



INFORMATION ONLY COUNCIL REPORT

To: Mayor and Council

Date: January 20, 2025

From: Trevor Siebel, Deputy CAO

File No: 5330-20-71

Subject: **Operations Centre Project Update – Q4 2024**

Report Prepared by: Jordan Finkel, Senior Design & Inspection Technologist

PURPOSE

To provide Council with a progress update on the Operations Centre Project.

RECOMMENDATION to Consider and Resolve:

THAT the report titled “Operations Centre project Update- Q4 2024” from the Senior Design & Inspection Technologist, dated January 28, 2025, be received for information.

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.

Foster Safety and Well-Being – We will pursue through direct action, advocacy, and collaboration with local and regional service providers, investments in community health, needs-based housing, emergency preparedness, policing, and other services that foster safety and well-being in West Kelowna.

BACKGROUND

The construction of the City of West Kelowna’s first purpose-built Operations Centre for our Public Works, Parks, and Utilities teams is a Strategic Priority for Council. The site will serve as the work base for over 80 staff who are responsible for maintaining and operating critical City infrastructure, 24 hours per day, 7 days per week. Currently, these work groups are spread out across various locations throughout the City which is operationally inefficient. This project update is for the period ending December 31, 2024.

PROJECT STATUS UPDATE

Several key construction milestones were met during this reporting period, and the overall status of the project is progressing closer to completion. The gas connection was recently commissioned to allow the heating systems to operate via a temporary power connection, which will help prevent weather related damage from occurring within the buildings over winter. The on-site electrical transformer is expected to be installed in the coming weeks along with final approvals from BC Hydro to allow for permanent energization of the site.

Edge Construction (the 'builder'), has several tradespeople working on site to finish the remaining tasks and deficiencies as previously identified during the substantial completion walkthrough. They were also performing commissioning and warranty related works on several key pieces of equipment, including connection of the large outdoor air handling unit at the Administration building. The builder will remain on site as prime contractor until such time that permanent power is being delivered to the three buildings and the remaining commissioning work has been completed. This is anticipated to occur towards the end of January or early February.

First Tracks Contracting (the 'civil contractor'), has completed the majority of the underground utility infrastructure tasks, concrete pads and sidewalks. The main electrical kiosk is installed and the City is awaiting final commissioning and energization of the site. Site grading and deficiency work will be progressing through winter as weather allows.

Staff continues to monitor budget and manage any risks related to the budget. Some of the risks identified include weather and power connection delays resulting in the need for temporary power and temporary heat for the buildings. The City is in the process of creating and implementing a moving strategy following completion of the construction phase. The move in date for staff is current being planned sometime around April, after the paving work has been completed.

FINANCIAL IMPLICATIONS

Original Council Approved Budget (February 13, 2024): \$9,805,000

Funding Source	Value
Sale of 2570 Bartley Road	\$3,700,000
Sale of Webber Road	\$250,000
Gas Tax Funds	\$500,000
Gravel sales	\$350,000
Operations yard reserve	\$192,000
Operating surplus	\$83,000
Equipment Reserve	\$230,000

Roads reserve	\$600,000
Growing Communities Fund	\$3,900,000
Additional Approved Budget (Nov 12, 2024 Council Meeting)	\$685,000
Total Approved Budget	\$10,490,000

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
Aug 27, 2024	THAT the report titled “Operations Centre Project Update” from the Director of Engineering & Operations, dated August 27, 2024 be received for information.	C224/24
Feb 13, 2024	THAT Council approve the Operations Yard Project Budget of \$9,805,000 and related Funding Strategy as outlined in Attachment 7 in the report titled “Funding Strategies – Major Projects – Follow Up” from the Deputy CAO, dated February 13, 2024	C063/2
Nov 12, 2024	THAT Council approve the budget request of \$685,000 to complete the operational essential works associated with the new Operations Centre, as identified in the report titled “Operations Centre Project Update – November 2024”, dated November 12, 2024 AND THAT the \$685,000 be funded from the Growing Communities Fund	C280/24

REVIEWED BY

Warren Everton, Director of Finance/CFO
Trevor Seibel, Deputy CAO/Deputy Corporate Officer

APPROVED FOR THE AGENDA BY

Ron Bowles, Chief Administrative Officer

PowerPoint: Yes No

Attachments:
Attachment 1: Site Photos