



Committee Report

To:	Warden Hicks and Members of Grey County Council
Committee Date:	March 10, 2022
Subject / Report No:	EDTC-CW-07-22
Title:	Grey Roots Roof Repairs
Prepared by:	Ted Noble – Project Manager
Reviewed by:	Savanna Myers, Director of Economic Development, Tourism & Culture
Lower Tier(s) Affected:	All
Status:	Recommendation adopted by Committee as presented per Resolution CW40-22; Endorsed by County Council CC27-22

Recommendation

1. **That Report EDTC-CW-07-22 regarding repairs to the roof system at Grey Roots be received; and**
2. **That the repairs to roof Sections 4 and 5 be completed; and**
3. **That funding for the roof repairs be taken from any surplus realized in 2022 or if no surplus is realized, the funds be transferred from the Grey Roots Main Building Improvements Reserve.**

Executive Summary

Garland Canada is recommending leaks found during a recent thermal scan be repaired in 2022 to prevent damage to existing insulation and structural materials. The leaks are in sections 4 and 5 of the original 2004 roof over the Grey Gallery and the Archives and Collections storage area. The repairs are estimated at \$20,000 and were not included in the 2022 budget. If left, significant costs will be added to the scheduled roof replacements of section 4 and 5 in 2023 and 2024 as per the 10-year capital plan.

Background and Discussion

In 2021 a follow up thermal imaging scan was performed on the roof surface to determine if any leaks exist in the original roofing system or the recently replaced sections of roofing systems. The scan determined that there are areas of the original roof surface in sections four and five that have started to leak. These sections are located above the main Grey County Gallery and the Archives and Collections storage.

Moisture has penetrated the roof membrane in a few different areas of the original roof and the insulation below is wet. These areas will increase in size if not repaired, thereby needing full roof replacement in the future versus replacing only the waterproofing membrane, which would result in far higher costs associated with disposal, replacement of the wet insulation and labour. Repairing the small wet areas now, will avoid full replacement in the future and save significant cost over the next two years.

Legal and Legislated Requirements

There are no legal or legislated requirements with this report.

Financial and Resource Implications

The recommendation to repair the roof was received in January 2022 and therefore not included in budget. Staff recommend funding for the roof repairs be taken from any surplus realized in 2022 or if no surplus is realized, the funds be transferred from the Grey Roots Main Building Improvements Reserve. The 2022 year-end balance, including the \$20,000 roof repairs, would be estimated at \$724,170.

Relevant Consultation

- Internal – Grey Roots Manager, Manager of Facilities & Operations, Financial Analyst
- External, Garland Canada Inc. Roof Asset Management Program

Appendices and Attachments

[Roof Asset Management Program Report](#)