

Parish Meeting



All Saints' Episcopal Church | Egleston Ministry Center Redevelopment

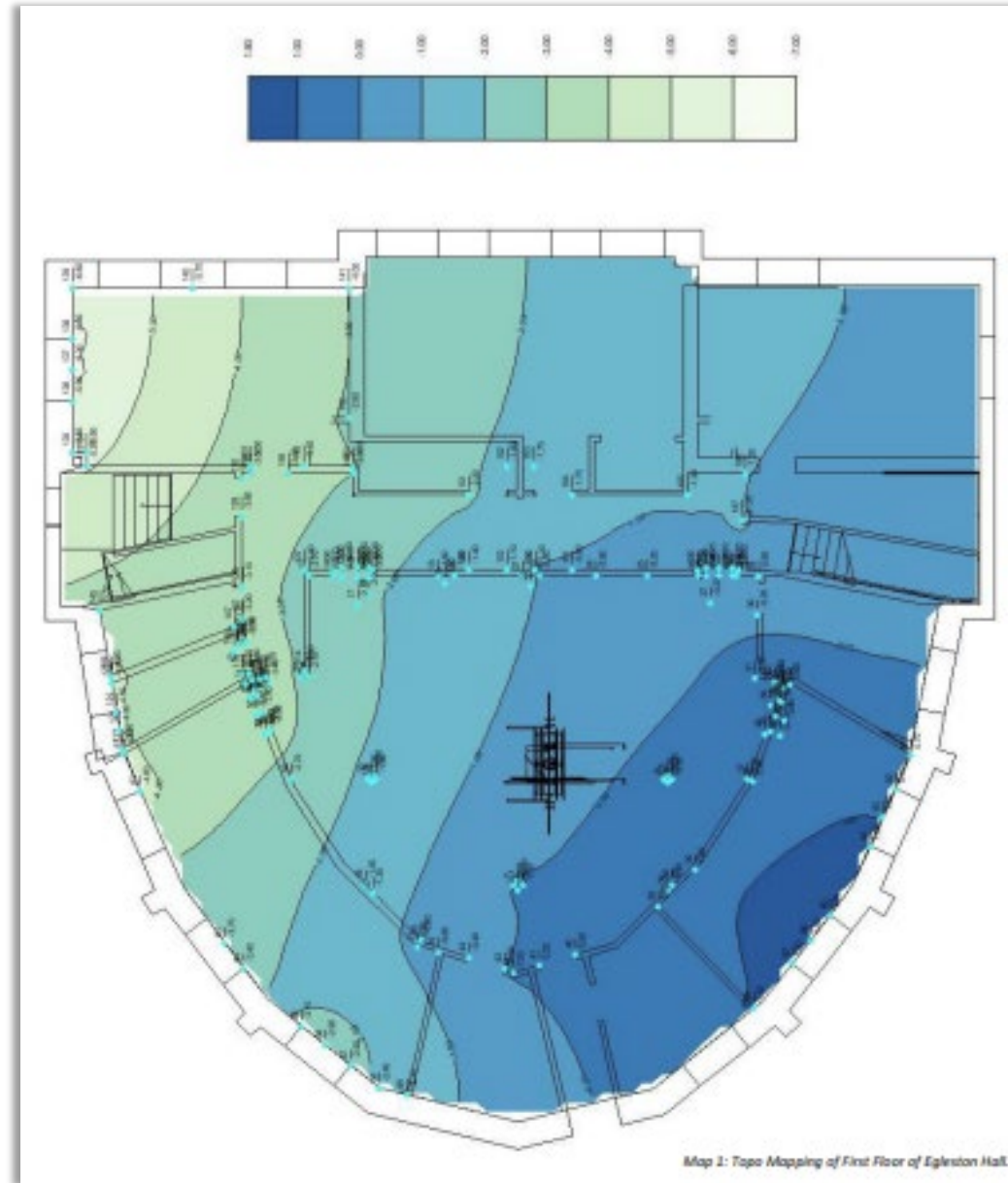
April 19, 2026

Agenda

- ❖ **Building Damage, Result of Settlement**
- ❖ **Compliance**
- ❖ **Deferred Maintenance**
- ❖ **Q&A**

