



CITY COUNCIL REPORT

TITLE:

SPORTSPLEX PARKING LOT RESURFACING

PRESENTER:

Heather Reimer

DEPARTMENT:

Parks & Recreation

ATTACHMENTS:

DATE:

10/8/2026

CLEARANCE / APPROVALS:

Lindsay Loree	Director of Procurement
Troy Tripp	Director of Finance
Kyle Winters	GM of Operations
Todd Burton	General Manager
Dave Wardrop	City Manager

RECOMMENDATION(S):

That the bid from Zenith Paving Ltd., to complete the Sportsplex parking lot resurfacing, as per tender and specifications, for a total bid price of \$311,193.60 (net of GST) be awarded;

And further that the additional funding requirements of \$91,753 be expended from the Sportsplex Reserve.

BACKGROUND:

The parking lot at Brandon's Community Sportsplex has experienced significant wear due to high traffic volumes and age, creating safety concerns such as potholes, uneven surfaces, compromised drainage, and faded line markings.

ANALYSIS:

The parking lot resurfacing will protect and extend the useful life of a significant City asset while addressing safety, accessibility, and operational concerns. Delaying the work would likely result in continued deterioration of the pavement and increased maintenance costs, potentially requiring more extensive and costly repairs in the future. Resurfacing of the parking lot will improve the user experience for residents and visitors accessing the Community Sportsplex and support the continued operations.

This project leverages substantial provincial funding, reducing the financial impact on the City while allowing the required work to be completed in a timely manner.

A tender for work, including milling, overlay, sealing, and line painting for the Sportsplex main lot, staff parking,

overflow lot, and ramp entrance was issued. The tender included provisions for completing the main and rear parking lot and an option for completion of the staff parking lot and front entrance. Three (3) bids were received:

Bidder

Maple Leaf Construction	\$380,310
White Out Group Inc	\$320,902
Zenith Paving Ltd.	\$264,764

The separate price from Zenith Paving Ltd to complete the optional work was \$49,344 (net of GST).

Administration recommends proceeding with the project at this time to maximize the benefit of external funding and preserve the long-term condition of the asset.

LEGISLATIVE REQUIREMENTS:

As per the Tender and Procurement Policy, Council approval is required when the contract value cannot be accommodated within the current year's financial plan.

STRATEGIC ALIGNMENT:

The proposed parking lot rehabilitation supports Council's strategic priority of maintaining and preserving existing municipal infrastructure and recreational assets. The project also demonstrates responsible stewardship of municipal resources by leveraging external funding to address identified infrastructure needs.

FINANCIAL IMPACT:

The project was included in the 2026 Financial Plan for \$235,000.00. Funding was secured through a Project Contribution Agreement with the Province of Manitoba.

The estimated project total is \$326,754 including engineering and contingency. The project overage of \$91,753 is the responsibility of the City and will be funded through the Sportsplex Reserve.

The reserve currently has a projected balance of \$398,596 at the end of 2026, considering the current commitments.

RISK ASSESSMENT:

The Provincial project agreement states that the City must expend funds, and complete the project no later than December 31, 2028.

Deferring the optional scope of work carries the risk of increased unit costs, resulting in higher overall costs of future work.

COMMUNICATION STRATEGY:

The project will require temporary parking restrictions and periodic disruptions to vehicle access during construction in 2027. To minimize impacts on facility users, user groups, and event participants, the City will provide advance notification of construction schedules, parking impacts, and available alternative parking areas through, social media channels, facility signage, and direct communication with affected user groups.

CONCLUSION:

Administration recommends that the bid from Zenith Paving Ltd., in the amount of \$311,193.60 (net of GST), be awarded and that the required City contribution be funded from the Sportsplex Reserve. Proceeding with the project at this time will help preserve a key recreational asset and support the continued delivery of programs and services at one of Brandon's busiest community facilities.