



FMW Renovation Update

March 18, 2018

Monday

Four new 5-ton Carrier air conditioning compressors arrive and line up along the Embassy wall:



They are more efficient, quieter, and use a less harmful refrigerant than the old compressors that they will replace:



We are visited by Monarc Project Manager Alex Kurochkin and Project Supervisor Steve Lail and two project schedulers, who will spend the next two weeks breaking the schedule down into much finer detail and determining which tasks need to be sequenced and how quickly we can realistically get to the end, given the constraints imposed by our site. We should then have a much clearer sense of when certain spaces will be affected, and when various payments will be requested.

We begin an interesting discussion of who gets to pay which permit fees and the bank reminds us that they will want to inspect all the work and invoices as we go along.

Tuesday

The Garden Committee calls for volunteers to rescue beloved plants from approaching doom. Give them a call.

Wednesday

We have the first of many biweekly OAC (OwnerArchitectContractor) meetings. We are greatly outnumbered.

This first meeting establishes communications and project management protocols, primary contacts, and explores various issues, including, for example, bathrooms.

Monarc will use the temporary Carriage House ground floor bathroom, with port-a-johns as Plan B.

We discuss how soon permits will allow construction to start. Maybe early April. Maybe sooner.

We agree to sign a Limited Notice to Proceed, which will allow Monarc to move forward now with “buy-out” (negotiating and signing contracts with subcontractors) and “submittals” (reviewing subcontractor drawings and materials lists to make sure they are what we had in mind), and with ordering materials that have long lead times.

We will need to have three new phone lines installed for the elevator.

We agree to work hard to convince Friends, young and old, to stay out of the fascinating but dangerous construction area.

Monarc will erect a construction fence around the work and show up with a key and many workers at 7 o'clock every weekday.

We talk about “retainage” (we pay for work after it is done, but we keep part of each payment until the end of the whole job). Details to be worked out.

We receive several sketches of Assembly Room ceiling and lighting concepts from design architect Deborah Buelow.

Thursday

Pesky zoning issue resolved by agreeing to put a fence all around some rooftop heat pump compressors. Why is that zoning?

Discussions of remaining asbestos materials in our buildings. Not too bad.

Finance and Stewardship meets and discusses our first draft budget in many years to feature mortgage payments.

Friday

Trustees receive quote for builder's insurance, which the bank wants us to have, in case the builders accidentally set fire to the place or somebody steals the elevator. About \$8,000. Not as bad as anticipated.

Ken notices that somebody appears to have been messing with the nearest fire hydrant, raising the possibility that DC Water has done the flow test already and we can move forward sooner than expected.

Looking Ahead

In the coming week, all will be quiet on the surface.

But in the depths, contractors will be busy talking to subcontractors. Civil engineers will be trying to get site plan approval to allow demolition work to begin. Schedulers will be hard at work. Architects will be updating the construction plans. HVAC installers will be putting new fresh air ducts and refrigeration line sets in the Furnace Room. We'll be learning Monarc's construction management software. And hundreds of thousands of concerned citizens will be headed our way to talk sense about guns.