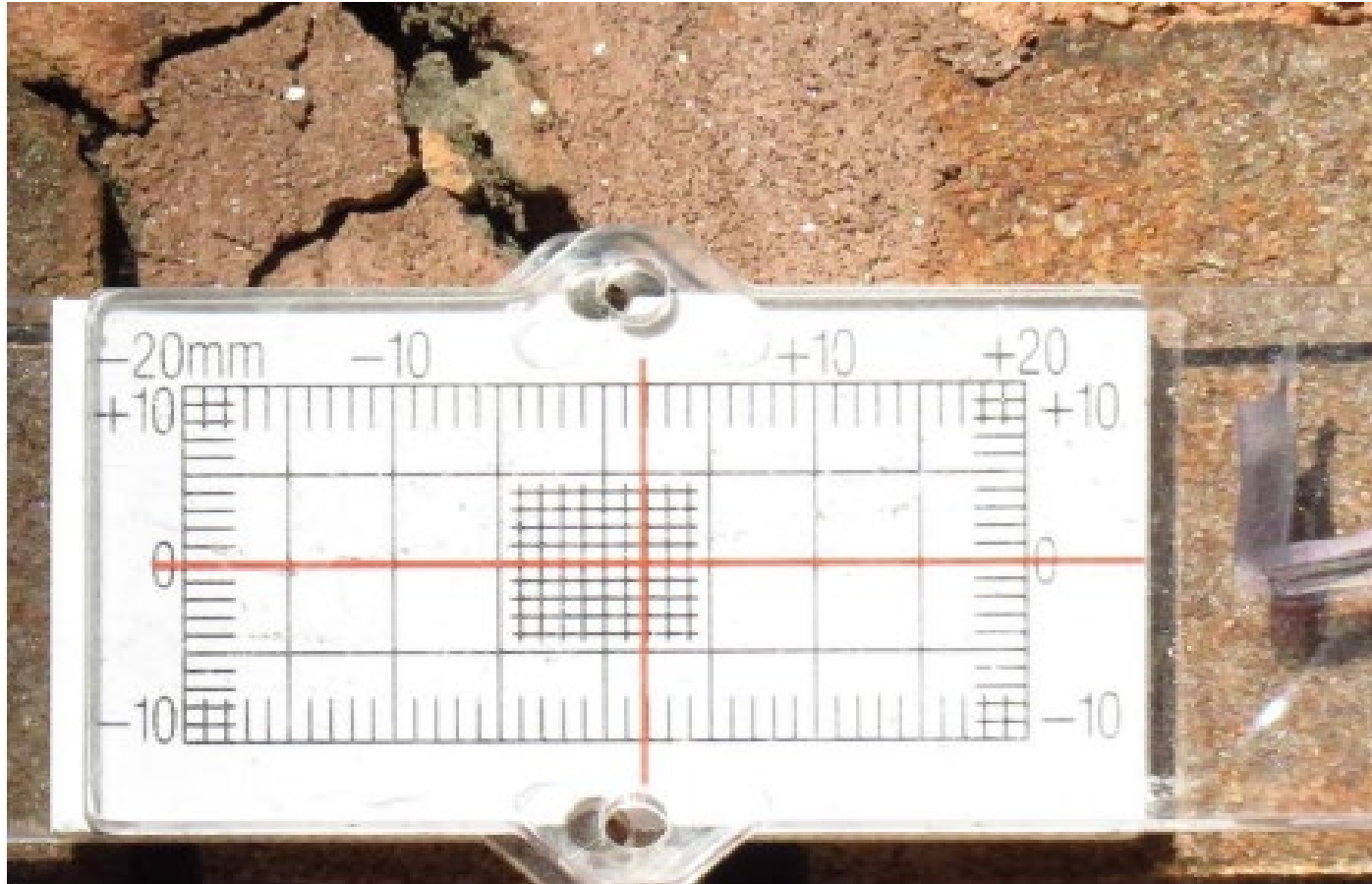


Egleston Assessment

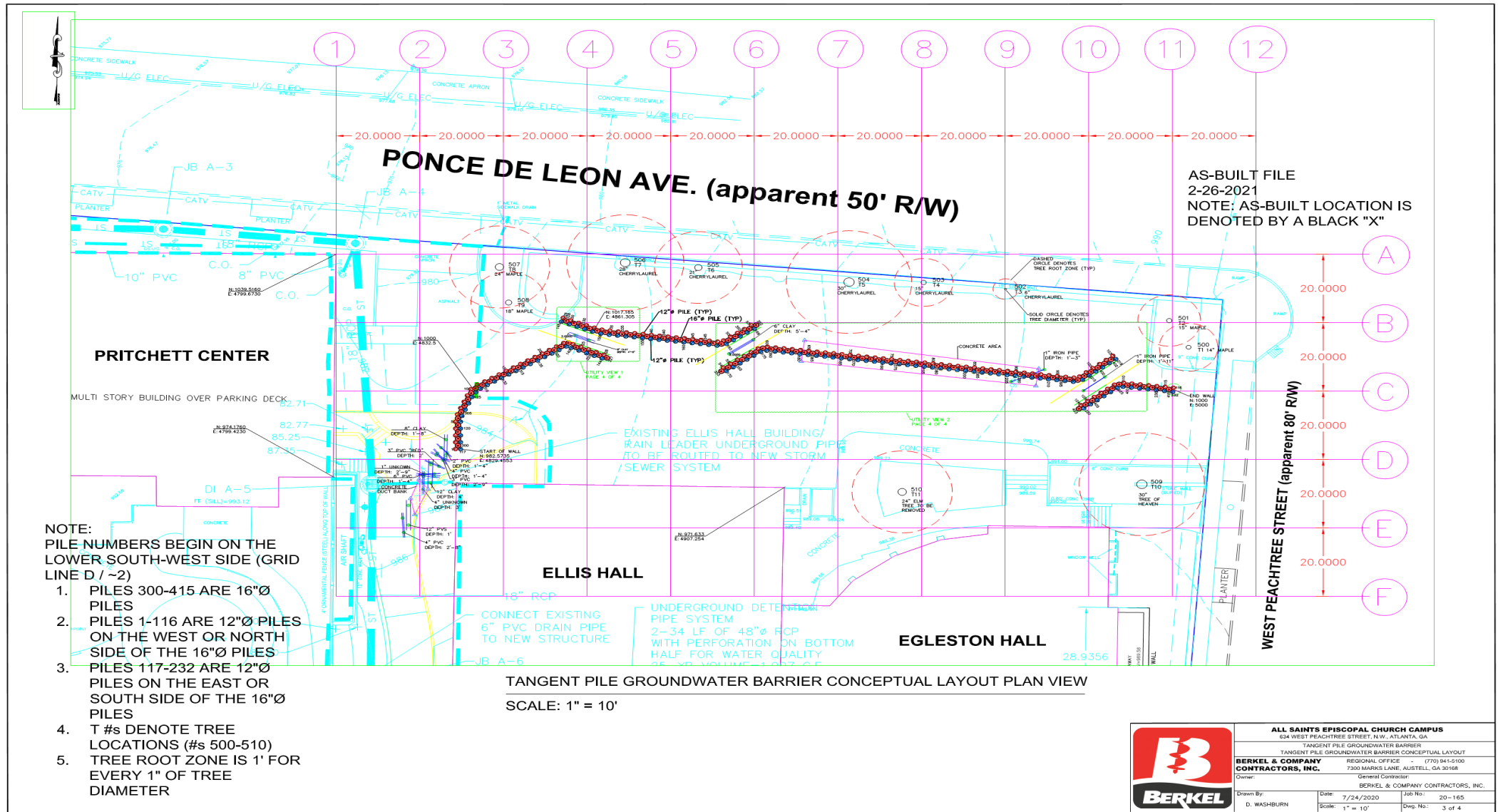


