

**FMW Accessibility
Renovation Project Update
October 2016**

Sixty years have passed since our Meeting first moved toward making our spaces accessible to all by creating an accessible ramp from Phelps Place to the north door of the Meeting Room.

Because of our difficult site, and because of our very different buildings, and also because of our many and sometimes conflicting priorities, it has taken a long time and the efforts of a great many Friends to get us to the point where we are now preparing to request building permits for a renovation that will bring accessibility to almost all of our interior spaces and west garden.

Two years ago, the Meeting approved construction of this planned renovation, with a project cost of \$2 million. Our architects moved forward with preparation of construction documents.

The current plan is the one the Meeting approved, with very few changes.

Last year, Trustees hired a contractor to do preconstruction planning and provide a series of updated cost estimates. They predicted a construction cost at least \$1 million higher than previous estimates. We have confirmed this with a second contractor.

The reasons for the increase include higher current construction costs (note the construction cranes all around town), some

undervaluing by prior estimators, substantial added costs for storm water management, and adjustments to the plans.

Since then, the Capital Improvement Task Force has been working with the architects, civil engineers, and contractor to make cost reduction adjustments to the plan, particularly around the storm water management measures in the west garden.

As a result, the plan now includes a 10,000-gallon rainwater storage cistern under the west lawn. The plan no longer calls for combining the remaining section of the Parlor with the Library, so the Library will stay as it is now.

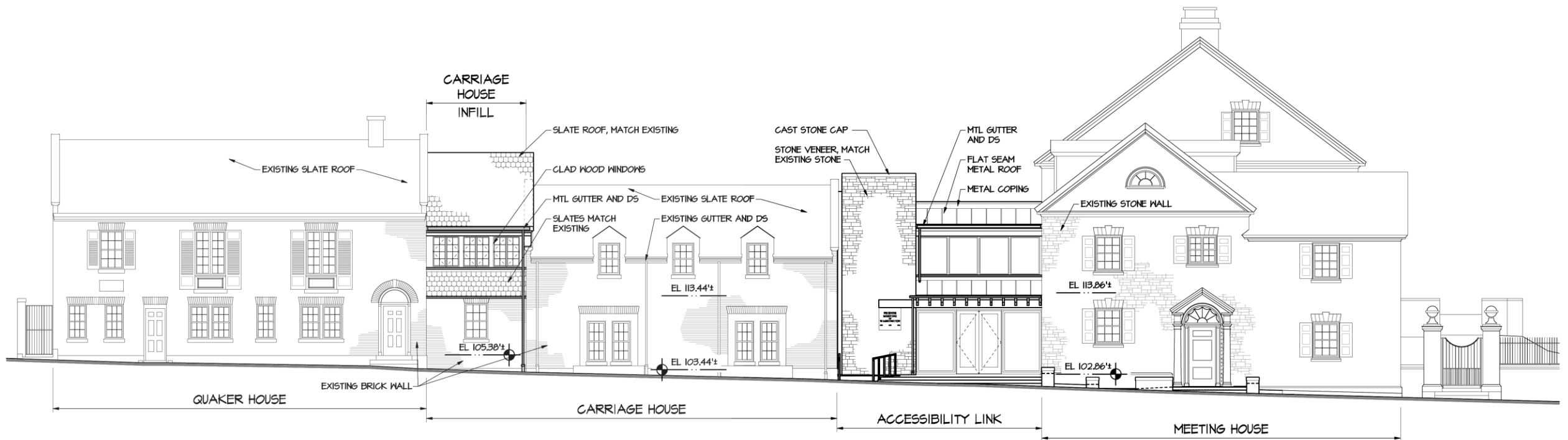
Current Status

The architects are finishing work on the plan revisions and we expect to meet with city officials and begin the permit process next month. Our civil engineers are preparing an updated Storm Water Management Plan for submission to the city.

Next month we will get an updated cost estimate for the revised plans. We expect that construction costs will be in the \$2.7 – \$2.9 million range. Remaining design, administration, permitting, legal, financing, and construction contingency costs can add \$400 to \$800 thousand.

The permitting process now takes five or six months for a project our size, so we could be





ready to sign a construction contract as early as May, and construction could begin in early summer.

Construction is estimated to take eight to twelve months, so we could be admiring the new addition from the outside by next fall and from the inside by the following spring.

We expect that we will be able to continue to use our spaces for worship and first day school throughout the process, although the west garden will be mostly off limits.

The Current Plan

We began the planning process with a goal of providing **accessibility** and fixing **water problems** and we made a rule that we would exclude or postpone any renovation not related to that goal or called for by the work or by regulations.

As it turned out, there were many things in those categories, and so the plan has many side benefits.

Our buildings have terrible circulation issues. We had to tie all the spaces together to make them accessible, so our Meeting will be one connected whole for the first time.

Circulation and **usability** will be greatly improved. Our experience of the spaces will be dramatically different.

To make the back garden accessible, we had to divide it into **two level terraces**, which will make the space much more usable and interesting for all of us. It will also be easier for the Property Committee to find the event rental revenue we need to maintain our very large campus (and pay for this renovation).

The renovation created two spaces that only needed an additional wall or roof to become rooms. As a result, the plan provides a very large **new storage room** under the new Quaker House patio.

This will enable us to store the chairs and tables and supplies that presently clutter up the Children’s Library and other spaces.

The other new room combines with a widened section of the new upper corridor to surround Quaker House Living Room with badly needed **breakout space** that will make it much more useful to us and our community.

Other new “side effects” of the renovation:

- We will have very much needed fire suppression **sprinklers** in the new spaces and in the center of Quaker House.

- We will have greatly improved door **security** and monitoring.
- We will capture the runoff from the Costa Rican Embassy (which occasionally bubbles up inside the Meeting House), and pass it through a large **new drainage** system.
- A new green roof, a rainwater recycling irrigation system, efficient zoned heat pumps, and reduced heat loss for many spaces, will make us **lighter on the Earth**.
- We have room for Meeting to grow with the city, since the Quaker and Carriage House spaces will be a real part of our Meeting, instead of (Who has the key?) an uneasy neighbor.
- We will have accomplished something we have sought for so many years.