

# STRATHCONA ELEMENTARY: UPGRADE OPTIONS FOR PDR STUDY

	CONVENTIONAL UPGRADE	RENEWAL	REPLACEMENT
<b>Structure</b>	<ul style="list-style-type: none"> <li>• Seismic upgrade to meet Bridging Guidelines</li> <li>• Create seismic gaps at exterior walkways</li> <li>• Restrain exterior masonry: all Blocks</li> <li>• Replace interior masonry walls</li> </ul>	<ul style="list-style-type: none"> <li>• Seismic upgrade to meet VBBL for existing buildings (<math>I_E = 1.0</math>)</li> <li>• Option to upgrade auditorium to post-disaster level (<math>I_E = 1.5</math>)</li> <li>• Option for Base Isolation for Block C</li> <li>• Restrain exterior masonry: A &amp; B</li> </ul>	<ul style="list-style-type: none"> <li>• Seismic design to meet Code for new schools (<math>I_E = 1.3</math>)</li> </ul>
<b>Siteworks</b>	<ul style="list-style-type: none"> <li>• Upgrade play spaces around Blocks A,B,C</li> <li>• Relocate garbage &amp; loading from courtyard</li> <li>• Upgrade site service connections</li> </ul>	<ul style="list-style-type: none"> <li>• Upgrade play spaces around Blocks A,B,C and courtyard</li> <li>• Relocate garbage &amp; loading to Pender layby loading area</li> <li>• Upgrade site service connections</li> <li>• Sunken play court at Jackson entry</li> </ul>	<ul style="list-style-type: none"> <li>• Demolish Blocks A, B and D</li> <li>• Create new playfields in western portion of site; reconfigure east playfield to suit new building footprint</li> <li>• Modify surface parking</li> <li>• New site service connections</li> </ul>
<b>Architecture</b>	<ul style="list-style-type: none"> <li>• Conventional classroom layout</li> <li>• Retain single storey part of Block A</li> <li>• Elevator to block A only</li> <li>• Retain existing stair between A &amp; B</li> <li>• New washrooms to all floors</li> <li>• Upgrade fire exit separations</li> <li>• New exit stair to auditorium</li> <li>• Refurbish exterior windows</li> <li>• Replace 75% of interior finishes</li> <li>• Hazmat removal from Blocks A,B,C</li> </ul>	<ul style="list-style-type: none"> <li>• Layout based on learning communities</li> <li>• Demolish single storey part of A</li> <li>• Elevators to Blocks A and B</li> <li>• Reconfigure entries to courtyard</li> <li>• Bridge between Blocks A and C</li> <li>• New washrooms to all floors</li> <li>• Upgrade fire exit separations</li> <li>• Upgrade auditorium performance</li> <li>• Refurbish exterior windows</li> <li>• Replace 90% of interior finishes</li> <li>• Hazmat removal from Blocks A,B,C</li> </ul>	<ul style="list-style-type: none"> <li>• Layout based on learning communities</li> <li>• Retain gym in community centre</li> <li>• Underground parking below new school</li> <li>• Bridge connection to community centre</li> <li>• Block A to be retained and upgraded by others</li> </ul>
<b>Mechanical/Electrical</b>	<ul style="list-style-type: none"> <li>• Connect to District heating system</li> <li>• Upgrade unit ventilators</li> <li>• New sprinklers</li> <li>• New electrical service</li> <li>• Lighting upgrade</li> <li>• New PA and phones</li> <li>• Upgrade data system</li> </ul>	<ul style="list-style-type: none"> <li>• Boiler replacement</li> <li>• New ventilation systems &amp; controls</li> <li>• New sprinklers</li> <li>• Replace domestic water system</li> <li>• New electrical service</li> <li>• Lighting upgrade</li> <li>• New PA and phones</li> <li>• Upgrade data system</li> </ul>	<ul style="list-style-type: none"> <li>• All new systems and services to meet current standards</li> <li>• LEED Gold target</li> </ul>