KELLERMEIER
CONTRACTING LTD.

Built with purpose.

Managed with care.

Custom Homes
Renovations | Commercial

Servicing the Southern Interior & North Okanagan

Kamloops, British Columbia



KELLERMEIER CONTRACTING

Generations of trade experience.
Nearly three decades of building in B.C.

Kellermeier Contracting is a family-owned and operated construction company serving Kamloops, Sun Peaks and communities throughout British Columbia's Southern Interior and North Okanagan.

Founded by Thomas Kellermeier, the company delivers custom homes, major renovations and commercial projects through careful planning, hands-on project management and close attention to every stage of the build.



Founded 1999

Kamloops Based

Residential + Commercial

Family Owned

High-Performance Expertise

CONSTRUCTION HAS BEEN PART OF THE KELLERMEIER FAMILY FOR GENERATIONS.

Thomas Kellermeier grew up in Munich, Germany, learning the trade through the painting, renovation and restoration company established by his grandfather and later operated by his father.

After immigrating to Canada, Thomas founded Kellermeier Contracting in 1999. What began as a one-person renovation business has grown into a licensed and accredited construction company delivering complex residential and commercial projects across the Southern Interior.



MUNICH → Generations of trade experience

1999 → Kellermeier Contracting founded

2005 → Kellermeier Contracting Ltd. incorporated

TODAY Kamloops | Sun Peaks | Southern Interior North Okanagan

WHAT WE BUILD







CUSTOM HOMES

High-end custom homes designed and built around the property, the client and how the space will ultimately be used.

RENOVATIONS

Substantial renovations and additions requiring thoughtful planning, technical coordination and skilled execution.

COMMERCIAL

Commercial construction and improvements delivered with close attention to function, schedules and the needs of the people using the space.

MOUNTAIN PROPERTIES | LAKESIDE RESIDENCES
COMMERCIAL SPACES | HIGH-PERFORMANCE CONSTRUCTION

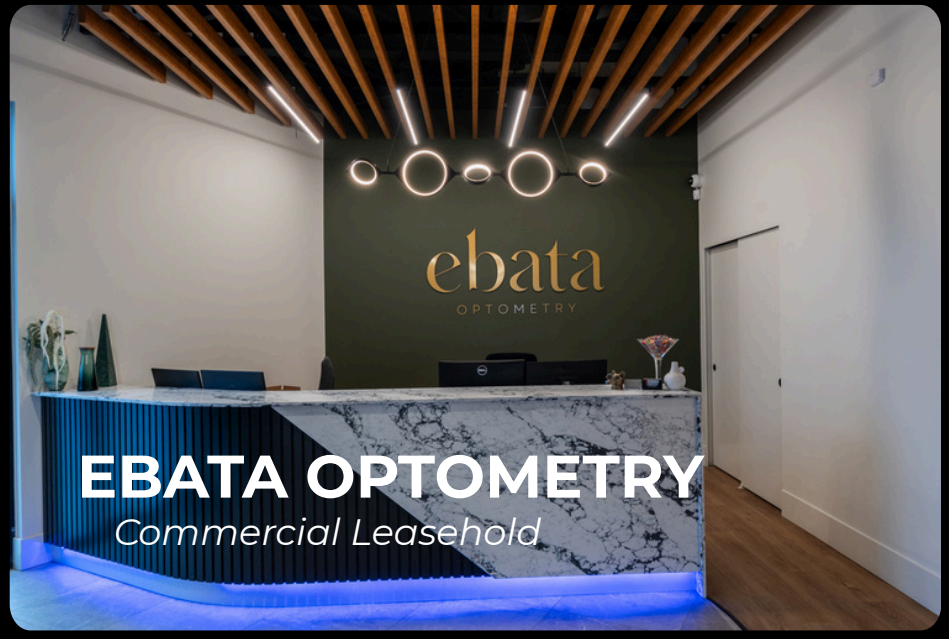
SELECTED WORK



MYRA MODERN
Custom Home



BADGER DRIVE
Custom Home



EBATA OPTOMETRY
Commercial Leasehold



KONTOUR CLINIC
Commercial Tentant



FEATURED RESIDENTIAL PROJECT

TIMOTHY LAKE HOUSE, B.C. | Lakefront Custom Home

THE PROJECT:

Build a single-family lakefront home on Timothy Lake that made the most of the property and its setting.

