St. Thomas' Episcopal Church
167th Annual Meeting – February 6, 2022

Bell Tower Report

In the Spring of 2019, Building Envelope Specialists (BES) 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 stonework
- Lower ongoing maintenance cost, as a result of improved rainwater and snow shedding provided by a pitched roof, as well as reduced exposed stonework
- 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

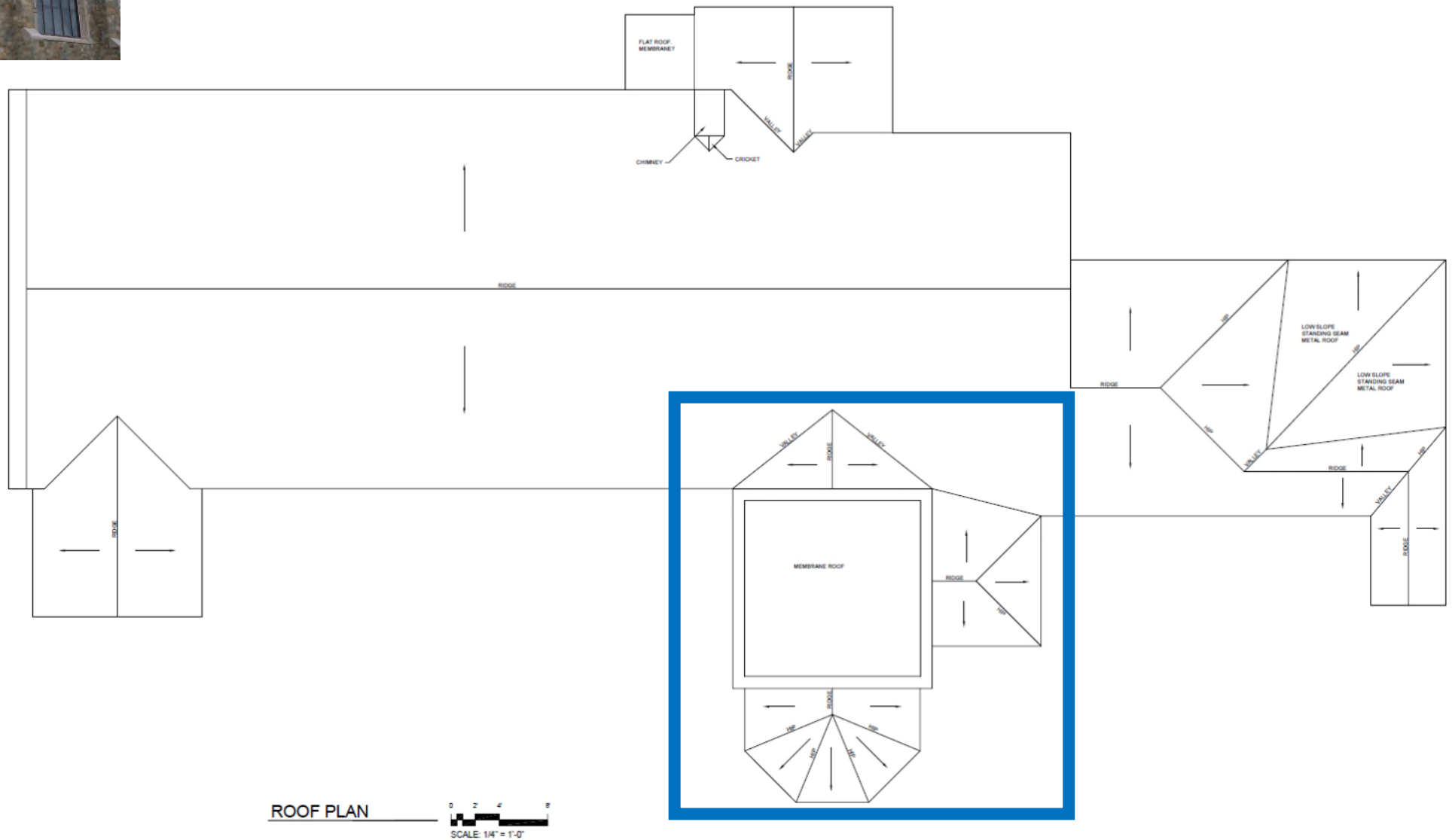
- Parish considers alternatives and approves final selection
- Final architectural and engineering drawings
- Contractor and sub-contractor bids attained
- Building permits filed (registered historic building/landmark)
- Capital campaign
- Disposition or relocation of bell carillon, if appropriate
- Building permits attained
- Construction contracts executed
- Construction targeted for Spring/Summer 2023