Egleston Assessment

Exterior Images




Underground Water Retaining Walls

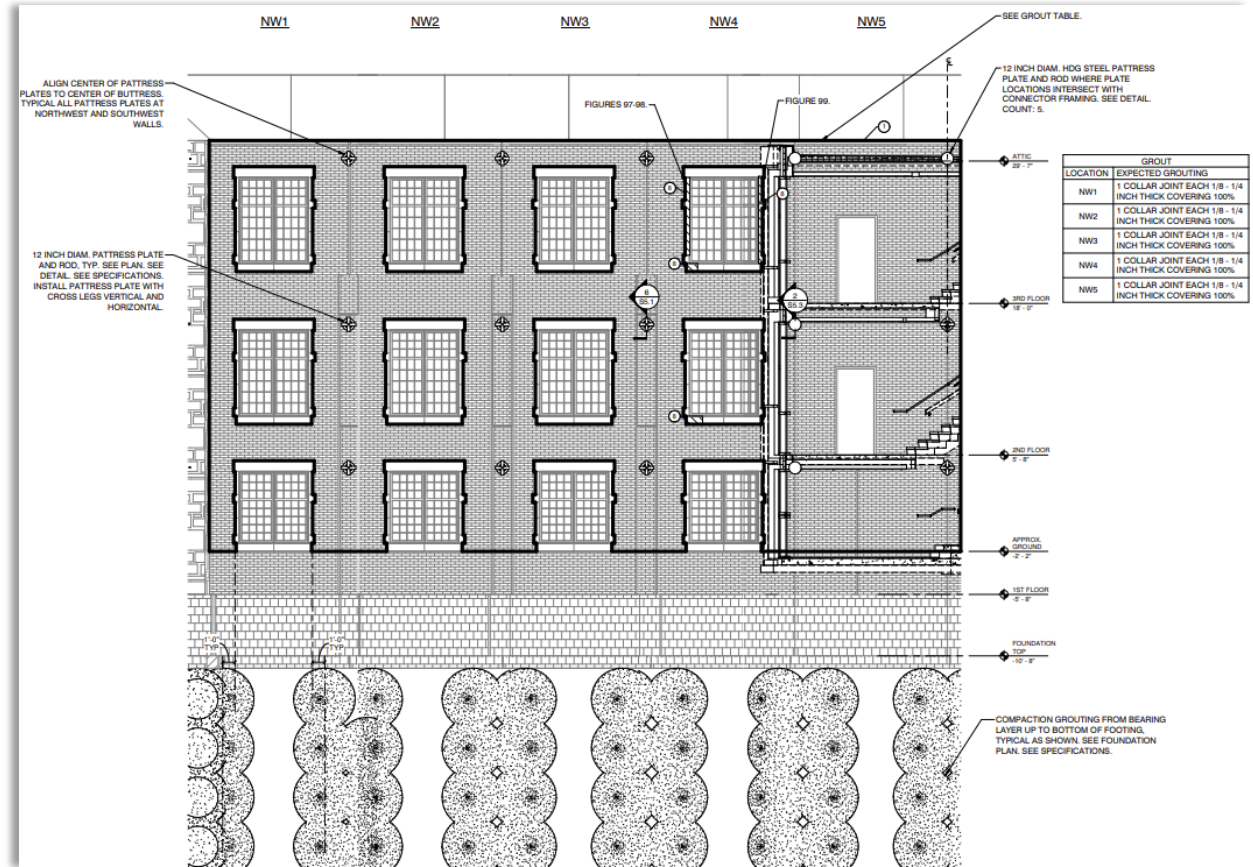
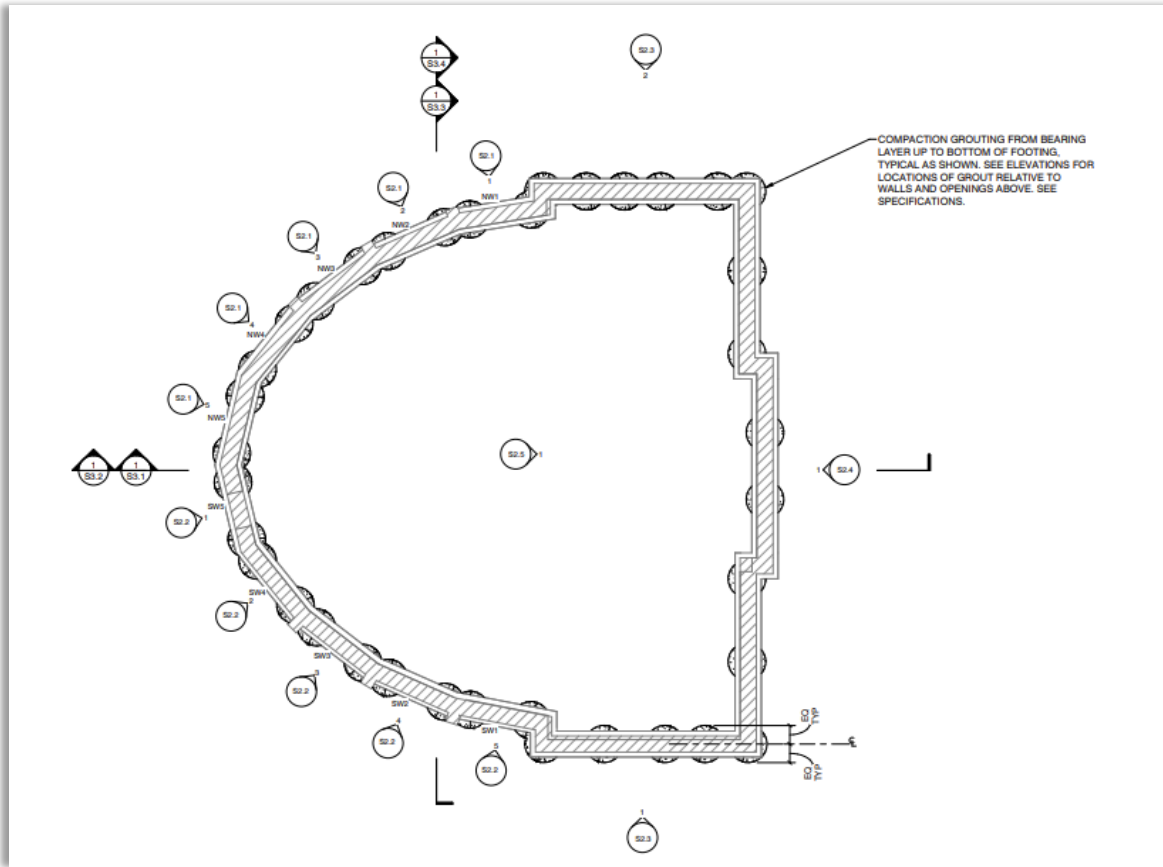