SCOPE:

Custom residential construction, site development, foundation planning, consultant coordination and project delivery.

CHALLENGE:

Excavation revealed significant underground water veins. Within roughly two hours, the planned basement had accumulated about 1.5 feet of water, raising concerns about groundwater, soil stability and whether the original foundation design could safely proceed.

KELLERMEIER APPROACH:

Kellermeier stopped construction and brought in geotechnical engineers and other specialists to fully assess the site. The home was redesigned without a basement, the living space was reconfigured with a guest wing, and a new foundation strategy was developed. Groundwater was collected in a separate reservoir and pumped away from the excavation, while the foundation base was rebuilt using appropriate fill and careful water management to protect the lake.

OUTCOME:

The home was completed successfully with a redesigned layout and foundation system suited to the site conditions. The project remains one of Kellermeier’s most technically challenging builds and demonstrates the value of knowing when to stop, reassess and bring in the right expertise to protect the integrity of the finished home.

FEATURED COMMERCIAL PROJECT

Kamloops, B.C. | Commercial Leasehold Improvement

THE PROJECT:

Transform a large open commercial space into an expanded optometry clinic that felt warm, welcoming and more residential than clinical.

SCOPE:

Commercial leasehold improvement, interior build-out, trade coordination, architectural detailing, finishes, lighting, patient areas and retail display spaces.

CHALLENGE:

The project began with a largely blank commercial shell and no existing clinic layout to work from. The team needed to integrate the practical requirements of a functioning optometry clinic while creating an environment that deliberately did not feel like a traditional medical office. Even elements such as the existing industrial ceiling had to be reconsidered so they supported the overall design.

KELLERMEIER APPROACH:

Kellermeier worked closely with Ebata Optometry and the interior design team to carry the vision through construction. Rather than treating each element separately, the team considered how layout, circulation, patient areas, retail displays, lighting, finishes and architectural details would work together while still meeting the operational needs of the clinic.

OUTCOME:

The finished clinic gives Ebata Optometry a strong physical identity and a space that works for both patients and staff. Warm finishes and thoughtful detailing create a setting that feels comfortable and considered, while the layout supports the day-to-day needs of a busy eye-care practice.







WILDFIRE REBUILD

Monte Lake, B.C. | Residential Fire Rebuild

THE PROJECT:

Rebuild a family home on a Monte Lake property after it was destroyed by wildfire, while navigating the added complexity that comes with rebuilding on a fire-affected site.

SCOPE:

Residential fire rebuild, site assessment, geotechnical coordination, septic remediation, consultant and trade coordination, approvals and construction delivery.

CHALLENGE:

Before rebuilding could begin, the homeowners had to work through insurance and additional regulatory requirements. A geotechnical assessment was required to confirm the post-fire condition of the property, and the review also identified a compromised septic system. Each issue had to be resolved before construction could move forward.

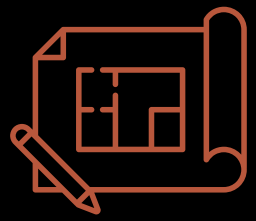
KELLERMEIER APPROACH:

Kellermeier looked at the entire property, not just the replacement home. The team coordinated geotechnical review, addressed the septic system and worked through the added site and approval requirements needed to rebuild safely. The process also required clear communication and patience with homeowners who were making major decisions after losing their home.

OUTCOME:

With the site, servicing and regulatory issues resolved, the homeowners were able to rebuild and return to their Monte Lake property. The project reinforced that wildfire rebuilding is about far more than replacing a structure. Insurance, engineering, utilities, approvals and site conditions can all shape how and when a family is able to move forward.