St. Thomas' Episcopal Church

167th Annual Meeting – February 6, 2022

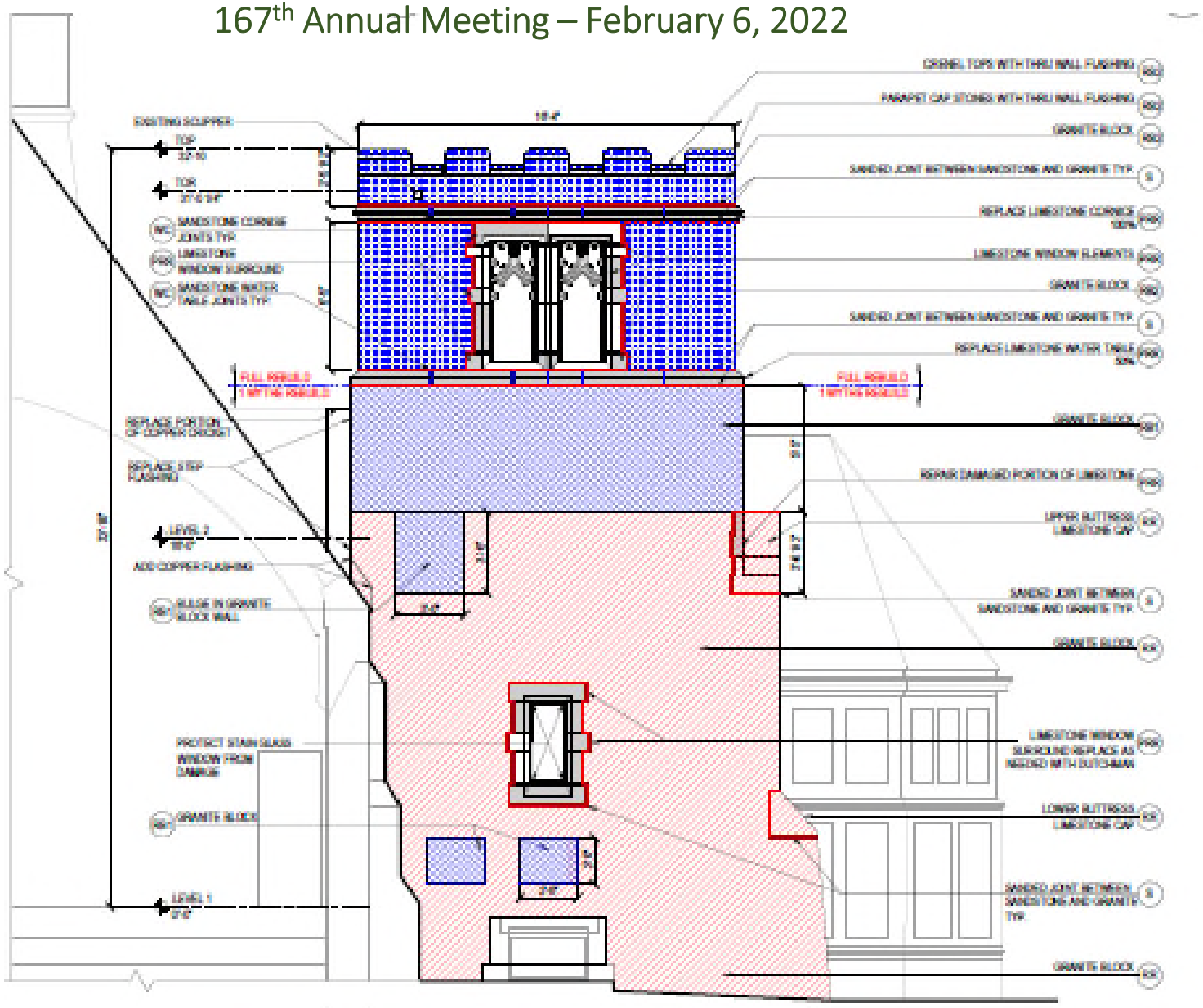
St. Thomas' Episcopal Church

167th Annual Meeting – February 6, 2022



