.04 Million
FUNDING SOURCES:	Ministry of Education Capital Plan - \$7.71 Million (maximum) + SD38 Contribution - \$3.67 Million
CONSULTANT:	Thinkspace Architecture Planning Interior Design
CONSTRUCTION MANAGER:	Heatherbrae Builders
PROJECT MANAGER:	Richmond Project Team Enquiries: Steve Ahluwalia, 604-295-7000 ext. 3436

BACKGROUND

F.A. Tomsett Elementary School opened in 1959 with renovations and additions in 1984, 1988 and 1999 to serve Kindergarten to Grade 7. The school is currently over-capacity and is expected to continue to be so over the foreseeable future. School District No. 38 (Richmond) confirmed that Tomsett Elementary is needed for the long term as part of the overall long-range strategic planning.

Tomsett Elementary, which consists of three distinct blocks, was seismically assessed using Version 3 of APEGBC's Seismic Retrofit Guidelines. Block 1 (1959 Original Classrooms, 1984 and 1988 Additions) and Block 2 (1988 Gymnasium Addition) have been assessed Seismic Risk Category H1 and H2 ratings, respectively, requiring superstructure seismic resistance upgrades. Block 3 (1999 Classroom Addition) requires no seismic upgrading.

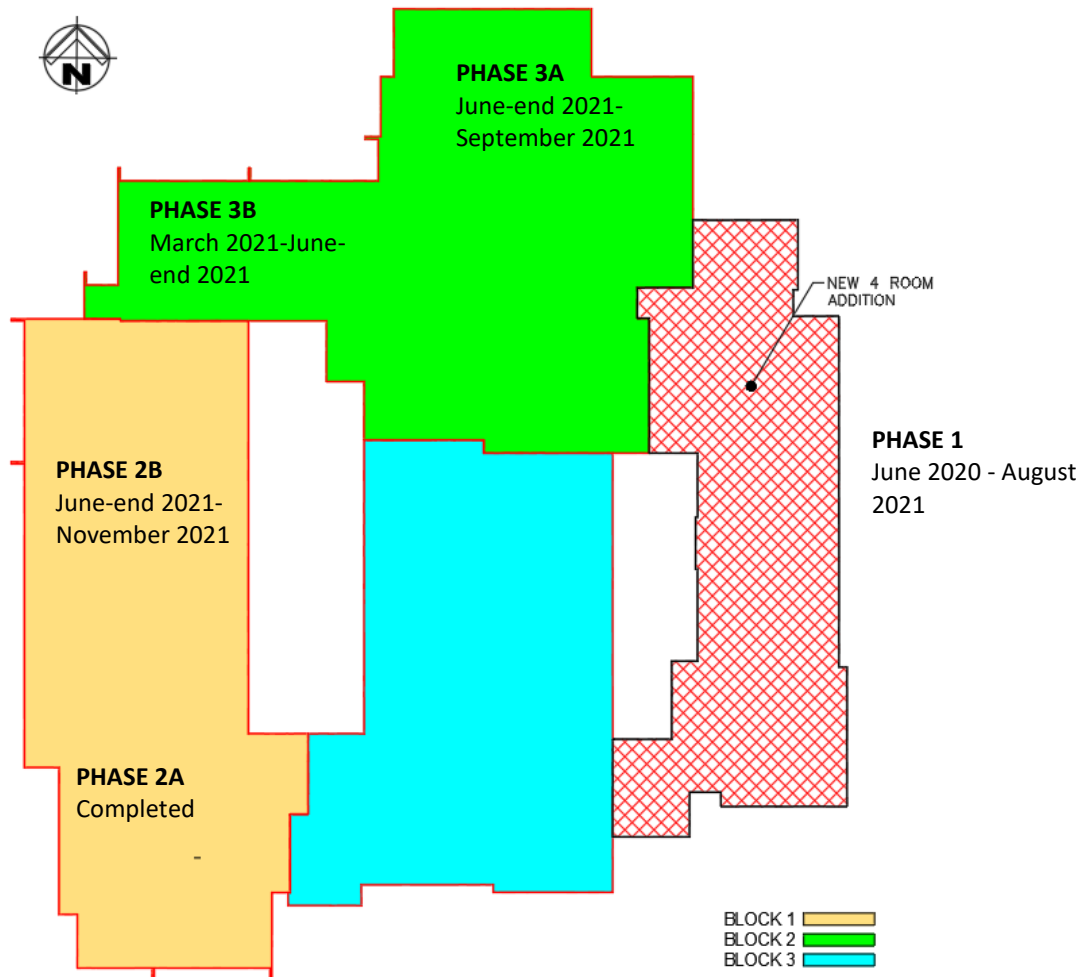
PROJECT SCOPE

- Block 1 (1959 Original Classrooms, 1984 and 1988 Additions) - structural upgrades: additional shear capacity will be achieved through new plywood sheathing and blocking added in selected locations to existing wood stud walls, foundations upgraded and drag straps added at the roof sheathing; and the concrete block walls of the boiler room will be vertically reinforced.
- Block 2 (1988 Gymnasium Addition) - structural upgrades: roof would be upgraded with added blocking between joists and new sheathing, addition of drag straps, and addition of connections from the masonry walls to the roof diaphragm.
- Non-structural seismic resistance upgrade to the entire school (added restraint of lighting, HVAC, plumbing and cabinets).
- Restoration of wall/floor/ceiling/exterior finishes and hard/soft landscaping affected by the structural work, addition and demolition.
- Minor removal and replacement of mechanical and electrical equipment to accommodate structural work.

- The addition of three new classrooms, one new kindergarten and ancillary space to the east of the existing school to increase its nominal capacity to 60 Kindergarten and 300 Grade 1-7 seats in order to accommodate the projected increase in enrolment over the next 10 years.

PROJECT STATUS

- The Ministry of Education approved the project in July 2019 for the Seismic Upgrade and four classroom Addition.
- Construction of the Seismic Upgrades is approximately 75% completed. Construction of the Building Addition is approximately 99% completed.
- The Ministry of Children and Family Development has approved a new facility at the school site. We are currently working on construction with anticipated to be completion by February 2022.



Phasing Plan – F.A. Tomsett Elementary Seismic Upgrade & Addition