

FMW Renovation Update

March 25, 2018

Monday

Ever so much happened this week, but we did not actually see it happen, so we can't tell you all about it. The contractors, architects, and engineers have been busy and will meet with us on March 29th, so we'll know more then.

Today, before lunch, Dan Dozier and Monarc Construction signed a "Limited Notice to Proceed" agreement which allows Monarc to move forward with ordering material and negotiating with subcontractors, even though we don't have a formal construction contract yet.

We also arranged to adjust the plan to fill in the sump and equipment pit in the present Quaker House Boiler Room. That room gains a door to the new hallway and will be much more useful with a nice, level floor.

Our civil engineers got agreement with DC Water that we can run a stormwater outfall line outside our east wall and will not have to dig up Florida Avenue.

They also reported that DC Water has decided that a new manhole would look nice at the top of our new front steps. Something to look forward to.

DC Water is reported now to be feeling better about our sprinkler system water connection, so we hope for resolution soon.

Tuesday

Not sure when this happened, but we'll blame it on Tuesday.

The HVAC guys removed the furnace return ducting from the Children's Library, leaving two gaping holes in the walls:





That's the new look for the next few months. Please try to leave the door open between the Assembly Room and the Children's Library until the door disappears.

Thursday

The Capital Campaign Committee met and learned that some Friends have been giving substantially more than they pledged. Can't trust anybody.

Friday

The architects gave us a proposal to do additional requested work on the Assembly Room design (for additional money).

The civil engineers hope to receive DOEE approval of the Storm Water Management Plan (SWMP) and believe that would be enough to allow the contractors to start digging.

But then DOEE came back with a suggestion that the plan should really have been formatted as *two* outfalls, since we do have a new storm drainage connection on the west side, even though it's not involved in any SWMP calculations.

Our Property Manager announces that he's leaving for a remote island off the Georgia coast. We expect he'll be back.

Looking Ahead

We will have our biweekly OAC meeting on Wednesday, and there should be lots of news leading to an April construction start. Watch this space.