A SUCCESSFUL BUILD BEGINS WELL BEFORE WORK STARTS ON SITE



PLAN EARLY
Property, plans, engineering, budget and intended use are considered early so challenges can be identified before they become costly changes.



BRING THE RIGHT TEAM TOGETHER
Kellermeier works with trusted local professionals who understand regional building codes, conditions and requirements.



STAY CLOSE TO THE WORK
The team remains involved throughout construction, paying attention to visible finishes as well as the structural, mechanical and technical details behind them.



MANAGE FOR QUALITY + TIMELINE
Careful planning, strong organization and clear communication help quality construction and dependable timelines work together.

WHY KELLERMEIER

01

INTEGRITY

We communicate honestly, stand behind our commitments and treat every client's investment with care.

02

CRAFTSMANSHIP

Skilled work and attention to the details that affect appearance, performance and longevity.

03

PLANNING

Clear decisions, realistic expectations and strong coordination from the beginning.

04

ACCOUNTABILITY

We remain involved, address issues directly and take responsibility for the work completed on our sites.

05

LONG-TERM QUALITY

We build beyond the final walkthrough, considering how a space will function and age for years to come.

A BUILDER YOU CAN CONFIDENTLY INTRODUCE TO YOUR CLIENTS

Direct access

Clients work directly with an experienced team that remains involved from early planning through construction, finishing and handover.

Considered project selection

Kellermeier focuses on individual projects rather than volume building.

Clear communication

Early conversations around plans, engineering, budget and intended use help establish realistic expectations.

Care for the investment

Decisions consider not just the finished appearance, but performance, durability and how the property will serve its owners over time.



SUN PEAKS

Building at elevation takes a different kind of planning.



Custom Homes + Renovations

Kellermeier is expanding its work in Sun Peaks, bringing its hands-on approach to custom homes, major renovations and mountain properties. From new builds to substantial updates, each project is planned around the property, the client and how the home needs to function year-round.

Built for the Conditions

Mountain construction requires careful consideration of site conditions, access, climate, durability and long-term performance. Kellermeier considers those factors early so the finished home is suited to the realities of mountain living, not just the design on paper.

A Local Team Within Reach

Based in Kamloops, Kellermeier offers Sun Peaks owners direct access to an experienced construction team throughout the project. That proximity means consistent communication, regular site involvement and a team that can respond quickly as the project moves forward.

FOR HOMEOWNERS | SECOND-HOME OWNERS | INVESTORS | REALTORS | DESIGNERS

HIGH-PERFORMANCE BUILDING

Better buildings perform better.

Kellermeier continues to advance its knowledge of energy-efficient and high-performance construction, helping clients make informed decisions around comfort, durability, building performance and long-term energy use.

01

BUILDING ENVELOPE

A well-designed envelope creates comfort, durability and lower operating costs.

02

AIRTIGHTNESS

Careful detailing and craftsmanship reduce uncontrolled air leakage for healthier, more efficient homes.

03

ENERGY EFFICIENCY

Thoughtful building systems use less energy and deliver greater comfort.

04

LONG TERM PERFORMANCE

High-performance details pay off for years to come.

PASSIVE HOUSE EXPERTISE

Andrew Weir, Foreman +
Certified Passive House Tradesperson



MEET KELLERMEIER

Experience carried forward by the next generation.



THOMAS KELLERMEIER

Founder + Owner

Thomas brings 38 years of construction experience and a lifelong connection to the trades, guiding Kellermeier's growth while working closely with clients in the early stages of their projects.



KEAN KELLERMEIER

Lead Carpenter + Foreman

A Red Seal carpenter with nine years of construction experience, Kean oversees residential job sites while continuing to work hands-on alongside the crew.



ANDREW WEIR

Foreman + Passive House Tradesperson

Andrew is a Red Seal carpenter and certified Passive House Tradesperson with 10 years of construction experience, supervising crews and managing daily job-site operations.

KELLERMEIER
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LET'S BUILD SOMETHING WORTH REFERRING

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