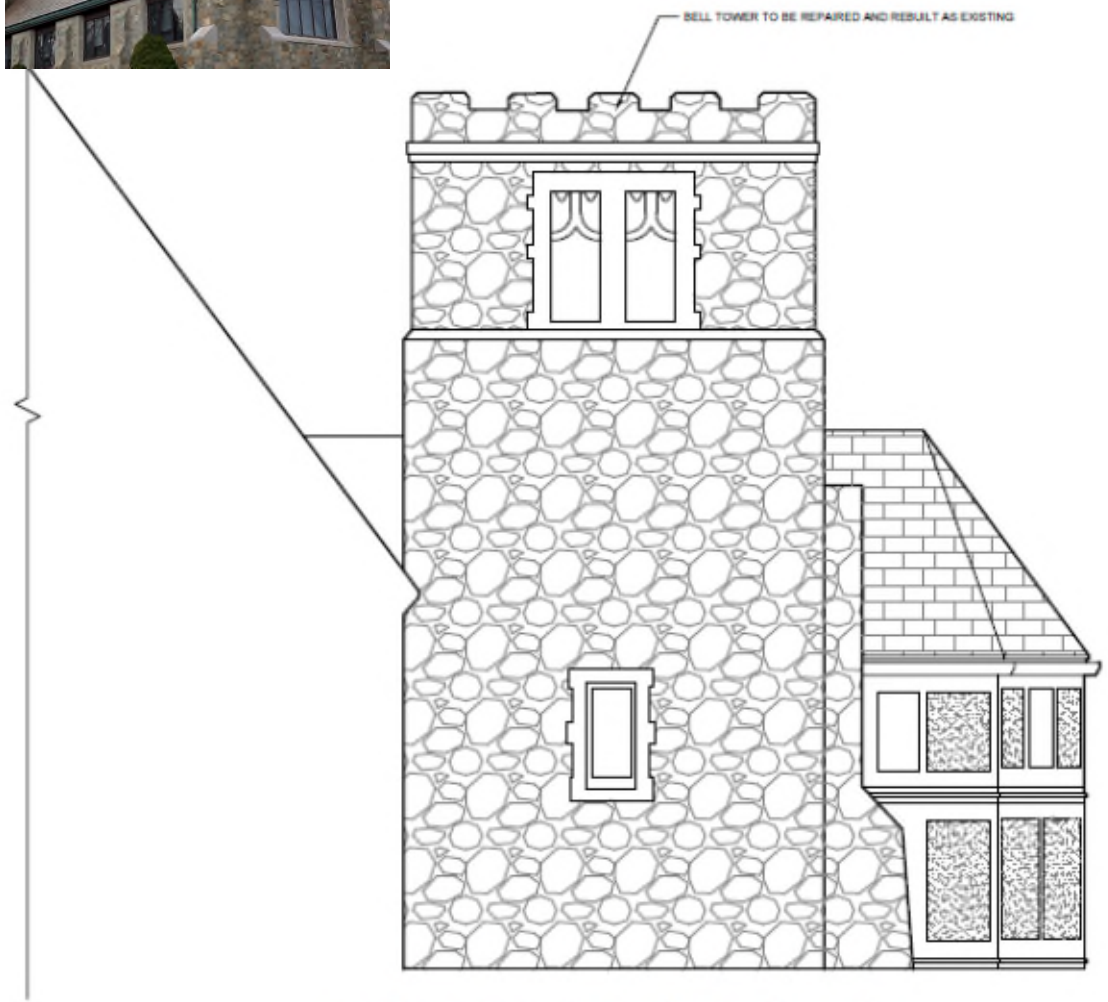
St. Thomas' Episcopal Church

167th Annual Meeting – February 6, 2022



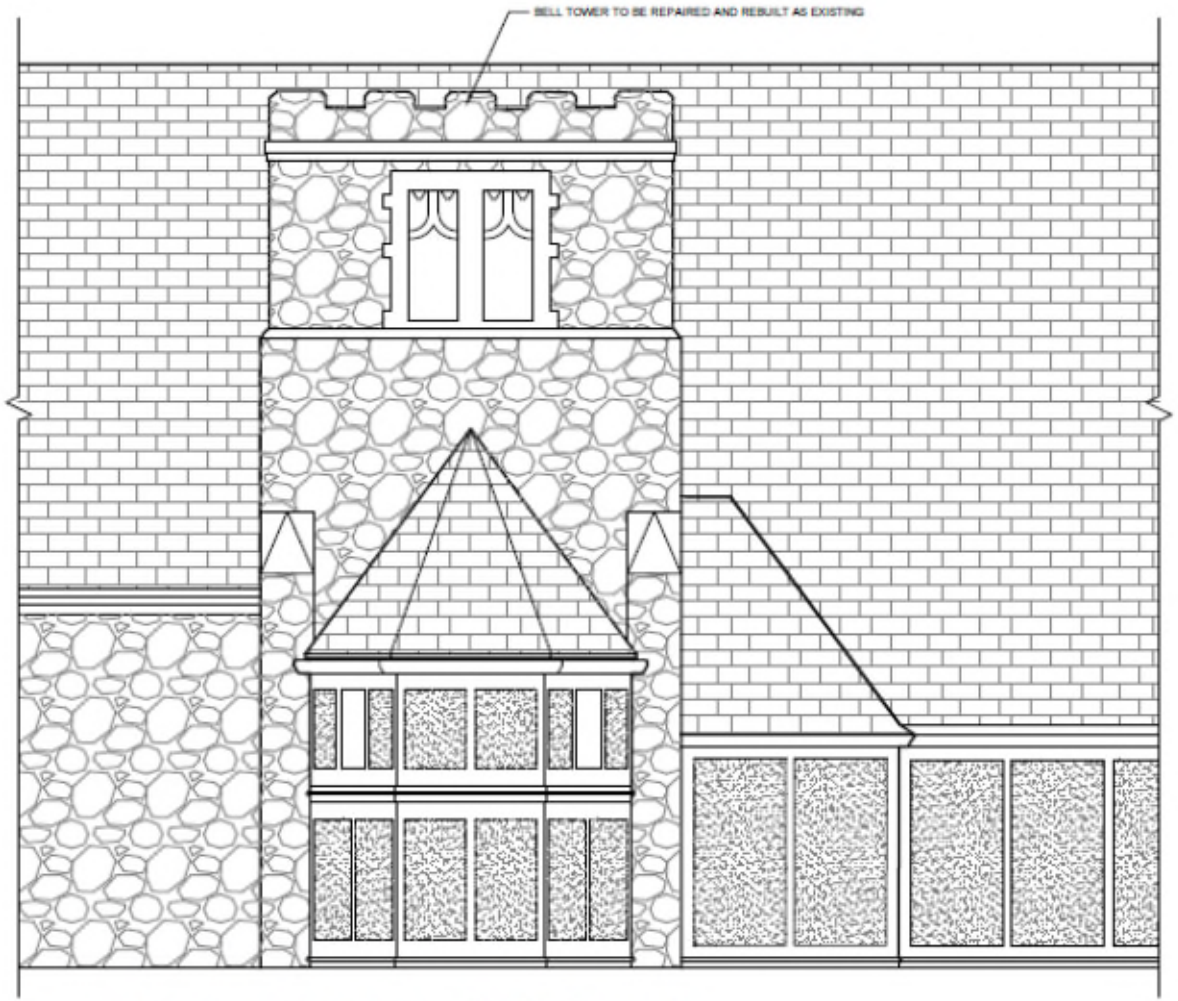
St. Thomas' Episcopal Church

167th Annual Meeting – February 6, 2022



EAST ELEVATION
OPTION 1 MAY 17, 2021

0 2' 4' 8'
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
OPTION 1 MAY 17, 2021

