

FMW Renovation Update

April 8, 2018

Two steps forward, two steps back. A little trouble with the NRA this week . . .

Monday

The FMW Trustees met Sunday morning and said it's OK to proceed with the construction contract, with perhaps a few changes to negotiate.

Armed with the new hydrant flow test report, the architects and engineers filed a revised water tap connection form with DC Water.

All we need to move forward is DOEE approval of our SWMP (storm water management plan). The ball is in their court.

Tuesday

The two old AC compressors that have long decorated the top corner of the back garden have gone:



We get estimates for third-party inspection services that we will apparently need. That will cost between \$10K and \$20K. We learn that payment and performance bonds (required by our mortgage) will cost \$32K.

Wednesday

We receive a more detailed project schedule, with a new (still tentative) launch date of April 16, and a completion date of March 4th. According to this schedule, we could expect:

- April 16th — Mobilize. Contractors appear on site, start to set up fences, signs, etc.
- April 30th — Demolition begins with present gates.
- May and June — Demolition and digging.
- July and August — Mostly concrete pouring; retaining walls and stairs and foundations.
- August — Foundations Complete. Building starts to go up.

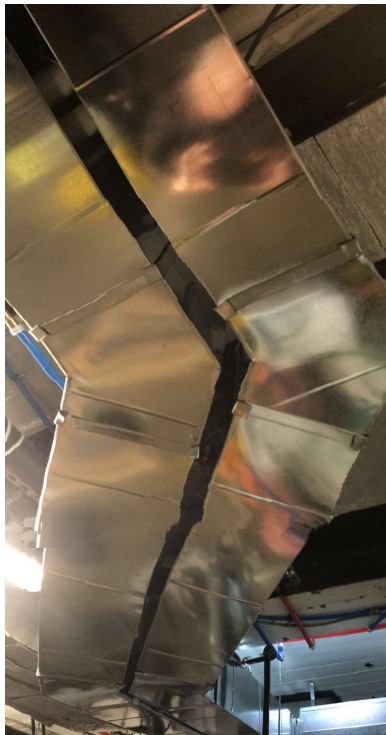
- September — Garden work complete; building rising.
- October — Elevator tower goes up; building roof tops off.
- November — Watertight. Construction work mostly indoors from here on.
- December and January — demolition and remodeling of the Parlor and Main Office.

Somewhere in there, we would also remodel the Assembly Room, but that schedule is not yet worked out.

Thursday

Our shiny new fresh air ducts are installed. Required by current building codes, they will bring in so much outdoor air that we need a second Assembly Room furnace and AC to supplement the one we've got.

Our civil engineers receive an e-mail indicating that DOEE has thought of a new and previously unmentioned objection to the SWMP that we filed for approval in December. It's quite troubling, and our engineers are having difficulty getting anybody on the phone to talk to.



We reach out and, amazingly, Dr. Hamid Karimi, Director of the Natural Resources Agency (NRA), picks up the phone.

He sounds very concerned and helpful and promises to get back to us.

We talk to an arborist about providing a tree protection plan for the big oak in the east garden.

Friday

A DOEE representative says that they may allow us to thread their new bureaucratic needle, but they can only make that kind of decision every other week, and the next time is Thursday, the 12th.

Negotiations are under way between our Carriage House ground floor tenant — [City Dogs Rescue](#) — and our contractor, who will need to use part of their office space for a construction office for the next 10 months or so.

Looking Ahead

Dr. Karimi writes that he will be in contact soon. The DOEE reviewers will discuss solutions on Thursday.

Assembly Room design work is struggling forward.

We have our biweekly meeting with architects and the contractor on Tuesday. We are presently focused on a still possible schedule start date of Monday, April 16th, although no actual construction work is allowed on Emancipation Day.