

TRINITY EPISCOPAL CHURCH
SAINT LOUIS

SOUTH PARISH HALL RENOVATION
2012 – 2013 CAMPAIGN





OVERVIEW

The South Parish Hall ('SPH') at Trinity Episcopal Church in St. Louis' Central West End is essential to the church's mission *to welcome the seeker and serve those in need*. It is important to provide a pleasant environment that is warm and welcoming for the church's members and for those in the broader community who are also nourished in its space. The South Parish Hall is a place of fellowship for our faith community and the place where service to the wider community takes place in the food distribution and hot lunch programs of the Trinity Food Ministry. However, the South Parish Hall is outdated, poorly designed, and in need of serious and costly repair. Its current condition and space limitations do not meet the needs of our parish or our community.

The South Parish Hall was originally built in the 1960's so it has served the parish for about 50 years. The current roof is 20 years old and is now due to be replaced, and the south exterior wall has suffered major deterioration which also requires complete replacement. In addition to the urgent need to replace the roof and south exterior wall, major deficiencies include but are not limited to:

- **Not enough space** to accommodate either the number of people gathered for social occasions or the number served by the food ministry, not to mention a lack of storage.
- **A limited kitchen area that is outdated and too small** to allow for the number of volunteers needed for the Food Ministry.
- **No access to rest rooms for the Food Ministry guests** because of building safety issues.
- **No ADA accessible rest rooms** for parishioners or guests.
- **An environment that is inefficient, worn out and unwelcoming** due to bad lighting, flooring, ventilation, heating, cooling and poor acoustics.

At the request of the Vestry, and with the assistance of architects Dave van Bakergem and Ralph Wafer, architect and Junior Warden Michael Haggans prepared a report explaining the options available and their likely costs based on industry standards. The Vestry appointed the SPH Capital Campaign Committee to consider options and organize a campaign. Replacing only the roof and south exterior wall, without any other improvements, would cost in excess of \$100,000. Rather than spending such a large sum on a space that would remain inadequate in so many ways, the Vestry recommends enlarging and renovating the South Parish Hall. The renovation will cost \$500,000 and will be fully funded through capital campaign pledges to be collected over a 3-year period. This recommendation meets the urgent need to replace the roof and wall, and it addresses the space and design deficiencies in a fiscally responsible manner.

We will need the generous financial support of members of the parish and friends of Trinity in order to achieve this goal. Thank you for your prayerful consideration and for your help.

A more detailed analysis about the problems and the proposed solution follows.

SITUATION ANALYSIS FOR THE SOUTH PARISH HALL

I. Current State of the Roof

The South Parish Hall ('SPH') was built in the early 1960's and has served the parish for about 50 years. During that time the roof has been replaced and/or extensively repaired at least twice. It has been 20 years since the last major replacement. Over the years, there have been minor leaks resulting in minor repairs.

A flat roof generally has a 20-year life and ours is now due for a complete replacement. Standing water on the existing roof contributes to the deterioration of the roof material. When it begins to fail it allows water to pass through the roofing layers. First, the insulation becomes saturated, and then drips begin to show up in the interior. Over the last few months the leaking has steadily increased thus providing compelling reason to replace it now before further and more extensive damage occurs.

II. South Exterior Wall Deterioration

The exterior siding of the south wall has been completely replaced once and extensively repaired since. About half of the original windows have broken and have been replaced with thin



Plexiglas. The last repairs cost about \$15,000 and included reinforcement of rotted wall studs. While the replacement was with weather-treated lumber, it is not possible to stop all of the water infiltration. It should be noted that the repairs were never thought to be long term

solutions but rather ways to temporarily address the deterioration issues and minimize the costs to repair. As a practical matter that even a casual observer can see by looking at it from the exterior, a replacement of the south wall is required.