- NOTE:
PILE NUMBERS BEGIN ON THE LOWER SOUTH-WEST SIDE (GRID LINE D / ~2)
1. PILES 300-415 ARE 16"Ø PILES
 2. PILES 1-116 ARE 12"Ø PILES ON THE WEST OR NORTH SIDE OF THE 16"Ø PILES
 3. PILES 117-232 ARE 12"Ø PILES ON THE EAST OR SOUTH SIDE OF THE 16"Ø PILES
 4. T #s DENOTE TREE LOCATIONS (#s 500-510)
 5. TREE ROOT ZONE IS 1' FOR EVERY 1" OF TREE DIAMETER

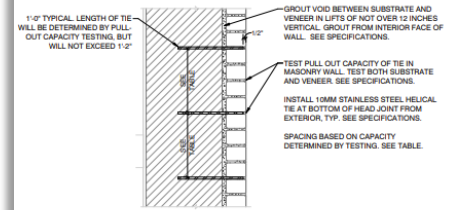
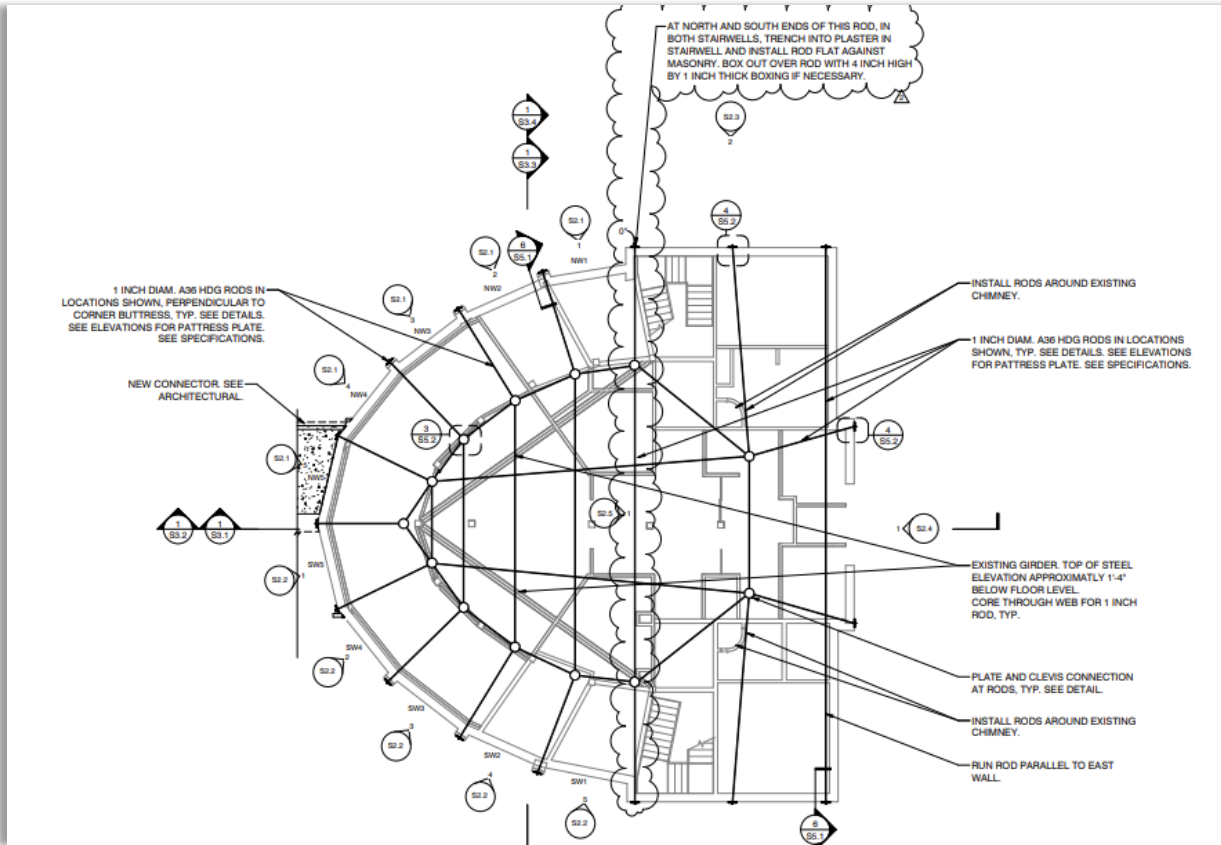
TANGENT PILE GROUNDWATER BARRIER CONCEPTUAL LAYOUT PLAN VIEW
SCALE: 1" = 10'

