



FMW Renovation Update

March 4, 2018

Monday

Steve Lail (Monarc Project Supervisor) visits with a concrete subcontractor. They talk about the complexity of the project and the difficulty of access.

Trustees file an application for builders risk insurance (required by the bank). It protects the construction project and materials against damage from fire, wind, theft.

Architects tell us that egress codes won't allow more French doors near Quaker House Living Room.

We learn that the HVAC guys installed the wrong size AC coil and lines for the new furnace and will have to redo it.

Tuesday

Perfectly clear, sunny day. New solar panels produce 89KWh. More than we used.

We file a belated request for a hydrant flow test to support our request for a permit to add a new connection to the DC water line to support a new fire sprinkler system. It will take DC Water a month to do the test, so the architect is trying to find out if we can begin work without that permit.

Our architects say they have two concepts they would like to draw up for a cheaper and simpler Assembly Room ceiling.

Wednesday

We learn that our contractor filed a request for a hydrant flow test last week. DC Water says they have no way to stop a request once it's in their system, so we'll have two flow tests at the end of March.

We remember that we need to pay the Urban Forestry Administration about \$3,000 for permission to take down the hackberry tree next to Quaker House.

Thursday

Our civil engineers are trying to persuade DOEE that they should not make us deface our east garden lawn with a stone level spreader, since the District requires us to maintain the space as a historic garden.

They ask about the old Quaker House drains. We don't know, since it was built in 1924, and we bought it in 1970. It didn't come with papers.

Merry Pearlstein and Bill Strein host a renovation Open House for our neighbors with really good snacks. Four show up and seemed generally friendly.

Friday

Ken Orvis and Jon Dewitt test the aerodynamic properties of a 32-square-foot project sign in a 50-knot gale.

Gordon, our civil engineers, report the glad news that DC Water will allow us to route the underdrain from the new bio-retention pond outside the wall if we quadruple the size and add a manhole, so they can think of it as a main, rather than a drain.

Now Gordon will redraw and resubmit the site plan and try to find out how soon we are likely to get approval.

We are visited by Tri-Minh Phan, who will be the Monarc Construction Senior Project Manager for our project. He has been with Monarc for 20 years and was first assigned to our project in 2015. We discuss next steps, traffic, and other issues.

Monarc will be negotiating with DC DOT about parking changes, lane restrictions, etc. One possibility may be to restrict parking between Florida and Quaker House and have all the trucks come in from the Florida side, leaving the rest of Decatur Place untroubled.

Tri tells us we won't have to post a \$38 thousand Work Zone Deposit with DOT after all, because Monarc has posted a large bond with them for all their projects.

Looking Ahead

We have been working with the latest updated preliminary schedule for six weeks and have become quite attached to it. It begins:

March 5 – **Notice to Proceed**

March 5 to 9 – **Contract Execution**

March 12 to 26 – **GC Mobilization and Staging**

March 27 to April 6 – **Site Demo**

April 9 to 24 – **Install Piles and Lagging for Retaining Wall**

The Meeting is throwing a big party on the 4th to commemorate this new beginning, so we are scrambling to encourage this schedule to proceed as planned.

Trustees are carefully reviewing the draft construction contract, which they received only recently. They may be able to sign it soon, or we may proceed briefly without it. The permits are teetering on the edge of approval, and we hope to find out in the coming week if we are close enough to begin.

If so, construction management will appear on our campus the week of March 12th. At some point, they will mark their territory with a porta john, a fence, some orange cones, and no-parking signs. Loud noises will begin the week of March 27th.