



## FMW Renovation Update

February 11, 2018

### Monday

Geotech Engineers completed a soil testing report, supporting the structural engineers' strategy of supporting the retaining walls by drilling deep into the ground and installing steel piles. The engineers are working out the details.

Steve Lail — our Project Superintendent — responded to our scheduling inquiries. It appears that Monarc Construction is willing to comply with our requests for various accommodations to retain use of our buildings by us and our tenants and guests during the renovation.

A DC inspector looked at our new solar panels and approved.

### Tuesday

Rise and discussion of a concern that the DC DOEE storm water management staff has regarding flow of storm water through the East Garden and into the planned bioretention planter. We need to resolve this to get approval to begin work.

Scheduled a “charrette” next week with an architect and a lighting expert to discuss a design approach to the Assembly Room ceiling — the only part of the design that is still somewhat up in the air.

We had the first project walk-through with Monarc, and met Steve Lail for the first time.

The visit was mostly to give Steve a chance to get oriented and familiar with the campus and the job.

We agreed that the Carriage House ground floor Conference Room would be ideal as a project office, provided we can negotiate with the current tenant (City Dogs Rescue) to give up the space for the duration in exchange for a discount or sublease.

Steve spoke of possibly advancing the start date a bit. That would be gratifying, though maybe not likely at this point.

We discussed how to maintain data, telephone and electrical service to various areas during the work.

They will ask for no parking zones for our side of Decatur Place, adjacent to the Meeting House, along with a few spaces on the opposite side of Decatur Place for truck movement, etc.

A crew from John G. Webster Heating and Cooling arrived and began work editing and re-routing our pipes and ducts and installing an additional furnace and four new AC compressors, along with associated combustion vents, power lines, and refrigeration line sets. This is a part of the Assembly Room renovation that we are staging in advance to reduce costs and complexity.

### **Wednesday**

Visit from two DOEE inspectors to study the East Garden design issue.

They then proposed that we add a shallow trench full of crushed stone from the East Terrace storm drain outfall down through the lawn to the bioretention planter. That would damage the lawn and endanger the big white oak, so negotiations continue.

### **Thursday**

Visit from two DOEE inspectors to study the East Garden design issue.

Pepco informed us that they will install a “net meter” and give us permission to turn the solar panel system on in the next few weeks.

We opened an account with Sol Systems, a broker who will be selling our Solar Renewable Energy Credits (SRECs) for us.

### **Friday**

Solar panel installers came by to trim up the array, install snow guards, connect the inverters to the internet (for monitoring), install a production meter, etc.

### **Look Ahead**

Monarc Construction is working on a detailed schedule and schedule for a draft contract, which we hope to see next week.

The first stages of startup are:

**March 5** — Contract Execution and notice to proceed.

**March 12** — Mobilization and Staging (setting up construction fence and office, visits from permit officials, orientation and onsite planning. Visible, but peaceful.).

**March 27** — Site Demolition (lots of noise and dust in the garden for the next month or two).

If the start date is advanced or slipped, these dates will adjust accordingly.