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STAFF REPORT ACTION REQUIRED

Bridlewood branch Construction – Increase to Tender

Date: April 22, 2025
To: Toronto Public Library Board
From: City Librarian

SUMMARY

The purpose of this report is to seek Toronto Public Library Board approval to increase the contract with BDA Inc. for construction services for the new relocated and expanded Bridlewood branch. The work on this contract is complete and this request is to account for final change orders and claims and to close out the contract and project.

After a competitive procurement process, the value of the original contract award with BDA was \$8,771,532 excluding Harmonized Sales Tax (HST). This was approved by the Library Board and awarded in October 2022. The current value of the contract, after change orders approved to date under the City Librarian's signing authority, is \$9,338,196, excluding HST.

Construction started in November 2022 and was completed in November 2024. The construction completion was delayed due to problems with the rooftop heating, ventilation, and air-conditioning (HVAC) units. These units were not part of the scope of work for this contract and were to be provided by the landlord, as per Toronto Public Library's (TPL) lease at the site. This delayed the contractor

from achieving substantial completion and resulted in a delay claim from the contractor. TPL staff and TPL's third-party architect have reviewed and substantiated a final change order of \$255,829, excluding HST, which will bring the total value of the contract to \$9,594,026, excluding HST, and the cumulative value of all changes to \$822,494. As this is over the City Librarian's signing authority, Library Board approval is required.

TPL is currently reviewing any and all remedies available through the lease with the landlord to recover costs incurred that were directly or indirectly caused by the issue with the HVAC units, including the final change order on this contract and any other related costs.

RECOMMENDATIONS

The City Librarian recommends that the Toronto Public Library Board:

1. approve an increase to the commitment with BDA Inc. for the construction of the new relocated and expanded Bridlewood branch for \$255,829, bringing the total contract value to \$9,594,026 excluding HST.

FINANCIAL IMPACT

The current value of the contract with BDA Inc. is \$9,338,196 excluding HST. The final change order in the amount of \$255,829 will bring the total contract value to \$9,594,026 excluding HST.

Funding for this increase and total contract value is available in TPL's 2025 approved capital budget.

The Director, Finance & CFO, has reviewed this report and agrees with it.

DECISION HISTORY

On October 25, 2022, the Library Board reviewed [Bridlewood Branch Relocation – Award of Tender](#) and approved the award to the lowest bidder, BDA Inc., at a cost of \$8,771,532, excluding HST, for the construction of the new relocated and expanded Bridlewood branch.

On February 22, 2021, the Library Board reviewed [Bridlewood Branch Relocation – New Lease Agreement](#) and approved a new agreement for a twenty-year lease for an expanded branch in an improved location within Bridlewood Mall.

COMMENTS

The Bridlewood branch was previously located in a 7,690 sq. ft. leased space in the Bridlewood Mall located at 2900 Warden Ave. Bridlewood branch is one of TPL's busiest neighbourhood branches. The previous location was undersized and unable to deliver a full range of services to the community.

The branch was relocated to the upper level on the north end of the mall and now occupies approximately 20,000 sq. ft. of leased space. The larger branch provides revitalized public service areas, increased programming and community meeting space, and specified areas for adults, teens and children. The branch also includes a Learning Centre, quiet study space, an interactive early literacy centre for children, and a Youth Hub. The construction of the new relocated and expanded branch was awarded to BDA Inc., with work commencing in 2022 and completion in November 2024.

Near the end of the construction phase, the general contractor (BDA Inc.), was unable to start the rooftop HVAC units. The lease at this location required the Landlord to install three new HVAC units on the roof of the mall to service the branch. It was determined that two of three units were not operational.

Significant time, labour and materials were required to diagnose problems, receive parts, repair issues, and complete testing and air balancing. This delayed the contractor from achieving substantial completion of the project and obtaining the occupancy permit from the City. The general contractor submitted a delay claim at the completion of the project to account for the additional costs incurred because of this delay. TPL and its third-party architect reviewed the delay claim and substantiated a portion of the claim in the amount of \$255,829. Library Board approval of this amount will allow final payment to be made for work performed and the contract and project can be closed out.

TPL is reviewing and seeking any and all remedies available through its lease with the landlord, or other means, to recover any direct or indirect costs attributable to the inoperability of the HVAC units and the subsequent delay it caused.

CONTACT

Alyssa Van Graft; Director, Enterprise Projects and Facilities Management; Tel: 416-395-5541; Email: avangraft@tpl.ca

Marco Cuoco; Director, Finance & CFO; Tel: 416-393-7003; Email: mcuoco@tpl.ca

SIGNATURE

Vickery Bowles
City Librarian