



## INFORMATION ONLY COUNCIL REPORT

To: Mayor and Council

Date: January 27, 2026

From: Ron Bowles, Chief Administrative Officer

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

Prepared by: Erin Goodwin, Facilities and Recreation Manager

Reviewed by: Patrick Pulak, General Manager of Operations

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### RECOMMENDATION:

**THAT** the staff report titled "Mount Boucherie Community Centre Restoration – January 2026 Update" dated January 27, 2026, 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.

**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**

A risk registry was created for the project and identified a total of 50 risks that will be managed throughout the construction schedule. A total of 20 risks have been closed out with 30 still outstanding. Some risks identified during this reporting period include the following:

#### **Structural Issues Found During Demolition**

- Trusses are being reviewed to ensure they can support the new sprinkler system load.
- Some interior masonry block walls that were partially demolished will require reinforcement.

#### **Folding Partition Wall**

- Increased acoustic properties may be required to accommodate the recommendations from the recently completed acoustic study.
- Structural requirements to support the folding partition wall are currently being investigated.

NOTE: Any additional financial impacts related to the above risks will be reported during the next project update to Council.

### 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>
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;	C213/25

**AND THAT** Council authorize the Mayor and Corporate Officer to execute the construction agreement for the MBCC Restoration Project;

**AND FURTHER THAT** 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.

CARRIED UNANIMOUSLY

PowerPoint: Yes  No

Attachments:

*MBCC Restoration Photos (January – 2026)*