



July 22, 2021

Dear Edgewood,

I pray this letter finds you growing in God's grace and thankful for his faithfulness to our church body. God has blessed us with two godly men—Mike Maldonado and JT Overby—to share in the leadership of the congregation. Your giving has remained steady through the summer months so that we continue to meet budget requirements. This past Saturday we held a new member class for five people who will be joining our church soon. The August 1 Fish Fry will be our first church fellowship in over a year. Most gratifying of all is the healthy spirit of the congregation that bears fruit in our corporate worship and in our ministry to one another, especially for the sick and the grieving.

Seeing the Lord work in these ways gives us confidence that he will continue to work for us as we face an unexpected challenge related to our facilities, and so the elders and I wanted to make you aware of an urgent matter that requires immediate action.

For some time now we have had a problem with water seeping out through a wall in a large storage room adjacent to Fellowship Hall and below the Education Center [our "vintage" members would know this room as 001]. The source for some of the water was underground springs that became particularly troublesome when the water table would rise with heavy rains.

But we also now know that we have a serious problem with the drainage system that handles water runoff from the CLC parking lot and the roofs of the Peacock Hall, Education and CLC buildings.

Professionals with Gordy Engineering Company and iGreen Solutions Inc, a waterproofing/remediation company, have examined our roof systems and scoped our drain lines below ground. They have discovered old pipes with faulty material and a major section of the main trunk line that is severely misaligned. As a result, water that would ordinarily be carried away through our underground system is now emptying out somewhere underneath the building. In their professional opinion, we are at a critical point with water intrusions below the building. If not addressed soon, the water will begin to affect the structural integrity of the building.

The water proofing and repair work we need would require digging down below the foundation level of the Administration section of the CLC, the front side of the Education Building, the parking lot side and front of Peacock Hall, and the 001 storage room. Old pipe lines would need to be replaced and refitted to properly carry away surface run off. Additionally, industrial type French drains will need to be installed to carry away underground water. The negotiated cost of the project is \$282,618.69 and would take at least three months to complete.

Ordinarily, a project even a fraction of this size and scope would be presented to the congregation before the elders would commit the church to this construction project. However, due to the critical nature of the problem and related safety concerns, the elders unanimously agreed that this problem needed to be addressed immediately and so repair work has begun in 001. Any discomfort we had at making this decision before we could inform the congregation was dwarfed by the discomfort we felt at the prospect of delayed action. We could not hold up the work in good conscience and I'm confident you will agree as we have opportunity to share what was shown to us.

To that end we will make a formal presentation to the church at our August 8 Member Meeting so that we can provide more information on the project, address funding, and answer any questions you may have. In the weeks prior to that meeting, we are more than willing to walk you through an on-site tour to show you the nature of the problem and to better explain the project at hand. In the meantime, please see the accompanying photos for an overview.

Please pray that God would grant us wisdom so that this problem can be resolved without diminishing the other work God is doing in our midst.

Sincerely,

Jonathan



#### Recap:

#### View of outside of the administrative offices in CLC

- Install barricade system
- Remove asphalt, concrete, and debris
- Install an engineered trench system using track excavators and compactors
- Install a foundation drainage system per design
- Waterproof with two coats of emulsion over glass fabric





### **Interior views of the water damage to the CLC admin offices**



The engineering company selected is, in our view, the best and most reputable in Columbus. They have over 40 years of experience in civil/structural design.

The waterproofing/remediation contracting company are experts in solving water intrusions and drainage issues with hundreds of professional jobs and 25 years of experience.



### **Recap:**

#### **Parking lot view of damaged underground drainage lines**

- Install safety barricade system
- Demolition of asphalt, concrete, and debris removal
- Install A2000 sewer pipe, GSA DOT inlet
- Install R&R gutter line PVC pipe drainage system



#### **Side view of front of Peacock Hall**

- Waterproof with installation of sheet membrane, dimple mat
- Install foundation drainage system



#### **View facing Education Center**

- Install engineered trench system
- Replace concrete, finish in place
- Replace sod





### View of side door of basement of Peacock Hall

- R&R window well cover
- Reinstall drainage system



### View of west side of Peacock Hall at entrance of Howle Terrace

- Repair drainage system



### Recap:

#### Views of wall in room 001

With the correct solution in hand, the first goal is to immediately relieve the hydrostatic pressure behind these walls.

- Demolition of concrete wall base, interior framing, and constructed 2x4 wall
- Waterproofing-Sika Plug Epoxy
- Fill repairs in structural wall
- Install rubberized membrane & dimple mat
- Install foundation drainage system, professional French drain, and grate system.
- Install new concrete over interior drain system
- Outfit and install sump pump, basin, and pic drainage system.



### Engineering reports:

In addition to obtaining multiple engineering statistics, including a structural integrity report, multiple data, or factors, will be fed into a formula including a 50-year and 100-year storm pattern of rain, ground water, and other surface water. Pipe sizes, down spout sizes, roof surface falls, pumps, and drainage sizes and quantities are then calculated, as best as can be, for the ability to handle a 50-year and 100-year storm.

