



WE HAVE BEEN
ENTRUSTED WITH A
MINISTRY OF
RECONCILIATION...

NOT A MINISTRY OF
CONFLICT
MANAGEMENT.



St. Thomas' Church & Rectory
Circa 1930



St. Thomas Church
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WELCOME
AND INVITED TO
OPEN

IN THE SPRING OF 2019, BUILDING ENVELOPE
SPECIALISTS
ASSESSED THE CONDITION OF THE CHURCH
BUILDING CONCLUDING:

THE BELL TOWER HAD SIGNIFICANTLY
DETERIORATED, POSING RISK OF FAILURE,
SAFETY AND/OR PROPERTY DAMAGE

THE SLATE ROOF HAD OUTLIVED ITS USEFUL
LIFE

PROVIDED OTHER RECOMMENDATIONS
CONSIDERED LESS URGENT

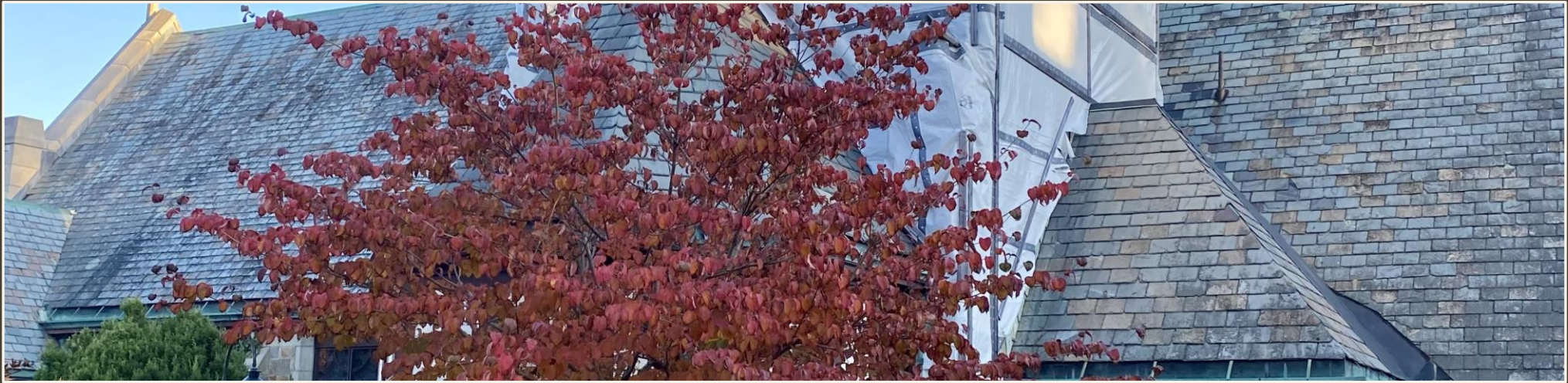




IN SEPTEMBER 2019, BES COMPLETED A FULL ASSESSMENT AND ENGINEERING DRAWINGS FOR THE BELL TOWER RESTORATION:

THE DETERIORATION WAS MUCH GREATER THAN EXPECTED (ESSENTIALLY THE UPPER THIRD OF THE TOWER HAD TO BE COMPLETELY DISMANTLED AND REBUILT)

DUE TO THE \$1.3 MILLION PROPOSED BUDGET, AS WELL AS CONSIDERATION OF OTHER LOWER COST ALTERNATIVES, IT WAS AGREED TO WRAP THE TOWER, TO STABILIZE THE STRUCTURE AND PROVIDE ADDITIONAL TIME TO ASSESS



IN 2021, LOCAL ARCHITECT CHUCK CAMPBELL, ASSISTED BY THE CORDJIA CAPITAL PROJECTS GROUP, ASSESSED THE FOLLOWING BELL TOWER REMEDIATION ALTERNATIVES:

STONE TOWER RECONSTRUCTION (ORIGINAL BUILDING MATERIALS)

NEW STONE TOWER (STONE VENEER AND CMU BLOCK)

TOWER REMOVAL WITH NEW HIP ROOF (OVER THE LADY CHAPEL)

COSTS ESTIMATES RANGED FROM \$930,000 TO \$480,000



CAMPBELL AND CORDJIA ALSO PROVIDED ESTIMATES TO REPLACE THE CHURCH ROOF:

ASPHALT SHINGLE ROOF (20-YEAR USEFUL LIFE)

STANDING SEAM METAL ROOF (50-YEAR USEFUL LIFE)

FAUX SLATE/COMPOSITE ROOF (50-YEAR USEFUL LIFE)

SLATE ROOF (100-YEAR USEFUL LIFE)

COSTS ESTIMATES RANGED FROM \$140,000 TO \$270,000



THE BUILDING & GROUNDS COMMITTEE AND VESTRY ARE
PROPOSING THE
FOLLOWING COURSE OF ACTION FOR THE REMEDIATION OF
THE BELL TOWER
AND SLATE ROOF:

TOWER REMOVAL WITH NEW HIP ROOF
\$483,704

ASPHALT SHINGLE ROOF (20-YEAR USEFUL LIFE)
\$135,836

TOTAL ESTIMATE COST, APPROXIMATELY \$620,000

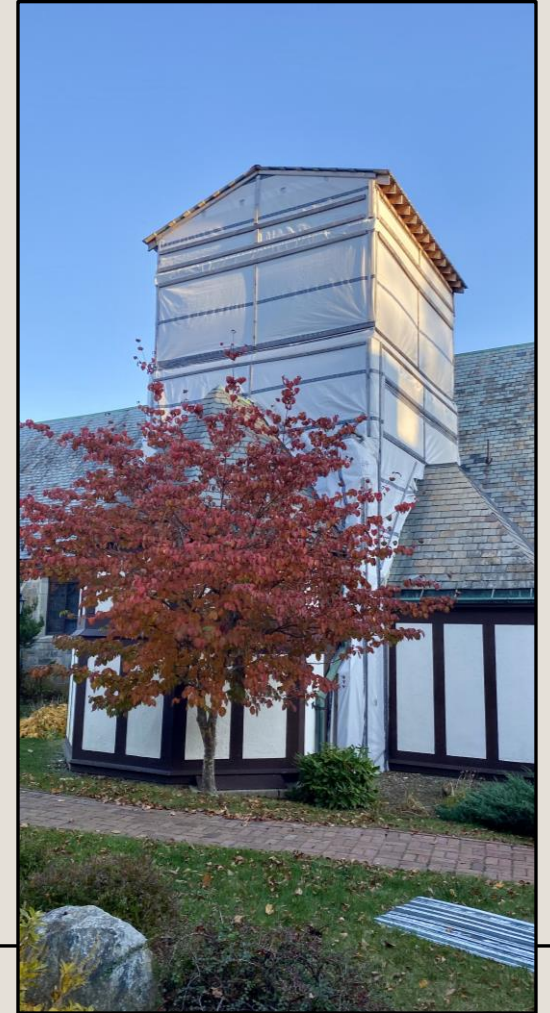
TOWER REMOVAL WITH NEW HIP ROOF
(RECOMMENDATION IS BASED ON):

THE HISTORY OF ARCHITECTURAL AND MAINTENANCE
CHALLENGES WITH THE EXISTING BELL TOWER

THE PROPENSITY FOR FREEZE-THAW DAMAGE TO THE
EXISTING BELL TOWER STONEMWORK

LOWER ONGOING MAINTENANCE COST, AS A RESULT
OF IMPROVED RAINWATER AND SNOW SHEDDING
PROVIDED BY A PITCHED ROOF, AS WELL AS REDUCED
EXPOSED STONEMWORK

MOST FISCALLY RESPONSIBLE CHOICE, GIVEN LIMITED
RESOURCES OF ST. THOMAS'



ASPHALT SHINGLE ROOF (RECOMMENDATION BASED ON):

ADVANCEMENTS IN SOLAR PANEL DESIGN AND ARCHITECTURAL AESTHETIC ARE LIKELY TO CONTINUE AT AN ACCELERATING PACE

THE SOUTHERN ROOF EXPOSURE REPRESENTS A SUBSTANTIAL SURFACE TO GENERATE SOLAR ENERGY

USING THE LOWEST COST ALTERNATIVE, BEST POSITIONS ST. THOMAS' TO TAKE ADVANTAGE OF SOLAR ENERGY ALTERNATIVES, AS THE COSTS AND AESTHETICS BECOME OPTIMAL





NEXT STEPS OF PLAN IN 2023:

PARISH CONSIDERS ALTERNATIVES AND APPROVES FINAL SELECTION

FINAL ARCHITECTURAL AND ENGINEERING DRAWINGS

CONTRACTOR AND SUB-CONTRACTOR BIDS ATTAINED

BUILDING PERMITS FILED (REGISTERED HISTORIC BUILDING/LANDMARK)

CAPITAL CAMPAIGN

DISPOSITION OR RELOCATION OF BELL CARILLON, IF APPROPRIATE

BUILDING PERMITS ATTAINED

CONSTRUCTION CONTRACTS EXECUTED

CONSTRUCTION TARGETED FOR SPRING/SUMMER 2023



AT THE HEART OF THE UNIVERSE IS A HEART OF LOVE THAT EMBRACES US AND ACCEPTS US UNCONDITIONALLY. THIS HEART OF LOVE IS THE SOURCE OF OUR EXISTENCE AND LIFE. THIS LOVING HEART CREATED US FOR A PURPOSE AND HAS GIVEN US EVERY RESOURCE WE NEED TO FULFILL THAT PURPOSE.

THANK YOU

