



STAFF REPORT ACTION REQUIRED

2026 Grounds Construction – Award of Contracts

Date: May 25, 2026
To: Toronto Public Library Board
From: City Librarian

SUMMARY

The purpose of this report is to seek Toronto Public Library Board approval to award contracts to two General Contractors for the rehabilitation and upgrade of the grounds at three library branches as part of the 2026 State-of-Good Repair (SOGR) grounds program.

The total value of the commitment is \$1,761,100 excluding Harmonized Sales Tax (HST), which is comprised of an award to Rodas McKnight Constructors Incorporated for grounds construction projects at Cedarbrae and Gerrard/Ashdale for \$1,262,000, plus a 10% contingency of \$126,200, as well as an award to H.N. Construction Limited for one grounds construction project at Humber Bay for \$339,000 plus a 10% contingency of \$33,900.

The current site conditions at Cedarbrae, Gerrard/Ashdale, and Humber Bay branches are in a state of disrepair and require redesign and restoration.

The scope of work for the Cedarbrae, Gerrard/Ashdale and Humber Bay branches grounds construction will eliminate the exterior state of good repair (SOGR) backlog and includes accessibility upgrades, improving drainage, waterproofing, redesign and construction of pathways, sidewalks, seating and garden beds, plantings, upgrades to exterior lighting, parking lot gates, fencing and provisions for future electric vehicle (EV) charging stations.

Work is expected to start in the Spring/Summer of 2026, and temporary branch closures are expected during construction.

RECOMMENDATIONS

The City Librarian recommends that the Toronto Public Library Board:

1. approves the award of contracts for rehabilitation and upgrade of the grounds at three branches, for a total commitment of \$1,761,100, comprised of:
 - a. Rodas McKnight Constructors Incorporated for grounds construction projects at Cedarbrae and Gerrard/Ashdale for \$1,262,000 plus a 10% contingency of \$126,200 for a total commitment of \$1,388,200;
 - b. H.N. Construction Limited for one grounds construction project at Humber Bay for \$339,000 plus a 10% contingency of \$33,900 for a total commitment of \$372,900.

FINANCIAL IMPACT

The potential value of the total commitment for the grounds construction contracts is \$1,761,100, excluding HST, which is comprised of three grounds construction awards totalling \$1,601,000 and a 10% contingency of \$160,100 as described in Table 1 below.

Table 1- Commitment Value for Grounds Construction - (excluding HST)

| TPL Branch / Description | General Contractor | Value |
|---------------------------------|----------------------------------|--------------------|
| Cedarbrae | Rodas McKnight Constructors Inc. | \$867,000 |
| Gerrard/Ashdale | Rodas McKnight Constructors Inc. | \$395,000 |
| Humber Bay | H.N. Construction Ltd. | \$339,000 |
| Contingency | 10% of construction per project | \$160,100 |
| Total | | \$1,761,100 |

Funding for this award is available in the TPL approved 2026-2035 Capital Budget and Plan within the Multi-Branch Renovation program capital project.

The Director, Finance & Chief Financial Officer has reviewed this financial impact statement and agrees with it.

ALIGNMENT WITH STRATEGIC PLAN

The redesign and restoration of the grounds at the Cedarbrae, Gerrard/Ashdale and Humber Bay branches helps to achieve the following strategic plan priorities:

Shared community spaces:

- accelerate the enhancements of our physical spaces
- establish more welcoming, safe, inclusive and sustainable multi-use environments that build resilience and belonging in every neighbourhood.

EQUITY IMPACT STATEMENT

The proposed scope of work advances equity, accessibility, and community inclusion by improving the safety, usability, and connectivity of library exterior spaces. Addressing exterior AODA requirements removes physical barriers and reinforces the library's role as an inclusive public space. Safety improvements through lighting and landscape design increase comfort and access for vulnerable populations and support extended library use.

ISSUE BACKGROUND

TPL plans SOGR work over a three to five-year horizon, consolidates projects by type (e.g., grounds, roofing, HVAC systems, etc.), and bundles the procurements. This is an efficient and economical way to plan upgrades, procure materials and services, and execute capital projects.

COMMENTS

Grounds at three TPL branches are in a state of disrepair and require redesign and restoration. This is consistent with findings in recent Property Condition Assessments for these three branches.

The scope of work includes accessibility upgrades, regrading, improving drainage, water proofing, redesign and construction of pathways, sidewalks, seating and garden beds, plantings, upgrades to exterior lighting, parking lot gates, fencing and provisions for future electric vehicle (EV) charging stations. All exterior state of good repair (SOGR) backlog will be addressed through this work.

Construction Tender Process and Timeline

TPL issued a Request for Tender (RFT) on March 4, 2026, for construction services related to grounds construction at three TPL branches.

For the recommended contract award, the following requirements have been met:

- The procurement process was conducted in accordance with the Board's Purchasing Policy, with an RFT issued with instructions to the bidders, and bids were received electronically using TPL's e-procurement solution.
- Eight prequalified construction firms from TPL's pre-established roster for general contractors were invited to submit tenders for project 123-26-TPL-RFT on March 4, 2026.
- Six compliant bids were received before the submission deadline on April 14, 2026.
- The firms recommended for award for each TPL branch are the bidders with the lowest bid meeting the specifications and meeting all requirements of the RFT.

- Library staff have reviewed the submissions from Rodas McKnight Constructors Incorporated and H.N. Construction Limited and found the prices to be reasonable in relation to the complexity of the projects. Awarding to multiple bidders results in the lowest total overall cost and best value for TPL.

Construction Timeline

Work is scheduled to start in the spring/summer of 2026 and temporary branch closures are expected during construction to ensure the safety of customers and staff due to the hazards associated with the work. The Board will be informed of any closures and approvals will be requested as per the Board's Branch Closure policy.

CONTACT

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SIGNATURE

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