

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	July 24, 2025
Subject / Report No:	EDTC-CW-07-25
Title:	Options for Schoolhouse Roofing Materials
Prepared by:	Jill Paterson – Manager, Museum and Archives
Reviewed by:	Savanna Myers, Director of Economic Development, Tourism & Culture
Lower Tier(s) Affected:	All

Recommendation (motion deferred from June 12, 2025)

1. That Report EDTC-CW-06-25 regarding Grey Roots Village Unanticipated Capital Projects 2025 be received; and
2. That the schoolhouse portion of the 2027 cedar shingle capital project be advanced to 2025 due to failed inspection.

Recommendation #2

1. That the schoolhouse roof replacement be funded from a combination of year end surplus and “Grey Roots – Moreston Village Building Improvements” reserve.

Executive Summary

In June 2025, staff brought forward report EDTC-CW-06-25, recommending the advancement of capital funds from 2027 to 2025 due to the poor condition of the Schoolhouse roof following a difficult winter. Red cedar shingles were proposed as per the 10-year capital plan, to maintain the building’s historical character and longevity. Council deferred the motion, requesting more information on alternative roofing materials. This report presents those options and seeks Council’s direction for the material of choice.

Background and Discussion

As per report EDTC-CW-06-25 and the 10-year capital plan, staff recommended red cedar shingles for the Schoolhouse roof replacement, based on their historical accuracy and consistency with the original replica. However, it’s recognized that cedar is a more costly option.

Following Council's discussion, staff conducted additional research to understand what alternatives might be appropriate, outside of the original replica plans. Although "*Plans for Rural School Buildings: Ontario Department of Education, 1909*", recommends "best British Columbia [cedar] shingles", by 1925, this had evolved to, "asphalt shingles, sheet metal shingles, and slate shingles were also options."

The following estimates have been provided for consideration. A request for quotation process will still be required as per purchasing policy. Staff are seeking Council's direction on which material to proceed with.

Material	Estimate	Comments
Asphalt	\$22,557.00+HST	Available in the period but unlikely to have been used on a schoolhouse. Shortest life expectancy. 15-20 years estimated.
Ribbed Steel	\$46,400.00 + HST	Available in the period. Similar to the barn. 50 years estimated, requires maintenance.
Euroshield	\$51,800.00 + HST	Not period appropriate but looks very similar to cedar or slate. Secondary recommendation. 50 years estimated.
Diamond Steel	\$52,200.00 + HST	Similar to the General Store roof. 50 years estimated.
Red Cedar	\$60,900.00+HST	Original material on replica. Primary recommendation. 30-50 years estimated.
Enviroshake	\$69,600.00 + HST	Not period appropriate but looks very similar to cedar or slate. 50 years estimated.

Staff continue to recommend red cedar shingles as the preferred roofing material for the Schoolhouse, as they are historically accurate and consistent with the original intentions of the community-built replica. However, in recognizing the higher costs associated (\$2,030 per year of estimated lifecycle) with these, staff have reviewed the above estimates with a view to cost efficiency and longevity, while remaining true to the intent of both the schoolhouse building and the principles of the collection at Moreston. As such, the following alternative is suggested:

- Euroshield (a highly durable recycled rubber shingle roofing material), provides a modern alternative with a long-estimated life span, while maintaining the aesthetic of the original cedar shingles. It also provides one of the lowest cost options at \$1,036 per year (over its estimated lifespan).

Staff are not recommending advancing other options due to higher costs and/or the lack of connection to the schoolhouse. While asphalt shingles were in use on schoolhouses by the mid 1920's, the shorter lifespan makes their cost approximately \$1,503 per year over estimated life and means they will need to be replaced at least once to meet the minimum expectancy of any other option.

Ribbed steel offers the most cost-efficient roofing material at \$928 per year of lifecycle, however, it requires ongoing maintenance to maintain the lifecycle and was not the intent of the replica design for the village and is not recommended.

Financial and Resource Implications

Staff recommend items be funded through the Grey Roots – Moreston Village Building Improvements Reserve (BCA) as per the 10-year capital plan. The current balance of the reserve is \$65,943 at the end of 2024. With the budgeted transfer to reserve of \$18,500 this year, the anticipated 2025 year-end balance is \$84,443.

The 2027 Heritage Village - Replace Roofing (Farmhouse, Log Cabin, Log House, Pioneer Blacksmith, School House) capital project will be updated to reflect the completion of the schoolhouse in 2025 with Council's approval.

Relevant Consultation

☒ Internal - Director EDTC, Grey Roots Facilities Technicians, Purchasing, Director of Finance.

☐ AODA Compliance

☐ Contribution to Climate Change Action Plan Targets

☒ External – AMGROUP Exteriors

Appendices and Attachments

None.