Associated Engineering | GLOBAL PERSPECTIVE. LOCAL FOCUS.

FIELD REVIEW REPORT

Owner:	City of Kelowna	**Report No.:**	ELBRD-01
Project:	El Dorado Boardwalk Inspection	**Reference/Project No.:**	2023-2781
Component:	Boardwalk Structure	**Date:**	June 5, 2025
Location:	Boardwalk adjacent to El Dorado Resort	**Issue Copies To:**	Geert Bos (CoK) Scott Bushell (CoK)
AE Representative:	Drew Teal. P.Eng.; Sisay Tadele, E.I.T.; Ellen Shinn	**Project Manager:**	Drew Teal
Others Present:	Morgan Reynolds (Argus)	**Owner Contact:**	Geert Bos
Time on Site: 11:30 – 2:00 **Weather:** Sunny, 28C		**Contractor:**	CoK
		Other:	Argus Properties Ltd.

1 BACKGROUND

On Thursday, June 5, 2025, Associated Engineering attended the boardwalk adjacent to the Eldorado Resort in Kelowna, BC, in response to an inspection request from Geert Bos from the City of Kelowna. The City had received a notification from the Argus Properties Director of Construction, Morgan Reynolds, that several sections of the boardwalk showed evidence of significant deterioration. Morgan asked that the City inspect the boardwalk to ensure public safety. Drew Teal (P.Eng.), Sisay Tadele (E.I.T.), and Ellen Shinn, attended the site on behalf of Associated Engineering (B.C.) Ltd.

2 INSPECTION RESULTS

AE conducted a visual inspection of the length of the entire length of the boardwalk, from the north side of the Monteo Bay Resort to the edge of the El Dorado Pier Restaurant. Upon inspection of the boardwalk, Drew Teal determined that the boardwalk should be closed to public access until specific repairs were carried out.

Sections of the boardwalk had planks that were rotten on the shore side. The planks were designed to cantilever out over the water creating uplift on the shore-side fasteners, which were no longer secured in sound material due to rot. The planks that had experienced rot on the shoreside were no longer adequately fastened down to resist overturning when pedestrian load was on the cantilever section. This resulted in structural instability that could have resulted in sudden failure of the boardwalk under the right loading conditions. For this reason, AE determined that public access to the area needed to blocked.

Figure 2-1 illustrates the location of the most severe deterioration identified.

Figure 2-1 El Dorado Resort boardwalk inspection scope

Other areas of deterioration were also identified, but these areas had not deteriorated to the same level of severity as the area identified in Figure 2-1.

AE recommended blocking public access to these areas of the boardwalk as well. Given the distribution of the deteriorated areas, it was determined that closing the entire boardwalk was more practical and effective then closing several sections. At approximately 1:45 pm City crews arrived with barricades and public access to the entire boardwalk was blocked.

Figure 2-2 Boardwalk barricades in place

3 RECOMMENDATIONS

Areas of deterioration will require repair before the boardwalk can be reopened to the public. Sisay Tadele and Ellen Shinn (AE) will mark planks requiring replacement. The area of severe deterioration (as indicated in Figure 2-1) will require replacement of the timber ledger/nailing strip below the shoreside end of the planks in addition to the planks to be replaced.

Repairs should be carried out with like-for-like replacements of the existing materials.

- 102 x 203mm (4x8") full dimension rough cut D. Fir-L #2 or better planks
- Stain timber planks with CETOL 1, colour 'natural 078'
- Fasteners to be 9.5 x 185mm GRK RSS lag screws

Timber ledger/nailing strip materials will be determined once the ledger/nailing strip is exposed and can be observed. If timber ledger requires connection to vertical concrete face, fasten with Hilti Kwik Bolt TZ2 Wedge Anchors. Spacing of anchors to be determined once this area is exposed and can be inspected.

4 PHOTOS

Figure 4-1 El Dorado boardwalk

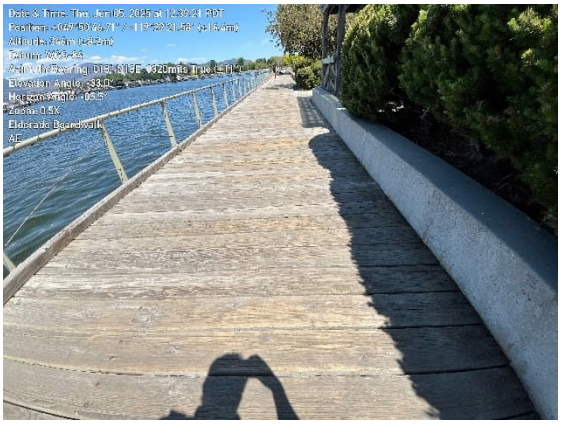

Figure 4-2 Deteriorated planks