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

St. Thomas' Episcopal Church

167th Annual Meeting – February 6, 2022

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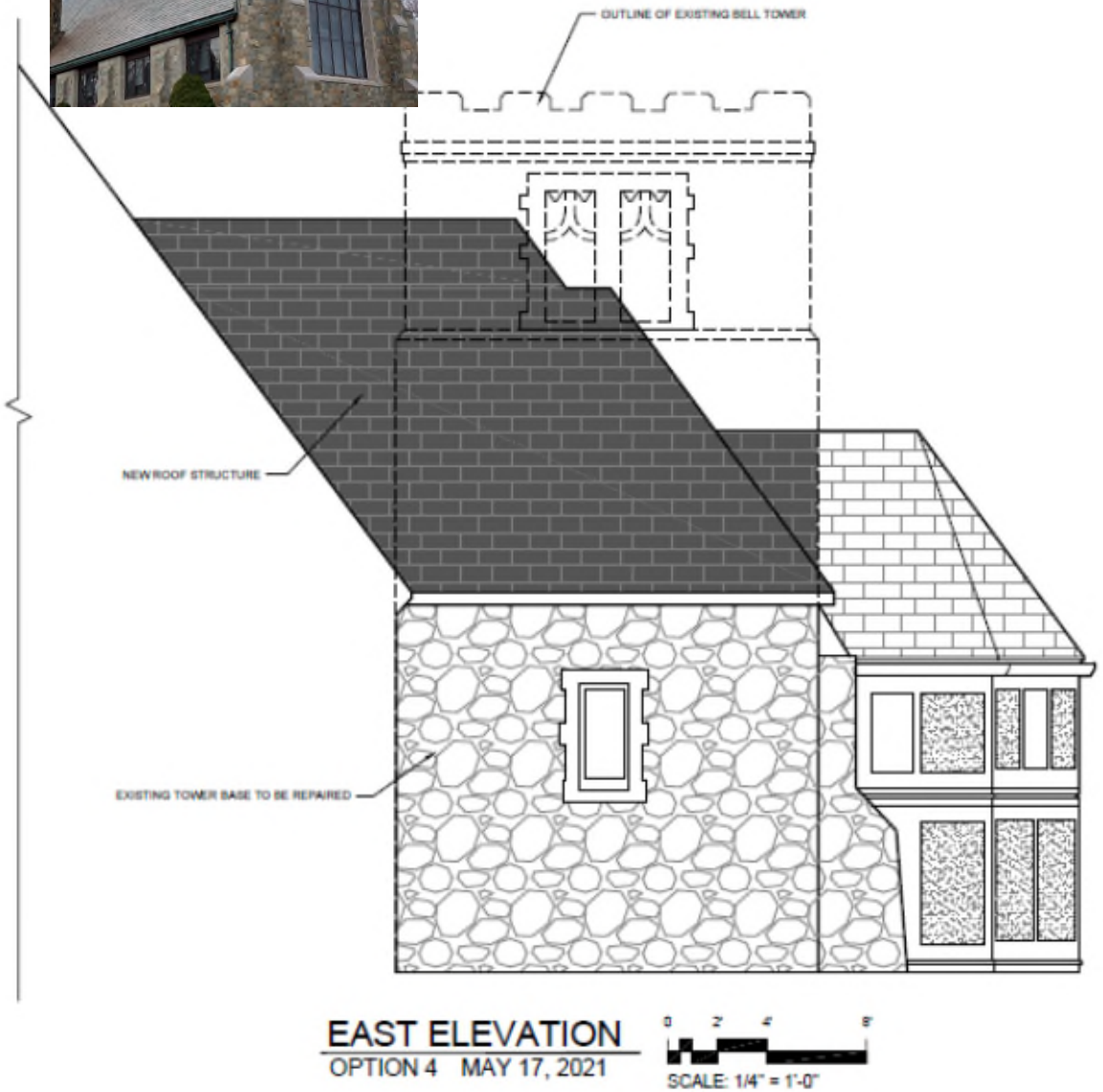
167th Annual Meeting – February 6, 2022



