



## INFORMATION ONLY COUNCIL REPORT

To: Mayor and Council

Date: February 10, 2026

From: Ron Bowles, Chief Administrative Officer

Subject: **Mount Boucherie Community Centre Restoration – January 2026 Update**

Prepared by: Erin Goodwin, Facilities and Recreation Manager

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### INFORMATION SUMMARY

*There is no recommendation. This report is for information only.*

*The purpose of this report is to provide Council with additional information that was requested at the January 27, 2026 Council meeting related to the Risk Registry that was created for the Mount Boucherie Community Centre Restoration project. Attached is a full list and summary of the risk registry with additional project updates listed below.*

### 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

The purpose of this report is to provide Council with an update related to the Mount Boucherie Community Centre (MBCC) Restoration Project for the period ending December 31, 2025.

On September 16, 2025, Council directed staff to finalize a construction agreement with Sawchuk Developments Co. Ltd (Sawchuk) to complete the MBCC Restoration Project.

An agreement has since be finalized, contractor is now mobilized onsite, and renovations to the building have progressed since November 4, 2025. The City has also retained Colliers Project Leaders to help manage and guide the City through this project.

The project is scheduled to meet substantial completion in September, 2026. When finished, it will become a joint use facility for childcare, community space, and City administrative offices.

**Construction Update**

During this reporting period the following milestones were achieved:

- Construction agreement finalized.
- Construction permits issued.
- Contractor site mobilization.
- Safety fencing and signage installation.
- Demolishing, removal, and disposal of interior wall systems, flooring, ceiling tiles, data lines, furniture, equipment, etc.
- Hazardous material removal (asbestos, vermiculite, etc.)

See attached photos related to this reporting period.

**Risk Registry Update**

Attached to this staff report is a summary of the updated risk registry. Due to some duplication of items, it has been reduced from 50 to 47 risks and will continue to be managed throughout construction. A total of 20 risks have been closed out with 27 still outstanding. Some risks will need to be managed for the entire duration of the project resulting in them staying open until the end of the project.

This risk registry will continue to act as a working document throughout the project where additional risks may be added, if discovered during construction. An update to the risk registry will be included in future project updates to Council.

Highlighted below are some of the larger risks currently being managed:

Risk Number	Risk	Response and Notes
2	Structural Deficiencies	To minimize impact, contractor retained a structural engineer to assess the site and review historical documents to identify any anticipated deficiencies. Some structural items may be unavoidable. Some may also be hidden and not discovered until demolition.  Known structural items are included in project construction agreement. Unknown items will be covered in project contingency.

See attached document for full list and summary related to the project risk registry.

3	Contamination Abatement	<p>Hazmat assessment was completed. Remediation plan was created. Cost estimated are included in the project budget.</p> <p>Update: Asbestos-containing rain water leaders were uncovered during demolition and found to be leaking. Pricing has been submitted for removal and replacement and will be covered from project contingency.</p> <p>\$67,000 budget line was carried by contractor for this work. Contingency in place for unforeseen conditions found during demolition.</p>
9	Trailer Removal Delays	<p>Coordinate early procurement strategy for the removal of these trailers. UPDATE: RFP for the sale and removal of the trailers has been released.</p> <p>\$50,000 cash allowance in construction contract was carried for this work. Potential savings if it comes in less. Contingency in place if costs come in higher.</p>
11	Structural - Sprinkler System	<p>After design development, it was discovered that structural support will be required for main sprinkler line due to load capacity of existing trusses.</p> <p>Engineer is reviewing the structural requirements for the new sprinkler system and options for consideration.</p> <p>Any additional costs will need to be taken from project contingency.</p>
12	Structural - Masonry Block Walls (reinforcement)	<p>Some crumbling masonry was discovered during demolition - after design development. Engineer is reviewing the structural requirements for the masonry block repairs.</p> <p>Any additional costs will need to be taken from project contingency.</p>
24	Folding Partition Wall - Structural Requirements	<p>Additional structural work may be required for new folding partition wall system. Engineer reviewing structural requirements and providing options for consideration. UPDATE: partition wall systems selected comes with its own structural package. No additional structural work required.</p> <p><b>Complete – Included in the budget.</b></p>
25	Folding Partition Wall - Acoustic Properties	<p>Acoustic study was completed for the project. UPDATE: additional acoustics are being recommended for the space. Recommendations are now included into the project design.</p> <p><b>Complete - contingency covering upgrade to acoustic properties of operable wall.</b></p>

### Schedule Update

Project schedule is considered low risk with substantial completion still tracking for September, 2026.

### FINANCIAL IMPLICATIONS

<b>Council Approved Funding Strategy</b>	
ChildCare BC New Spaces Fund	\$3,618,176
MBCC Restoration Reserve Fund	\$758,220
Community Growth Fund	\$423,604
<b>Total Budget:</b>	<b>\$4,800,000</b>

## **Budget Update**

With the project in the early stages of construction, there is little to no change with the project budget, its contingency, and final costs being forecasted.

Below is the budget variance update for January, 2026.

Total Funding Available	\$4,800,000	
Final Cost Forecasting	\$4,249,308	
<i>Committed Values</i>	\$3,925,296	
<i>Estimated Values to Complete</i>	\$324,012	
Forecast Variance at Completion	\$550,692	(contingency)

## **COUNCIL REPORT / RESOLUTION HISTORY**

<b>Date</b>	<b>Report Topic / Resolution</b>	<b>Resolution No.</b>
Jan. 27/26	<b>THAT</b> consideration of the staff report titled "Mount Boucherie Community Centre Restoration - January 2026 Update" be deferred to the February 10, 2026 regular Council meeting so that staff can update the report to include a full risk registry.  <u>CARRIED UNANIMOUSLY</u>	C044/26
Sept. 16/25	<b>THAT</b> Council direct staff to finalize a construction agreement with Sawchuk Developments Co. Ltd to complete the Mount Boucherie Community Centre ("MBCC") Restoration Project as described in the Report from the Facilities and Recreation Manager, dated September 16, 2025;  <b>AND THAT</b> Council authorize the Mayor and Corporate Officer to execute the construction agreement for the MBCC Restoration Project;  <b>AND FURTHER THAT</b> Council approve the funding strategy in the report to include \$758,220 from MBCC reserves and \$423,604 from Growing Communities Fund to support the \$4,800,000 project budget.  <u>CARRIED UNANIMOUSLY</u>	C213/25

PowerPoint: Yes  No

### **Attachments:**

*MBCC Restoration Project Risk Registry*  
*MBCC Restoration Photos*