



STAFF REPORT TO COUNCIL

Report No: BP-2024-07

March 20, 2024

From: Jacob Rheaume, Director of Building, By-law & Planning Department

RE: **New Steel Roof for Township Office (3720 County Road 34)**

Recommended Motion:

THAT the Committee of the Whole approves staff recommendation of the proposal for the Township office roof to be re-done with steel roofing finish.

Background / Analysis:

During budget discussions for 2024, it was determined that the new Township office roof, located at 3720 County Road 34, Alexandria, had to be redone due to age, and because of leaks that happened in recent years. The previous owner, Glengarry Mutual Insurance Company had the building constructed in 2007 and the current asphalt shingle roof is the original roof that was installed in 2008 (approx.). On average, an asphalt roof lasts around 15-20 years and this roof has lasted approximately 16 years. However, the type of shingle, exposure to sun, roof slopes, and architecture of the roof all factor in to how long a specific asphalt roof lasts. In this case, the slope is low and there is a lot of sun exposure. These factors most likely accelerated the deterioration of the asphalt shingles and reduced the overall lifespan of the roof.

Based on quotes received in 2023, an amount of \$120,000 was approved by Council to replace the roof. During the budget meeting, Council also chose to change from shingles to typical steel roof (not a steel shingle roof) as the preferred option due to the projected lifespan of the product.

Township staff received two updated quotes from contractors for a steel roof. Staff requested that both the 4 “maximum vents” be replaced with new ones and all the ridge venting remain for proper venting of the attic to prevent the steel from overheating which would reduce the lifespan of the steel. Staff also requested that the existing shingles be removed and disposed of. The steel will be screwed directly into the sheeting “aspenite” as per manufacturer’s recommendations.

The biggest concern with steel during winter months is the accumulation of snow that can fall from the roof and potentially injure someone or damage something, such as a vehicle. Due to the risk with staff and residents attending the building, staff have had discussions with both contractors, and it was determined that the “Ideal Guard 2-hole rod” system was the best solution to prevent this type of issue.

Attached is the spec sheet for the system, manufactured by the same company as the roof steel. The color of the bracket and rods would match the roof. These would be installed all around the building, on both sides of the front gable roof, except around the mechanical space as there is not much room there for snow accumulation.

Underlayment as per manufacturer’s recommendations, flashings, hip flashings, ridge vents, ridge flashing, screws, etc. are all included in both estimates. Workmanship for both contractors has been vetted by Township staff; both are excellent options. There were initially three contractors interested in performing the work, however only two submitted quotes.

Council and/or staff will need to determine the color, but this will have no to minimal impact on the cost as the majority of colors are the same price. Both contractors provided quotes for Americana 29gg steel. This is the most common steel used for roofing as the manufacturer makes it at 29gg as compared to 30 for most of the other roof sheeting, so it’s “stronger” than most other profiles.

Contractor	Price including material, labor, and HST
Van den Oetelaar Roofing & Contracting Inc.	\$84,234.76
Nic Brabant Renovation	\$73,337.00

The following are pictures of what a 2-pole snow guard looks like on other buildings.







Alternatives:

Option #1 That Council approves staff recommendation of the proposal for the Township office roof to be re-done with steel roofing finish and select the winning contractor. (Recommended)

OR

Option #2 Council does not approve staff recommendation. (Not Recommended)

Financial Implications:

Council approved \$120,000 towards a new roof for the Township office as part of the 2024 capital budget. Both quotes received are under budget.

Attachments & Relevant Legislation:

- Ideal Roofing Specs for Steel, Colours and Profile.

Others Consulted:

Sarah Huskinson, CAO/Clerk

Reviewed and Approved by:
Sarah Huskinson, CAO/Clerk