	ALL SAINTS EPISCOPAL CHURCH CAMPUS		
	634 WEST PEACHTREE STREET, N.W., ATLANTA, GA		
	TANGENT PILE GROUNDWATER BARRIER		
	TANGENT PILE GROUNDWATER BARRIER CONCEPTUAL LAYOUT		
BERKEL & COMPANY CONTRACTORS, INC.		REGIONAL OFFICE - (770) 941-9100	
7300 MARKS LANE, AUSTELL, GA 30168		OWNER/CONTRIBUTOR:	
Owner:		BERKEL & COMPANY CONTRACTORS, INC.	
Drawn By:	Date:	Job No:	Sheet No:
D. WASHBURN	7/24/2020	20-165	3 of 4
Scale:			
1" = 10'			

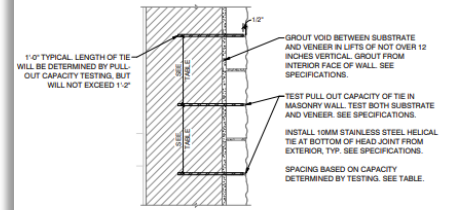
Egleston Assessment



Egleston Assessment



1 BRICK MASONRY TIES AT DELAMINATION
SS.1 SCALE: 1/2" = 1'-0"



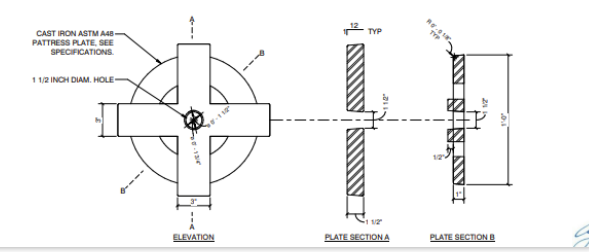
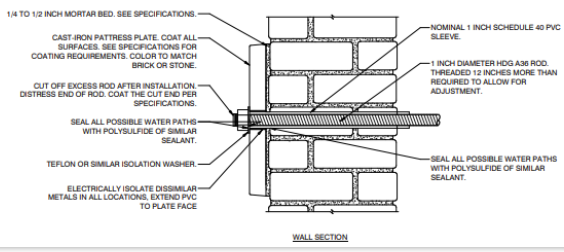
2 BRICK MASONRY TIES AT DELAMINATION
SS.1 SCALE: 1/2" = 1'-0"

3 STONE MASONRY TIES AT DELAMINATION
SS.1 SCALE: 1/2" = 1'-0"

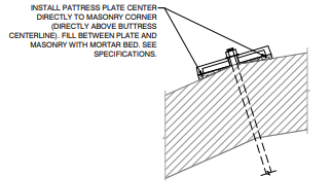
4 STONE MASONRY TIES AT DELAMINATION
SS.1 SCALE: 1/2" = 1'-0"

HELICAL TIE MAX SPACING (INCHES) BASED ON TESTING PULL OUT CAPACITY [HORZ. SPACING] [VERT. SPACING]

PULL OUT CAPACITY	HORZ. SPACING	VERT. SPACING
100 LBS	8	8
200 LBS	11	11
300 LBS	13	13
400 LBS	15	15
500 LBS	17	17
600 LBS	19	19



