
HOWARD DEBECK ELEMENTARY SCHOOL SEISMIC UPGRADE

TARGET CONSTRUCTION START:	April 2024
TARGET COMPLETION:	December 2025
PROJECT BUDGET:	\$16.5 Million
FUNDING SOURCES:	Ministry of Education Capital Plan - \$20.74 Million (maximum)
CONSULTANT:	Thinkspace Architecture Planning Interior Design Ltd.
CONSTRUCTION MANAGER:	Unitech Construction Management Ltd.
PROJECT MANAGER:	Richmond Project Team Enquiries: Frank Geyer, 604-616-8565

BACKGROUND

Howard DeBeck Elementary is in a single-storey wood frame building of 3,332 m², constructed in 1991 with additions and renovations in 2000. 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.

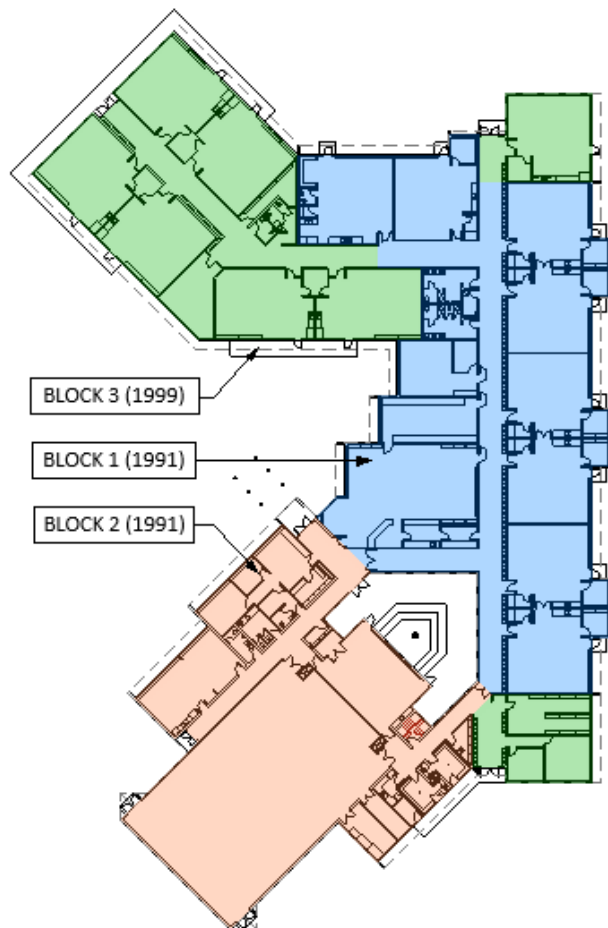
The K-7 school, which consists of three distinct blocks, was seismically assessed using Version 3 of EGBC's Seismic Retrofit Guidelines. The entire school has a moderate-high risk of liquefaction potential requiring substructure upgrades, with Block 1 (1991 Original Classrooms/Library) having a Seismic Risk Category H1 rating, Block 2 (1991 Gymnasium/Administration) having a Seismic Risk Category H2 rating and Block 3 (2000 Classrooms Addition) having a Low Risk rating.

PROJECT SCOPE

- Seismic retrofit to achieve a life-safety level includes reinforcing existing brace bay columns with cross-bracing and column enhancements, adding new braces, thickening and widening existing brace bay footings, re-pinning the existing roof deck and adding new steel strapping and steel angle to its underside, and upgrading connections throughout.
- 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.
- Additional scope funded out of the Provincial Building Envelope Program includes replacement of failed stucco exterior wall cladding with new prefinished metal cladding to match the rest of the building (\$275,000).

PROJECT STATUS

- Project approval and funding agreement received from the Ministry of Education and Child Care 22 February 2023.
- Design complete, building permits obtained, trade contracts tendering substantially complete.
- Phasing plan complete:
 - Phase 1: South End Classrooms April – August 2024
 - Phase 2: Gymnasium, Multipurpose Room & Staffroom May – October 2024
 - Phase 3: Northeast Classrooms October 2024 – February 2025
 - Phase 4: North-Central Classrooms February – May 2025
 - Phase 5: Administration May – September 2025
 - Phase 6: Library, Resource Room September – November 2025
- Temporary accommodations set up for swingspace during construction, with Phase 1 moves scheduled for April 2024.



Seismic Block Map – Howard DeBeck Elementary