

COUNCIL SUMMARY REPORT

To:	City of Weyburn	Contact:	All Council Members
Project:	Weyburn Leisure Centre (WLC)	From:	Kolten Weber
Report Period:	April 2026	Date Issued:	May 6, 2026

1. Project Dashboard

Current Project Phase:



Status	Overall Status	Scope	Budget	Schedule
Last Period	On Track	On Track	On Track	On Track
This Period	On Track	On Track	On Track	On Track

Project Status Executive Summary

This summary provides an overview of project activity for the month of April and the status to date. Work this month focused on advancing key procurement packages, preparing for upcoming competitions, and maintaining alignment with the overall project schedule through regular coordination with the Steering Committee.

Planning Documents – A project planning session was held on March 4, 2026, at the Spark Centre in the City of Weyburn. The project team presented the overall planning approach to the Steering Committee (SC) and supporting members. Using the input gathered during that session, a detailed project plan and governance framework were developed. These documents form the foundation for the project and position it well for the phases ahead. The project management team will continue to monitor and update these plans in coordination with the SC.

Project Methodology Selection – The project team reviewed the Delivery Model Selection Tool with the SC, working through project priorities such as scope, schedule, budget, and overall requirements. Construction Management at Risk (CMAR) was confirmed as the preferred delivery method as it best aligns with successful project outcomes and mitigates the risks associated with the construction budget. The project will proceed using a CCDC5B CMAR contract with supplemental conditions.

Prime Consultant Request for Proposal (RFP) – The finalized RFP was posted on April 20, 2026, with a closing date of May 22, 2026. Engagement to date has been strong, indicating a competitive process. This RFP intends to secure best value for the project budget and obtain high-quality proposal submissions. Evaluations will begin immediately after closing, with the Prime Consultant expected to be onboarded in early June 2026 under a Royal Architectural Institute of Canada (RAIC6) contract with supplemental conditions. Design work is intended to begin upon contract award.

Geotechnical Request for Quotation (RFQ) – The Geotechnical RFQ advanced through internal review and was presented to the SC at the end of April. Issuance is planned for early May. Field work

will proceed once weather conditions allow, in alignment with the proponent's availability. The resulting information will be an important input for the Prime Consultant. This will be an invitational process, with several qualified proponents having confirmed interest. The Geotechnical consultant is expected to be engaged by the end of May 2026.

Construction Manager (CM) RFP Advancement – Work has begun on the CM procurement, which is the next major competition in the project schedule. Early involvement of a CM will support cost input, constructability review, quality objectives, and coordination as design progresses, allowing the team to align with successful project outcomes. Additional details and timelines will be shared in future reports.

Steering Committee Coordination – Bi-weekly meetings with the SC have been established to support schedule oversight, review key milestones, and maintain consistent communication with the project team. These meetings provide a regular forum to address issues and ensure alignment as the project moves forward.

Overall, the project is progressing as planned, with procurement activities moving forward and strong coordination and communication maintained between the project team and the SC. The project remains well-positioned as it transitions into the next phase of work.

2. Key Risks and Opportunities

Risk and opportunity tracking is an important part of keeping the project proactive and well-managed. A Risk Register (RR) has been developed and shared with the SC to support this work. It outlines potential risks and opportunities, along with the strategies that will be used to monitor, mitigate, and respond to risks as the project moves forward. While the project is not considered to be at risk at this time, early identification and ongoing management will help maintain a low-risk profile and allow the team to take advantage of opportunities as they arise.

Currently, the key opportunity identified through the project's tracking process is summarized below.

Name	Description	Next Steps
Building Communities Strong Fund (BCSF)	A potential funding source that could help offset eligible capital costs and improve overall project affordability.	Explore submitting an early expression of interest and review other funding programs that could be combined with this opportunity.

3. Budget Status

The total project budget is \$30M, inclusive of PST. Within this amount, \$1M has been allocated specifically for existing facility work, including assessment, potential demolition, and related activities.

The cost allocations presented in this section are preliminary and based on comparable projects with similar scope and requirements. As the project advances and Class D estimates are completed, the budget will be refined to provide a more accurate breakdown of anticipated costs with the identified project scope. For this month, the budget is **on track**.

Project Budget	\$30M
Consultant Fees	\$2,750,000
Construction Costs	\$25,250,000
Existing Facility	\$1,000,000
Furniture, Fixtures, and Equipment	\$1,000,000

4. Schedule Status

The key project schedule milestones are outlined below. As the project is still in its early planning and initiation stages, the timelines are presented at a quarterly level. A more detailed schedule will be developed and issued as the project advances.

This represents a high-level milestone schedule based on a CMAR delivery approach.

The Master Project Schedule baselines are currently being updated to reflect the latest scope and sequencing. The finalized baselines will be issued after the Prime Consultant is engaged. For this month, the schedule is noted to be **on track**.

Milestone	Timelines
Initiation and Planning	Q2 2026
Prime Consultant Procurement & Documents	Q2 2026
Site Investigations	Q3 2026
Procurement - Construction Manager	Q4 2026
Design	Q3 2027
Construction Completion	Q4 2029
Project Closeout	Q1 2030

5. Project Photos

Photo documentation will begin once construction activities start and will be included in future reports.

Attachments

No attachments