

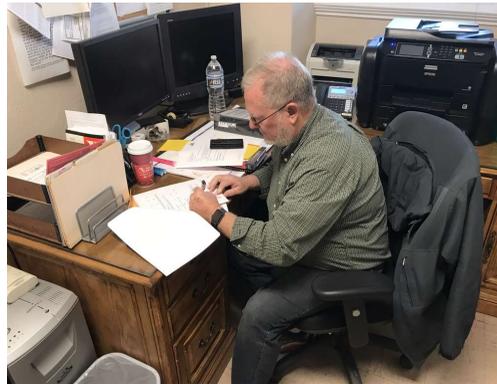


FMW Renovation Update

April 29, 2018

Sunday

Dan sits down in our diminished Main Office and, in a small private ceremony, signs the construction contract.



We apply for permission to cut down the hackberry tree behind Quaker House.

We have an informal meeting to discuss how we might furnish and share the new, smaller Parlor space that will be left after taking part of the existing Parlor for a hallway

Monday

We ask Sandy Spring Bank to provide the DC Office of Attorney General (OAG) with a letter subordinating their mortgage lien to our new Declaration of Stormwater

Covenants. Bank says OK. We provide the contractor with proofs that Dan really is allowed to sign things. Time passes. We buy a plane ticket to Malta.

We ask our architect for details and pricing on proposed Assembly Room lighting options.

Tuesday

Becky, the friendly urban forester, says she will come and look at the hackberry next week.

We get pricing for two Assembly Room lighting options. We can't afford either one.

Wednesday

We have our biweekly progress meeting with the architects and contractors.

Progress is reported on various negotiations, proposals, clarifications, etc., but we are increasingly hindered by the delay in the site permit.

We meet with the security contractor to discuss details of the new telephone access system (that will allow keyless access for us and our tenants and guests) and the new fire and security systems.

We meet with the HVAC contractor to discuss details of the split system rearrangement for the new structures.

We run the stormwater covenant and supporting documents over to the Assistant Attorney General, who signs them just before leaving town. We then drop them off at DOEE and check one more thing off the list.

We try to find an alternative to the proposed elegant outdoor stair lights that will be simpler and easier to maintain.

The civil engineers tell us that DC Water has announced that they might approve our new water tap connection if we also agree to replace 10 feet of their old water line

at our expense (probably \$15,000 to \$20,000). We say we will. The civil engineers add that to the site plan and return it, hopefully, to DOEE.

We discuss whether the new screening fences, required by the zoning guy around the new compressors, will cause snow to accumulate and block the airflow.

Thursday

Increasing concern about this little tree:

It belongs to the city and we can't hurt it.

We are about to set up a fence around it to protect it, but 150 or so dump trucks full of dirt and debris will have to make this turn, and the DOT will not allow us to use the parking places on the far side of the street, so the turn will be very tight.



More discussion of lighting options.

Friday

We realize that the calculation of the lighting option pricings was flawed and that we can, in fact, afford the option that the Property Committee likes the most. We're happy. The architect is happy.

We decide to use the other lighting option to light the new room that will replace the present Carriage House Deck space.

The contractor informs us that the new elevator, in the event of a power failure, will want to go to the upper level and stop there. We suggest they have a serious talk with the new elevator.

Looking Ahead

We are standing by, checkbook in hand, ready to pay for our nice, new site and building permits. Surely this will be the week.