III. Space and Design Limitations

The SPH is the site of many of Trinity's social functions and ministries including Sunday morning breakfast, coffee hour, the hot lunch program, food pantry and numerous parish and community meetings. Most parishioners recognize the limitations of the space. It is not a pleasant and welcoming place to meet or to greet newcomers and it is not large enough for the needs of the food distribution or hot lunch programs. Among its deficiencies besides its small size and lack of storage are poor acoustics, worn-out flooring, and inadequate heating, ventilation and air conditioning.



IV. The Food Ministry – A severely compromised situation

Steve Turner, the late beloved director of the Trinity Food Ministry, wholeheartedly advocated for this renovation of the SPH. Increasing its size, adding rest rooms and storage space, and modernizing the kitchen will enhance our ability to provide food and hospitality to the needy in our midst.

Adrienne Fly, interim director, TFM

For more than 30 years the Trinity Food Ministry has served the poor in the Central West End and beyond through the weekly pantry and Sunday hot lunch programs. In past years the church facilities were adequate to serve both purposes. In recent years, however, as the local and national economies have declined, the number of people coming for food has increased and the church facilities are considerably stretched. In 2005, the pantry filled 3,837 requests for food; by the end of 2012 that number will have exceeded 9,000. Likewise the number of people coming to the Sunday hot lunch has increased from an average of 65 to between 85 and 105. Since the existing capacity of the SPH is 65, waiting lines are common and create additional concerns about the safety and comfort of our guests and the volunteers who serve. Clearly the space is not large enough to fulfill the ministry's need.

The food ministry has other basic space issues like storage and rest rooms. The hot lunch program uses eight 6-foot tables and approximately 65 metal folding chairs. There is currently no place to store these tables and chairs. When not in use, they must be stacked in the corner and along the wall. This creates a potentially unsafe situation and an aesthetically unpleasing view for parish events such as receptions. For security reasons we do not allow guests of the hot lunch program to go beyond the SPH which means that they are not allowed access to rest rooms. This inhospitable situation will be remedied by the addition of rest rooms in the new SPH. Other general space concerns revolve around the storage of canned goods, room for workers in the kitchen and refrigerator capacity.

THE SOLUTION

I. Vestry Recommendation

The Vestry recommends a complete renovation of the existing space of 1,400 square feet plus adding another 1,100 square feet which includes more space to the south and east and an enlarged kitchen useful for the long-term needs of the parish. The project is estimated to cost \$500,000 and will be fully funded through capital campaign pledges payable over a term not to exceed 3 years. This recommendation addresses both the urgent need to replace the roof and wall and the space and design deficiencies in a fiscally responsible manner. The benefits include:

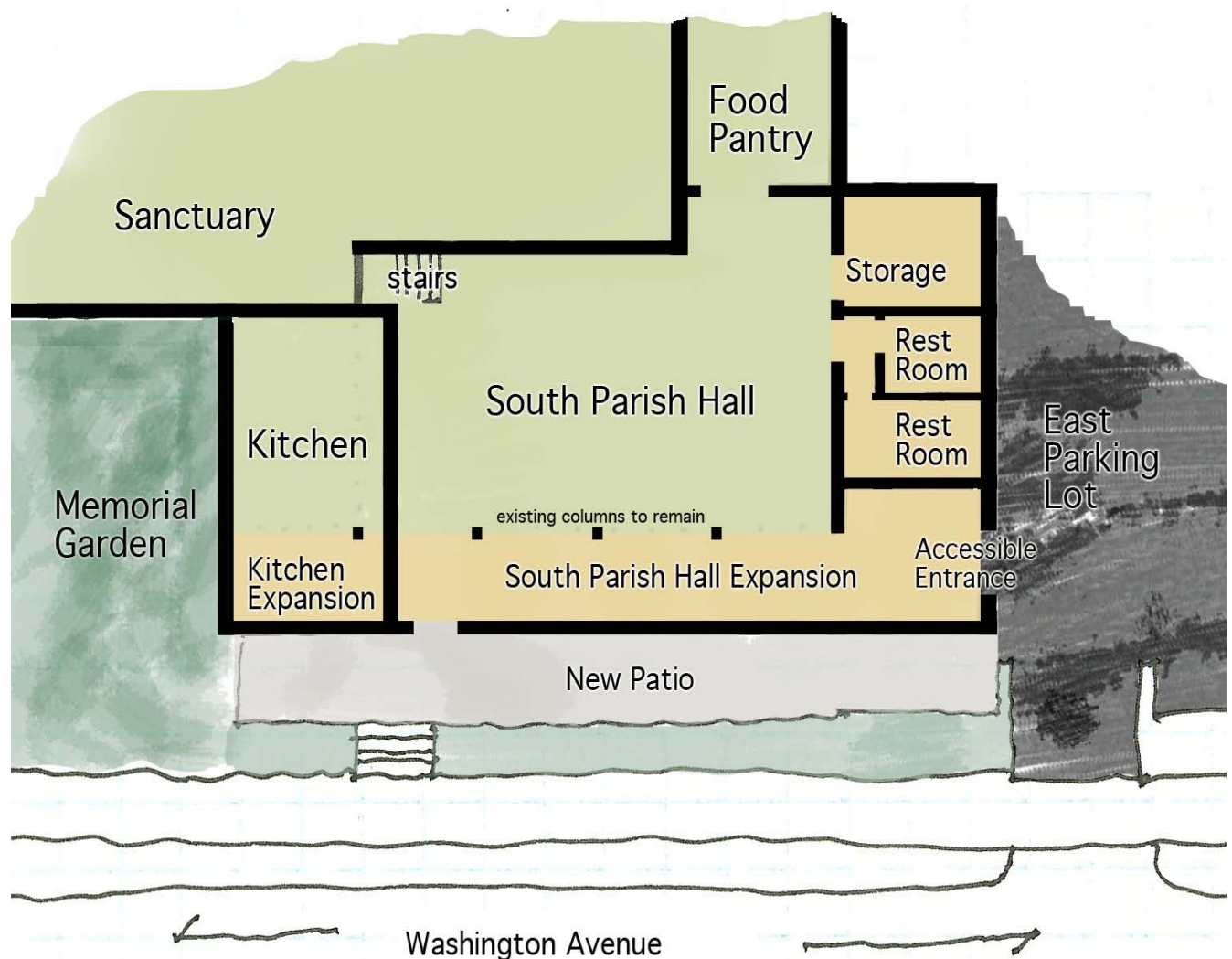
- More seating
- Restrooms for parishioners and guests
- An enlarged and improved kitchen
- Storage for tables and chairs
- Improved barrier-free entrance from the east parking lot
- New and improved roof, south wall, flooring and air conditioning
- Improved lighting and sunlight control
- Improved acoustics
- New south patio space integrated into building design
- Renewed and more welcoming space

II. Potential Timeline for Construction and Completion

Assuming successful completion of the campaign and a commitment to move quickly, we expect to have initial plan options and layouts before the end of the first quarter of 2013. Once a design committee recommends and the Vestry approves a specific plan we will obtain financing and the necessary permits in 2013 and anticipate beginning construction shortly thereafter with completion of the project in the first half of 2014.

III. Potential Plan for the Space

A new roof will be constructed with a single-ply system that will last longer and work better than the old flat-roof technology originally did. Good slope to it will provide excellent drainage. The south wall will be moved out and redesigned as will the east wall in order to maximize space and enhance the look from the exterior. The inside will be all new and the outside will be landscaped in an attractive way.



FLOOR PLAN

Estimated Cost: \$500,000

Seating for 50 additional guests, 115 total
 Two new restrooms, larger renovated kitchen
 Storage area and new outdoor patio
 Accessible entry from parking east parking lot

- EXISTING BUILDING AREA
- EXPANSION AREA - 1,100 square feet



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