



COUNCIL REPORT

To: Mayor and Council

Date: November 28, 2023

From: Trevor Seibel, Deputy CAO

Subject: **Mount Boucherie Community Centre Restoration – Project Update**

Report Prepared by: Erin Goodwin, Facilities and Recreation Manager

PURPOSE

The purpose of this report is to get direction from Council on the next steps associated with the Mount Boucherie Community Centre Restoration (MBCC) project. The goal of the project is to return the Mt Boucherie City Hall back into a community centre, while investigating ways to enhance the facility to accommodate the community needs.

RECOMMENDATION to Consider and Resolve:

THAT Council approves the strategy and next steps described in this report that includes releasing a Request For Proposal to select a preferred proponent to lead the City through a Progressive Design Build strategy for the Mount Boucherie Community Centre (MBCC) Restoration Project;

AND THAT Council approves the use of the 2023 Capital Budget for the MBCC Gym Study (\$40,000) and MBCC Restoration Drawings (\$150,000) to cover the costs associated with the next steps strategy described in this report.

STRATEGIC AREA(S) OF FOCUS

Invest in Infrastructure – We will invest in building, improving and maintaining infrastructure to meet the needs of, and to provide a high quality of life for, current and future generations.

Strengthen Our Community – We will provide opportunities for the residents of West Kelowna to build connections, celebrate successes, embrace the community's strengths and diversity, address shared needs, and contribute to shaping the community's future.

BACKGROUND / DISCUSSION

Constructed in 1974, the MBCC was home to activities such as the Westside Winter Fest, family and school celebrations, sports tournaments, and recreation programming. In 2009, the MBCC was transformed into a temporary City Hall for the City of West Kelowna. Construction of a new City Hall will be completed in 2024 and the existing MBCC will be restored back into a community centre.

In 2022, the City launched a public consultation process to obtain community feedback on the future MBCC restoration project. The objective was to seek feedback on ways to return the MBCC facility to what it once was and gather ideas and suggestions for the future. At the August 23, 2022 Regular meeting, Council was presented with the results of the consultation process and a preliminary concept plan.

The public engagement process also included the City reaching out to key stakeholder groups to see if there was an interest in future partnerships that may assist in enhancing the MBCC. One of those key stakeholders was BGC Okanagan (BGCO). After meeting with BGCO, a partnership opportunity presented itself.

The City partnered with BGCO to submit a grant application to the Childcare New Spaces Fund and, in May 2023, was successful in securing a \$3M grant. The grant money is to assist the transformation of MBCC into a joint use facility with BGCO to help create both additional child care space and community space. The project would include a renovation of the existing building and an addition of a gymnasium facility connected to the MBCC.

Since the grant funding was announced, staff have been investigating options and updated costing for the project. This report will provide Council an update on the project with options and recommendations associated with the next steps, for Council's consideration.

MBCC Concept Plan

Building on the concept plan presented at the August 23, 2022 Regular meeting, and the new partnership with BGCO, a site plan had to be submitted with the grant application. The premise behind the concept plan was to provide both child care and community space. The renovation would include approximately 800 square feet of permanent childcare space inside the MBCC to accommodate about 16 children. It would also include temporary after school care space for 64 kids. The after-school care program would operate between the hours of 2:30pm – 6:30pm. Afternoon hours are the least desired times to run public programs. As a result, this partnership has minimum impact to CWK programs.