5 CORNER PATRESS PLATE
SS.1 SCALE: 1/2" = 1'-0"



Egleston Assessment

Exterior Images



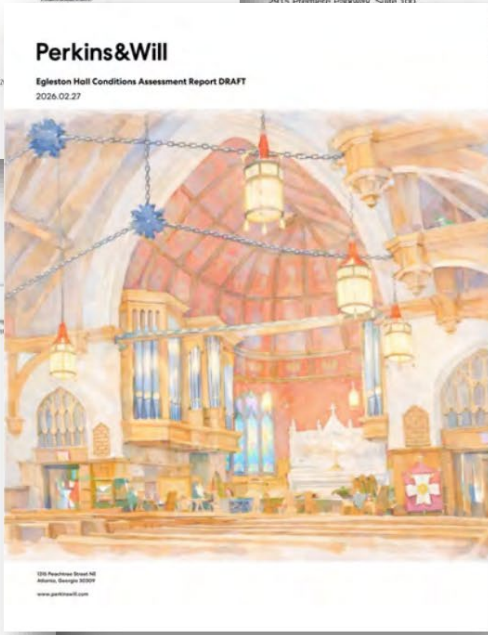
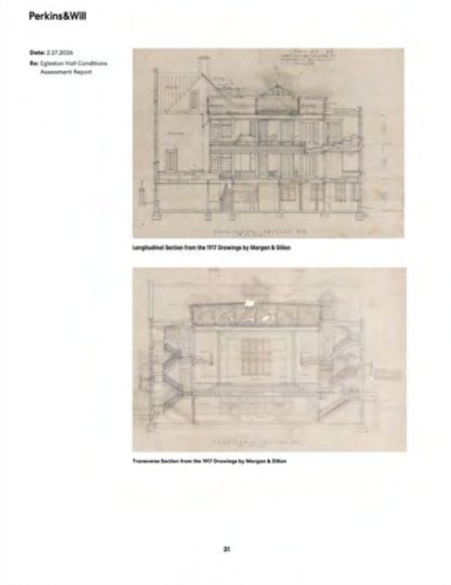
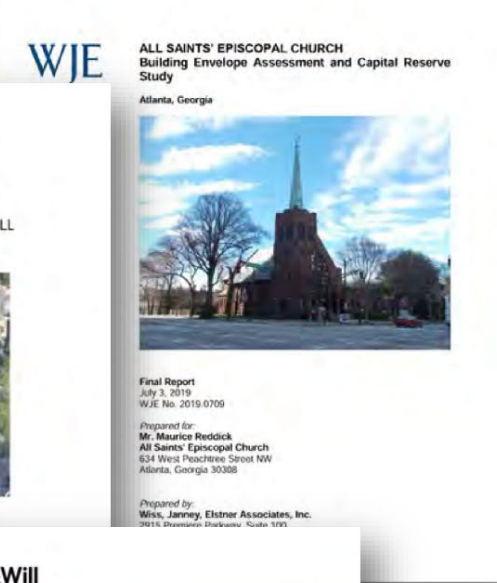
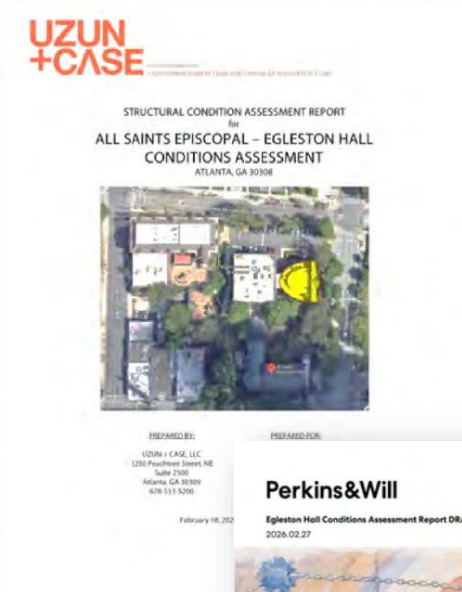
Egleston Assessment

Interior Images



Conditions Assessment

- All Saints' Site Visits
- Structural Assessment
- Envelope Assessment
- Architectural Review
- Code & Life Safety
- Conditions & Character
- Site & Landscape
- Matterport Scan



Additional Upgrades Needed

Conditions Assessment - Current Day's Needs

Accessibility

- Provide ADA-compliant accessible entry (existing lift is not compliant)
- Provide an elevator (or equivalent compliant vertical circulation) serving all levels
- Restroom accessibility upgrades – remove level changes at entries and significant reconfiguration for accessible use
- Replace noncompliant door hardware

Plumbing Fixture Deficits

- Add plumbing fixtures to meet minimum requirements based on existing use and likely more required if future use changes

Life Safety Systems

- If renovated, both Parish House and Egleston Hall can remain without sprinklers as long as building occupancy classification does not change.

Means of Egress

- Modify door swings that have encroachment issues
- Reconfigure exit stairs and adjacent rooms

Hazardous Materials

- Previous survey uncovered asbestos and lead in the building which will require abatement by a qualified environmental consultant

Building Enclosure and Energy Compliance

- Address all roofing systems listed as fair-to-poor
- Slate shingle roof lacks insulation
- Most windows noted in poor condition. Replacement is likely required.
- Repair masonry to address delamination, spalls, open joints, and significant cracking including a repointing/repair campaign.

