



INFORMATION ONLY COUNCIL REPORT

To: Mayor and Council

Date: April 28, 2026

From: Ron Bowles, Chief Administrative Officer

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

Prepared by: Erin Goodwin, Facilities and Recreation Manager

Reviewed by: Patrick Pulak, General Manager of Operations

INFORMATION SUMMARY

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

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 between January 1, 2026 and March 31, 2026.

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

Constructed in 1974, the Mount Boucherie Community Centre (MBCC) was a thriving home to many activities for the residents of our community. In 2009, the facility was transformed into a temporary City Hall for West Kelowna. In 2024, the facility was vacated and planning to convert the building back into a community centre was well underway.

In November of 2025, construction for the MBCC Restoration Project began. Once complete, it will become a joint use facility for childcare, community programming, public rentals, and City administrative offices.

Below is a project update for the period between January 1 – March 31, 2026.

Construction Update

During the previous reporting period the City finalized all construction agreements and the contractor was able to mobilize on the site and start the demolition phase of the project. Listed below are some of the milestones achieved during the reporting period between January 1 – March 31, 2026:

- Demolishing, removal, and disposal of interior wall systems, flooring, ceiling tiles, data lines, furniture, equipment, etc. – **Completed**
- Hazardous material removal (asbestos, vermiculite, etc.) – **Completed**
- Structural items related to sprinkler system have been resolved.
- Structural items related to masonry block walls and new openings are 90% resolved. One item related to a structural header above the main entrance door remains outstanding.
- Walls have been framed.
- Plumbing and electrical work has started.
- Civil works for new playground area has started.
- Request For Proposal (RFP) was issued for the removal of the modular trailers from the parking lot. The successful contractor submitted a bid to remove the trailers at no cost to the City. In return, the contractor will retain ownership of the trailers. The City created a \$50,000 line item to remove these trailers. As a result, the City will see a project savings of \$50,000 due to this RFP award.
- Operating Agreement between the City and BGC Okanagan has been drafted and being reviewed.

Risk Registry Update

Attached to this staff report is a summary of the updated risk registry. The total number of risks being managed on the risk registry has increased from 47 to 48. Twenty-two (22) of those risks have been closed out with 26 still outstanding. As identified in previous reports, 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 is an update to some of the larger risks currently being managed as well as some of the risks that have been closed out or added since the last reporting period. Although a solution to mitigate certain risks has been created, they will continue to stay open until the work is 100% completed.

Risk Number	Risk	Response and Notes
2	Structural Deficiencies	<p>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.</p> <p>Known structural items are included in project construction agreement. Unknown items will be covered in project contingency.</p> <p>UPDATE: Structural items related to masonry block walls and new openings are 90% resolved. One item related to a structural header above the main entrance door remains outstanding. Risk will stay open until all work has been completed.</p>
3	Contamination Abatement	<p>Hazmat assessment was completed. Remediation plan was created. Cost estimated are included in the project budget.</p> <p>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> <p>UPDATE: Complete</p>
9	Trailer Removal Delays	<p>Coordinate early procurement strategy for the removal of these trailers.</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> <p>UPDATE: RFP was issued. Contract was awarded. Work is scheduled to be completed in June. No additional costs to the City. Project savings of \$50,000. Risk will stay open until work is completed.</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> <p>UPDATE: Engineers modified the sprinkler structural design from a ceiling suspended system to a wall suspended system to ensure ceiling structural load is not overloaded. Change order has been issued. Risk will stay open until work is completed.</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> <p>COMPLETE: Structural items related to these masonry block walls and new openings are resolved.</p>
35	Child Care Operating Agreement	<p>UPDATE: Operating Agreement between the City and BGC Okanagan has been drafted and being reviewed.</p>
39	Construction Schedule Delays	<p>Ongoing item that wont be closed out until end of project. Additionally, the project budget supports Colliers project management services during project close out phases (Oct 31). Budget currently has a \$25,000 contingency for any extended services beyond Oct 31. UPDATE: Team has set up additional touch point meetings to check in with progress of work and change directive items. This includes weekly site visits, biweekly contractor meetings, and biweekly client meetings. This will continue as the project proceeds forward towards key milestone move in and project completion dates.</p>
48	Occupancy Delays (new)	<p>UPDATE: The project will have two key milestones when getting occupancy. The first key milestone will be obtaining temporary occupancy for staff to move out of the trailers into MBCC sometime around June. The second key milestone date will be BGCO moving into the building after substantial completion is met in September. To assist with mitigating any delays, the project team is completing weekly site visits, biweekly contractor meetings, client touch point meetings, and has established a moving committee. These will continue until these milestones are achieved and the project is complete.</p>

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

Schedule Update

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

The trailers are scheduled to be removed in June. As a result, the contractor will be applying for temporary occupancy in the coming weeks to relocate staff out of the modular trailers and into MBCC. In preparation for this move, the contractor will focus on completing the administrative offices, public reception, and washroom areas of the building (Phase 1). Once these areas are completed and temporary occupancy is received, staff will be moved into MBCC and the trailers will be removed from the property. The contractor will then continue to finalize the banquet hall, childcare areas, parking lot, and playground areas (Phase 2) through the summer months with a total completion date scheduled for September.

Below are some upcoming project milestone dates:

April	Mechanical, electrical, and plumbing work being finalized. Audio visual work starts.
May	Phase 1 drywall, flooring, millwork, doors, windows.
June	Phase 1 construction complete, temporary occupancy, trailer removal, staff move into MBCC
July	Phase 2 drywall, flooring, millwork, doors, windows. Exterior civil works will be finalized.
August	Phase 2 construction complete, inspections, commissioning, full occupancy.
September	Project handover / complete

FINANCIAL IMPLICATIONS

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

Budget Update

The City has issued approximately \$188,000 in change orders to date. The majority of the change order costs are related to structural deficiencies that included additional demolition and corrective actions required to rectify the deficiencies. Despite the additional change order costs, the project budget is still considered low risk with a healthy contingency of \$352,000 still remaining.

The project also saw a savings of \$50,000 by awarding the parking lot trailer removal to a contractor at no additional cost to the City.

Below is the budget variance update for April, 2026.

Total Funding Available	\$4,800,000
Final Cost Forecasting	\$4,447,904
Forecast Variance at Completion	\$352,096 (contingency)

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
Feb. 10/26	THAT the staff report titled "Mount Boucherie Community Centre Restoration - January 2026 Update" dated February 10, 2026 be received for information. <u>CARRIED UNANIMOUSLY</u>	C055/26
Jan. 27/26	THAT 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	THAT 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; 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. <u>CARRIED UNANIMOUSLY</u>	C213/25

PowerPoint: Yes No

Attachments:

MBCC Restoration – Project Risk Registry