The following summarizes the space breakdown of the renovated MBCC complex:

Childcare Space Breakdown:

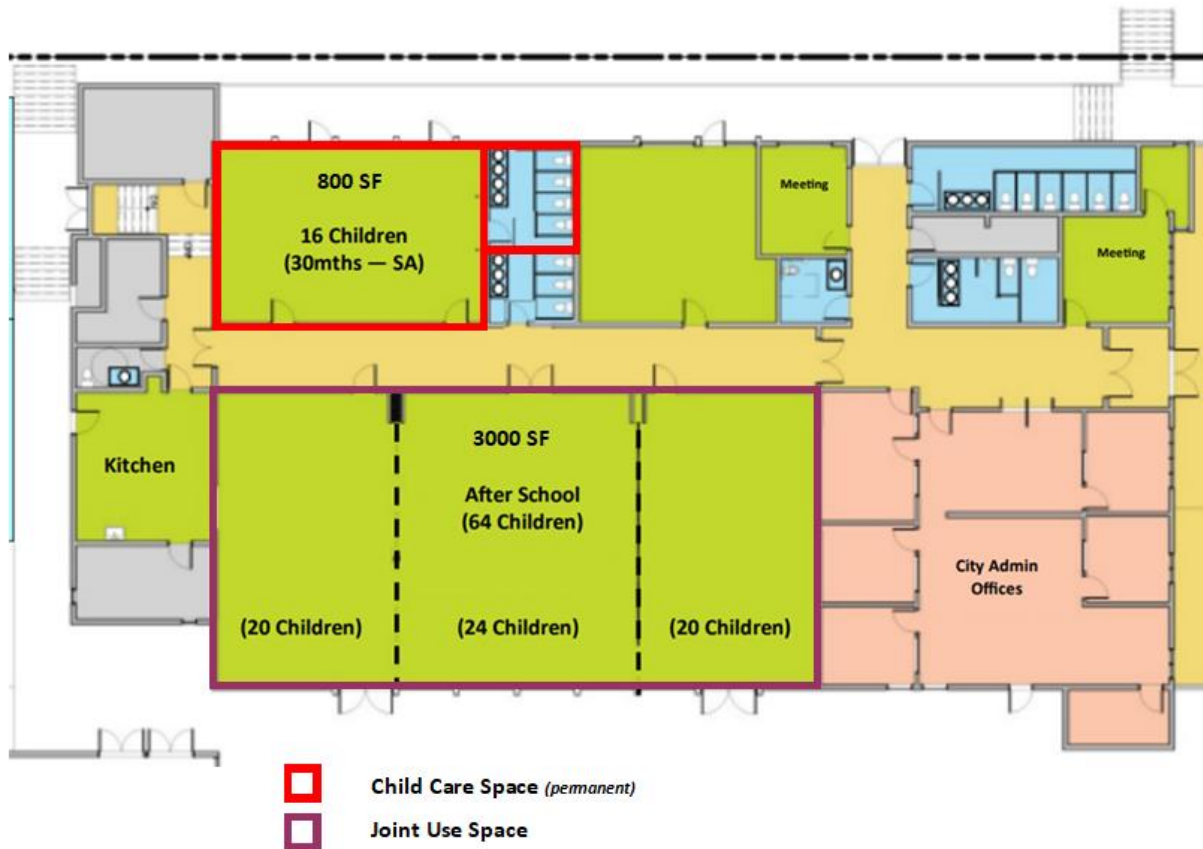
Permanent Space	800 sf		
MBCB Joint Space (After School Care)	3,000 sf	2:30 – 6:30pm	M-F (20hrs)

Community Space Breakdown:

MBCB Joint Space (Community Use)	3,000 sf	6am – 2:30pm	M-F (42.5hrs)
		6:30pm – midnight	M-F (27.5hrs)
		6am – midnight	Sat & Sun (36hrs)

Below is the concept plan submitted with the City’s grant application for the renovation of the existing City Hall back to a community centre.

Note: The Facilities and Recreation Departments will not be moving into the new City Hall building. As a result, these groups will move back to their original office location (pre – City Hall), inside the MBCB.



