

**To:** Weyburn City Council  
**From:** Richard Henning, Director of Leisure Services  
**Date:** January 19, 2026

**RE:** Recommendation to Award – LEI-20251126 – Project Management Services – New Aquatics Facility

### **Background**

The Harry Church Indoor Pool, also known as the Weyburn Leisure Centre, opened in November 1990. The facility was unable to open for the 2024/25 winter season. The City engaged RC Strategies to undertake a feasibility study with residents and user groups. Based on the feedback several options were presented to council with class D pricing estimates. Direction from Council on November 10, 2025, was to move forward with Option 2, to build a single basin pool in a new facility with a budget of \$30,000,000.00 and investigate if it is financially feasible to repurpose the existing facility instead of demolishing it.

### **Discussion**

The first step in moving forward is to engage a Project Management (PM) firm with background and experience with indoor aquatic facilities. The PM firm will work as a city representative to manage the project through all phases:

- Phase 1 – Construction methodology and consultant/builder selection
- Phase 2 – Design and tendering
- Phase 3 – Construction oversight
- Phase 4 – Post Construction

The anticipated project timelines proposed were:

- Schematic and Detailed Design – by Fall 2026
- Contract Documents & Tendering – by Spring 2027
- Construction & Post Construction – by September 2029
- Grand Opening – Spring of 2030

A request for proposal (RFP) was published on November 28, 2025 and closed on January 9, 2026. The RFP asked proponents to supply detailed information on the following, evaluation weighting in brackets:

- Company Profile (5%)
- Capability and Experience (35%)
- Key Personnel (15%)
- Work Process and Approach (20%)
- Innovation and Value Added (5%)
- Pricing (20%)
- References



**RFP Evaluations**

A total of eight bids were received. All proponents presented quality proposals with a couple showing more extensive experience with the indoor aquatic space. RFP’s were reviewed based on the criteria presented and scoring is as follows:

		Colliers Project Leaders	OP3 Inc.	Turnbull Construction Project Managers Ltd.	KGS Group	JPH Consulting	ZW Management Inc.	BLDR Consulting Corporation	CAPM Projects
Company Profile	5	5	0	4.7	4.4	3	2	2.5	1.5
Capability and Experience	35	33	5	32	25	10	15	10	30
Key Personnel	15	15	5	12	10	7	7	7	10
Work Process and Approach	20	20	0	17	3	10	15	17	10
Innovation and Value Added	5	5	0	4	3	2.5	2.5	2	1
Pricing	20	16	0	8	20	18	10	14	12
		\$449,965.00	\$-	\$970,920.00	\$210,000.00	\$308,480.00	\$614,047.00	\$453,000.00	\$533,100.00
<b>Total</b>		<b>94</b>	<b>10</b>	<b>77.7</b>	<b>65.4</b>	<b>50.5</b>	<b>51.5</b>	<b>52.5</b>	<b>64.5</b>

Collier Project Leaders scored the highest of all proponents with a score of 94. Here is a breakdown of their proposal.

**Company Profile** – A stable, mature firm with broad bench strength minimizes risk

- 36 years in business, 20 project management staff in Saskatchewan, over 300 PMP certified professionals, and 30 offices across Canada.

**Capability and Expertise** – recent major indoor aquatic facilities include:

- Regina Indoor Aquatic Facility - \$300 million
- Co-op Centre (Meadow Lake Recreational Centre) - \$51.8 million
- Yellowknife Aquatic Centre - \$50 million
- Georgina (ON) Multi-use Recreation Centre - \$69 million
- Iqaluit Aquatic Centre - \$40 million
- Southland Co-op Centre (non-aquatic but local project - Town of Assiniboia) - \$18 million

**Key Personnel** – personnel have direct, highly relevant aquatic experience plus local knowledge

- **Mitchel Kolbeck (Project Lead)** — former City of Regina staff, led Meadow Lake and Assiniboia recreation builds. Strong municipal governance understanding.
- **Kolten Weber (Project Manager)** — extensive public-sector procurement and capital project experience in Weyburn (Hospital project, municipal coordination).
- **Jenna Mouck (Project Executive)** — executive leadership on Regina’s \$300M Aquatics Facility and major government capital builds.
- **Ron Spina (Aquatics Advisor)** — 30+ years, one of Canada’s leading aquatic facility PMs.
- **RC Strategies (Program & Engagement)** — already led Weyburn’s feasibility study and can maintain continuity.



**Work Process and Approach** - A well-documented, proven PM approach—highly relevant to municipal capital builds—reduces risk and ensures predictability.

- A detailed four-phase PM framework: planning → design/tender → construction → close-out.
- Strong focus on:
  - Project governance and decision structures.
  - Risk-based planning including regular risk workshops.
  - Cost control tools with integrated Cost Tracking Log.
  - Change management discipline to prevent scope creep.
- Will challenge unrealistic timelines and provide a more achievable schedule based on aquatic build experience.
- Strong emphasis on reducing burden on City administration through clear communication, full procurement support, and acting as an extension of your team.

**Innovation & Value Added** - Unique owner-side tools and real innovation in planning, logistics, and risk mitigation

- Proprietary tools:
  - Bid Document Review™ for reducing change orders.
  - Construction Methodology Assessment Matrix for selecting the best delivery model.
  - Scope Ladder, Risk Workshops, Project Management Playbook™.
- RC Strategies adds value through program refinement and community engagement continuity.
- Demonstrated modern approaches such as:
  - Drone-based site logistics modelling (Regina General Hospital Parkade).

**Pricing** - Strong value for a full Owner’s Representative model with top-tier personnel and specialized aquatics expertise

- Fixed fee: \$449,965.86 + GST, not percentage-based — reduces risk of inflated costs.
- Transparent breakdown by phase; no hidden escalation.
- Pricing reflects:
  - 30 site visits
  - Full project lifecycle to Substantial Performance
  - A team of senior specialists normally more costly under other delivery models

## **Recommendation**

Administration recommends that council approve to award the project management RFP, LEI-20251126, to Colliers Project Leaders for the amount of \$449,965 + GST.

Regards,

Richard Henning  
Director of Leisure Services