Egleston Ministry Center Needs

- The programmatic need of a future Egleston Ministry Center is approximately 22,000 gross square feet which exceeds the existing Egleston size (13,000 gsf)
- Geometry and floor-to-floor relationships complicate further

Capital Project List and Deferred Maintenance | Tier 1

Target 2026/2027

HVAC Chiller (Church) PRIORITY	\$ 120,000
HVAC (Pritchett)	\$ 177,000
HVAC Multiple Unit Replacements (Church/Parish)	\$ 18,000
Campus HVAC System integration Software	\$ 60,000
Church Flooring Repairs	TBD
Electrical Inspection Updates TBD	TBD
Campus Furniture	\$ 11,752
Parish House Skylight	\$ 5,000
Pritchett First Floor Kitchen Appliances - BH	\$ 100,000
Pritchett First Floor Flooring - BH	\$ 120,000
North East Church Entrance Security Improvements	\$ 20,000
Campus Signage	\$ 9,800
Rekeying of Campus	\$ 2,000
Campuswide Security System	\$ 100,000
Ellis Kitchen Grease Trap & Floor Repair	\$ 20,000
Chapel Brick Masonry Repair	\$ 10,000
New Carpet in Ellis Hall	\$ 10,000
Church Sound System	\$ 62,000
Backup Streaming System	\$ 10,000
Total Priority 1	\$ 855,552

Capital Project List and Deferred Maintenance | Tier 2

Target 2027 / 2028

Parish/Campus Crack repairs	\$ 400,000
Paint/Crack Repair of Church - Seal off Organ	\$ 100,000
Expanded Security Detail	\$ 100,000
Pritchett Elevator	\$ 400,000
Parish House Elevator	\$ 300,000
Chapel Elevator	\$ 100,000
Church Lighting (Stage and lantern) Upgrades	\$ 40,000
Dimmer Panel Replacement	\$ 40,000
Window Replacements - Parish House	\$ 100,000
HVAC Master Plan	\$ 15,000
Advent Wreath - Engineering and Install	\$ 10,000
Church Humidifier	\$ 50,000
Total Priority 2	\$ 1,655,000

Capital Project List and Deferred Maintenance | Tier 3

Target TBD

HVAC Multiple Unit Replacements (Egelston)	\$ 140,000
Boiler Replacement (Egelston)	\$ 70,000
TPO Roof Replacement (Egelston)	\$ 90,000
HVAC Multiple Unit Replacements (Tate/Covenant)	\$ 60,000
Campus Irrigation	\$ 5,000
2019 Engineering Report Update	\$ 15,000
Pritchett Envelope Repair	\$ 477,400
Campus wide Health and Safety Assessment	\$ 25,000
Brownstone Spalling Repair, Repoint stone masonry	\$ 475,200
Pritchett Playground Water Proofing	\$ 12,000
Retaining Wall Repair - Ponce de Leon	\$ 4,000
*Major Pritchett Center Roof Repair/Replacement	\$ 3,000,000
Total Priority 3	\$ 4,373,600

} Egelston

Q&A

Creating a communal space would bring back some of the original intent of the building.

Thank you!

Q&A

What is the condition of the buildings in the SW corner?

It is a challenge to keep up with their maintenance and if we are to keep them, we would be putting money towards their upkeep.

A patient is an appropriate analogy for what we are looking at.

Are you band-aiding vs larger project approach – patch or ensure the building is going to be solid and last in the future.
Serious structural fix on the building.

It is important to remember the original use. Its current use is a very serious remodel.

Q&A

Can the connector be made more efficient and more program put into the connector?

Only stairs can go there – it's a code required egress stair.

Settlement repairs proposed and slope resulting from settlement is common.

Why is more space needed now? Doesn't it open up space somewhere else?

When the core ministries program moves, it opens up the future development planned for the corner.

Providing a second front door provides a third space for multiple functions and aligns with the vision for the block.

Q&A

Does the cost for the brownstone repair to the church include Egleston?

No.

Current space is 13,000 SF but we need 22,000 SF, how much SF do we lose to bring into ADA compliance? If we keep the horseshoe, how do we actually make it functional due to the shape?

We have not identified the SF needed to bring into compliance. The horseshoe is unique but inefficient and will be a challenge. We may need more SF if we are to keep it.

Is it practical to save the façade and put a new efficient building behind it?

Yes. It could be an adaptive reuse approach. Preserve as much of the building as we could. New building option. Review a lot of options.

Q&A

Can the presentation deck be made available?

Summary of Structural Issues; LAS report

Sheldon will look into what can be shared and how.

What is the cost for shoring up Egleston?

The legal settlement is confidential but the settlement account funds are at \$7.6m to fix damage created by adjacent project.



Thank you!

Perkins&Will

MASTER PROJECT SCHEDULE

EGLESTON BUILDING