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|-----------------------------------|----------------------|
| ✓ 16 Permanent Childcare Spaces | ✓ Classroom Spaces |
| ✓ 64 Afterschool Childcare Spaces | ✓ Programming Spaces |
| ✓ Multipurpose Rooms | ✓ Fitness Spaces |
| ✓ Banquet Hall | ✓ Rental Spaces |
| ✓ Kitchen | ✓ Washroom Upgrades |
| ✓ Meeting Rooms | ✓ CWK Office Space |

MBCC Gymnasium

The preliminary location for the gymnasium addition was first identified as being on the South side (mountain side) of the MBCC. After further investigation, it was discovered that an expansion to the South would cost a minimum of one million (\$1M) more than an expansion to the North. These reasons include, but are not limited to, the following:

- Additional geotechnical requirements.
- Fire access road improvements.
- Challenging site access for construction.

As a result, staff are recommending that Council consider an expansion to the North. An expansion to the North would result in the loss of potential parking spaces, however, those parking spaces are already displaced by the portables that have been on site since 2009. These portables would need to be removed, prior to any construction, if Council supports this direction.

The scope of work for the gymnasium expansion would include:

- Gymnasium on the north side (approx. 7,000 sq/ft; similar to Mar Jok Elementary)
- Corridor connecting gymnasium and existing MBCC building.
- Change area for gym users
- Storage area for equipment
- Additional washrooms

Similar to the MBCC renovation, the gymnasium would be available for both child care use and community use consistent with the weekly hour availability noted in the previous section.

The following are an example of what a gymnasium could look like on the north side of MBCC.





FINANCIAL IMPLICATIONS

The following budget that submitted with the City’s grant application in 2022 is as follows:

MBCC Renovation and Gym Expansion Budget	\$4,050,000
<i>Grant</i>	\$3,000,000
<i>MBCC Restoration Budget</i>	\$650,000
<i>Contingency (10%)</i>	\$400,000

In 2023, staff met with contractors and consultants who have recent experience with gymnasium construction projects to best understand the options related to the renovation and gymnasium addition. The updated cost estimates received ranged between \$4.7M - \$8.2M to complete both the MBCC renovation and the gymnasium addition. Based on the preliminary cost estimates received, the project funding will need to increase between \$650,000 and \$4,150,000. Internal estimates indicate that the project should be approximately \$5.5 million. Based on the high degree of variance in the cost estimates received, it is critical to confirm the project cost estimate and funding strategy options.

In 2023, the City of West Kelowna received a payment in the amount of \$1,200,000 which represents the initial payment of 40% of the total amount associated with the Child Care BC New Spaces Fund. The second advance of 50% will be available once a written request has been submitted with satisfactory evidence that the Project is at the Lockup Stage. The remaining 10% will be available upon completion of the project.

In preparation for this project, the City included the following into the 2023 Capital Budget:

MBCC Gymnasium Study	\$40,000
MBCC Renovation Drawings	\$150,000

Staff recommends combining the MBCC Capital projects listed above to cover the costs associated with the recommended strategy described in this report.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
August 22, 2022	MBCC Project Update including consultation process and concept plan	

NEXT STEPS

With a wide range of cost estimates for this project, the City needs to create a strategy to best determine the costs of the project. To help control costs, staff is proposing to use the Progressive Design Build procurement process that has been presented to Council in the past. This model consists of construction contractors putting together their own team of architects and engineers who work alongside the owner (City) during the design phase of the project to ensure construction costs are managed by way of contractors providing input on cost effectiveness, including value engineering. The Request for Proposal (RFP) will require the proponent to produce a concept plan and Class C cost estimate for the project.

Due to the wide range in cost estimates received to date, staff recommends this strategy be considered by Council. It will allow the City to confirm a preferred contractor, who will produce a concept plan and project budget, before finalizing the detailed design.

Next Steps Summary

1. Seek Council approval on next steps strategy.
2. Finalize Terms of Reference for the project.
3. Release RFP to select a preferred proponent to lead the City through a Progressive Design Build strategy
4. Review RFP submissions and determine next steps.

REVIEWED BY

Corinne Boback, Legislative Services Manager / Corporate Officer

Warren Everton, Director of Finance / CFO

APPROVED FOR THE AGENDA BY

Trevor Seibel, Deputy CAO

PowerPoint: Yes No