EAST ELEVATION
OPTION 4 MAY 17, 2021

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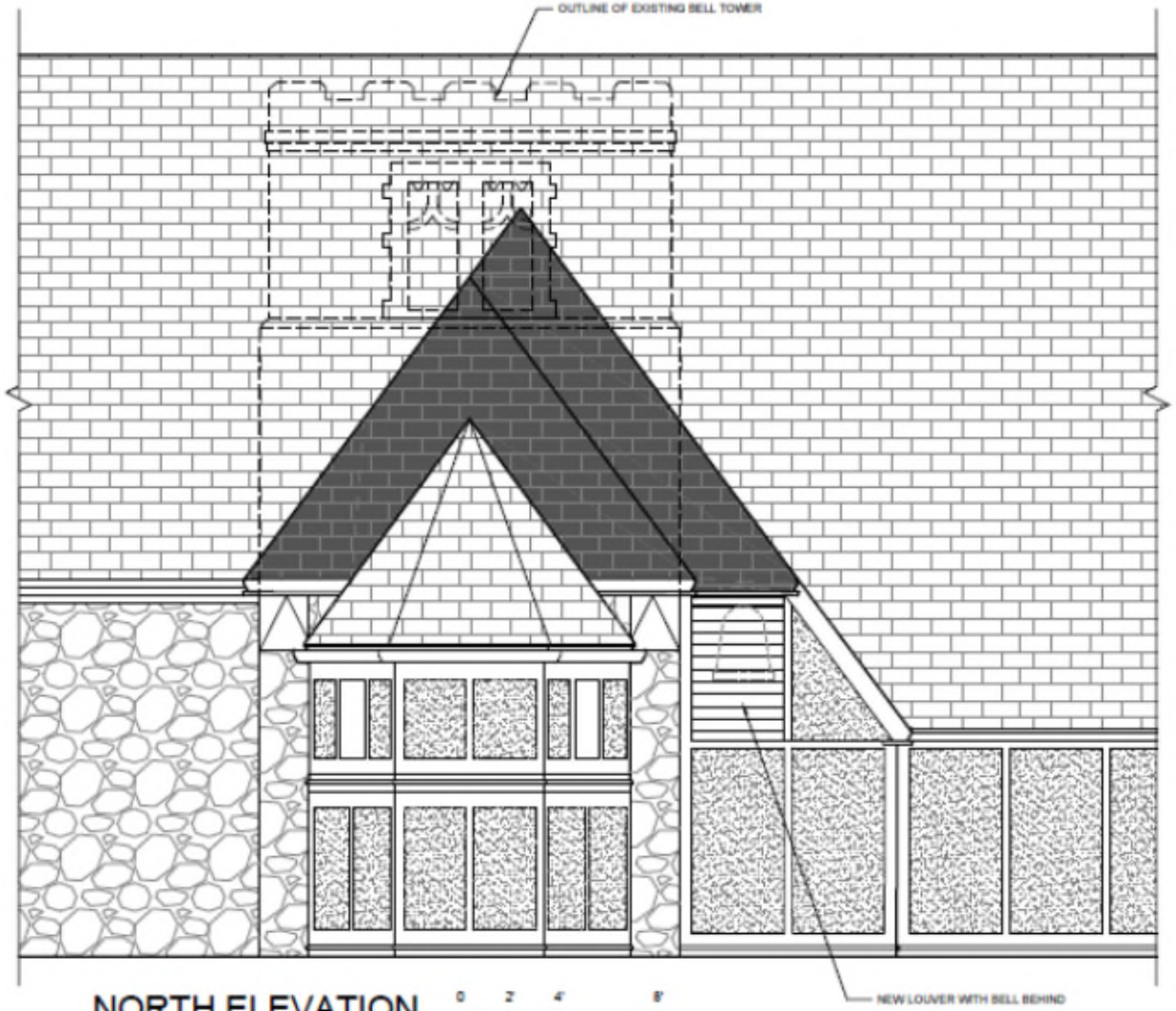
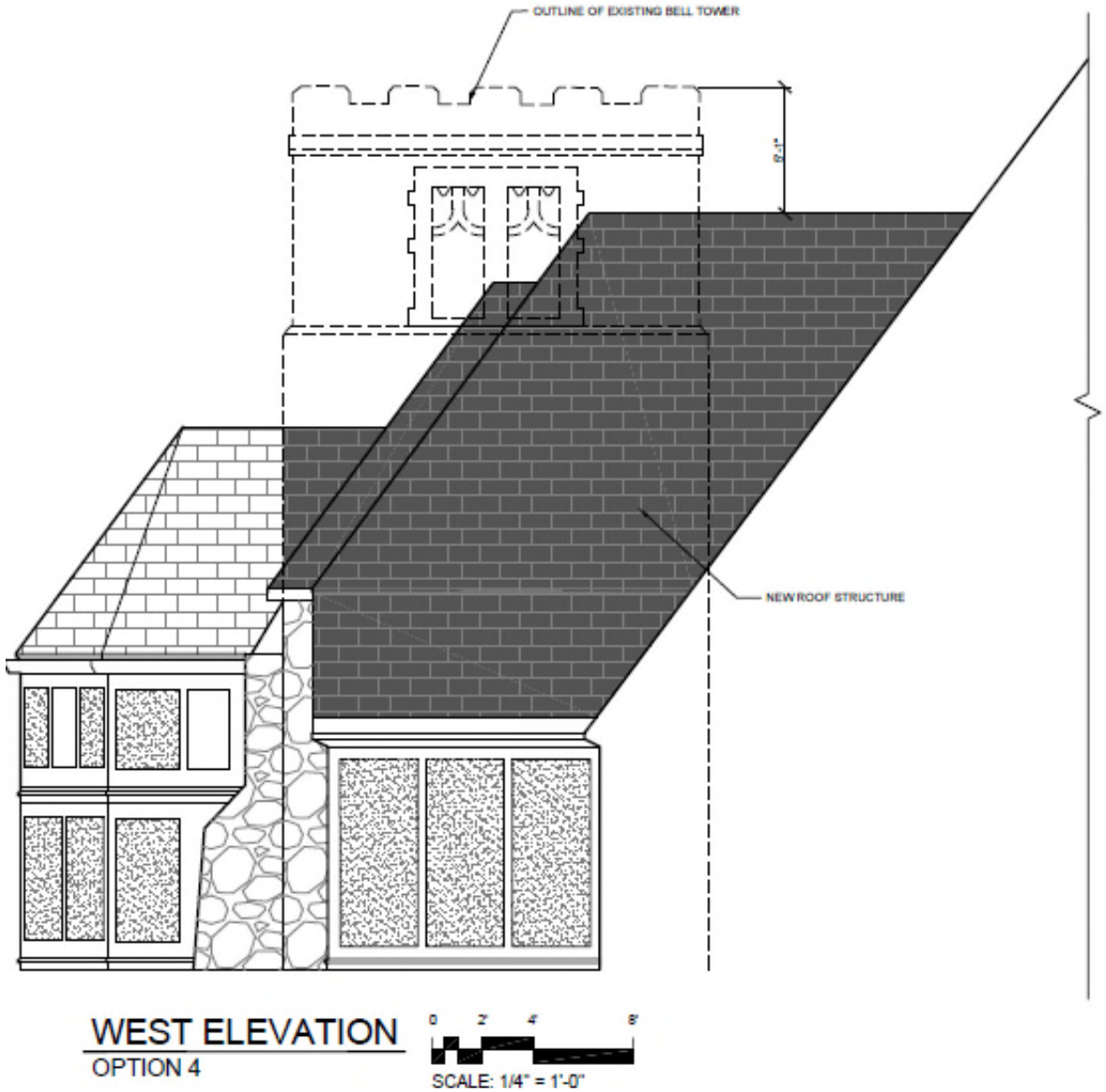


NORTH ELEVATION
OPTION 4 MAY 17, 2021

SCALE: 1/4" = 1'-0"

St. Thomas' Episcopal Church

167th Annual Meeting – February 6, 2022



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