
SAMUEL BRIGHOUSE ELEMENTARY SCHOOL MODULAR ADDITION

CONSTRUCTION START:	February 2024
TARGET COMPLETION:	September 2024
PROJECT BUDGET:	\$9.0 Million
FUNDING SOURCES:	Ministry of Education Capital Plan - \$9.0 Million (maximum)
CONSULTANT:	FJ Geyer Consulting
CONSTRUCTION MANAGER:	Unitech Construction Management Ltd.
BUILDING SUPPLIER:	Fort Modular Inc.
PROJECT MANAGER:	Richmond Project Team Enquiries: Frank Geyer, 604-616-8565

BACKGROUND

Due to rapid enrolment growth in the City Centre Planning Area, schools such as Brighthouse Elementary are now over-capacity with a number of portable classrooms already in place. The District Long Range Facilities Plan and Capital Plan have called for a six-classroom addition to the school by 2024 since 2018. The Ministry of Education and Child Care (MECC), at its Capital Working Session with executives from high growth school districts in the Lower Mainland/Interior/Vancouver Island held 28 June 2023, emphasized the need to investigate opportunities for prefabricated construction and repeatable floor plans as a means for expediting much needed classroom space in a faster, more cost-effective manner than conventional construction.

In response to MECC's mandate, on 30 August 2023 the Richmond School District designed and submitted an unsolicited proposal to install prefabricated (modular) classroom annexes at four City Centre area elementary schools (Brighthouse, Cook, Talmey and Tomsett). MECC approved and funded the proposal for the first two schools (Brighthouse and Cook), with the Board of Education executing project agreements with MECC 25 October 2023.

PROJECT SCOPE

- Phase 1: Site Preparation
 - Relocation of school garden
 - Removal of overburden down to firm soil
 - Extension of utilities to the new building location
 - Construction of retaining wall and level base for the building and surrounding pedestrian areas to be founded on
 - Expansion of parking
 - Paving of entire area
 - Target completion: May 2024

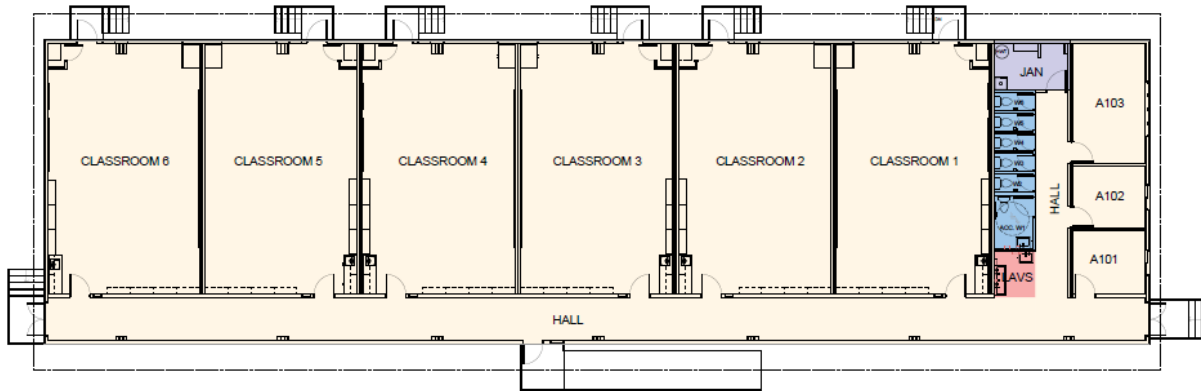
- Phase 2: Modular Building Fabrication
 - Factory prefabrication of individual classroom and specialty (washroom, learning assistance) units
 - Exteriors to match cladding style and colours of Brighthouse Elementary (cement board cladding)
 - Target completion: May 2024
- Phase 3: Completion
 - Placement and connection of new self-contained modular building, consisting of six classrooms, washrooms and learning assistance spaces
 - Installation of new aluminum ramp and stairs systems
 - Move-in
 - Expansion of playground and basketball courts
 - Site restoration
 - Target completion: August 2024

PROJECT STATUS

- Design complete, building permits obtained, trade contracts tendering complete.
- School garden removed, site development underway, retaining wall completed.
- Fabrication of modular annex underway.



ARTIST RENDERINGS



1 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



SITE PLAN