



FMW Renovation Update

February 4, 2018

Highlights

We are negotiating a contract with Monarc Construction and expect to begin work in March. The work is expected to take nearly a year.

The expected contract price is lower than the preconstruction estimate we had in late summer, so borrowing should be below the amount the Meeting has approved.

The Run-up

You may have seen some early signs of renovation activity.

We have already had Pepco increase the capacity of our electrical connections and replaced the Quaker House and Carriage House boiler and radiators and window air conditioners with heat pumps that are compatible with the new construction.

More recently you may have noticed three holly trees disappear:



They were removed to give the oak tree more room and improve its chances of surviving the construction.

You probably did not notice the new water heater:



Or the two shiny new high-efficiency condensing furnaces that replaced the ones that have been heating the Meeting Room for 29 years.

This is in preparation for trying to straighten out the tangle of gas, water and old steam pipes and ducts in preparation for the Assembly Room improvements and the removal of the noisy old AC compressors:



that use the bad, ozone-eating Freon.

You may also have noticed (or not) some Geotech engineers digging holes in the back garden to find out whether it's a good place for helical piles to keep our new garden retaining wall from falling over.

The Schedule

The tentative, almost real project start date is March 5th. You may first see on-site activity (fences and signs and stuff) starting around March 12th.

Steve Lail, the Monarc project superintendent, will visit the site next week, along with other Monarc managers for an initial walk-through.

Steve will be on-site throughout the construction period, working to turn the construction schedule into a Fortunate Series of Events.

According to a rough preliminary schedule from Monarc, construction will involve:

March — Sea of mud. Mobilization, demolition, excavation (everything in back garden).

April — Site utilities (drainage lines) storage room walls, pilings and retaining wall foundations.

May — Pour concrete (retaining walls, foundations).

June — Finish rear garden, start front garden storm water pond, more foundation work, elevator pit.

July — Pour slab, elevator shaft, start digging into existing buildings, building framework.

August — rough in plumbing, electrical, roofing.

September — wood framing, install elevator.

October — Windows and doors, drywall.

November — Millwork, painting and finishes.

December — Plumbing/electrical/HVAC trim and startup. Flooring. Cleanup.

January — Punchlist and completion.

February — Final sign off.

The Budget

The good news is that the latest contract price is survivable and lower than the estimate we had in July.

In July, Monarc gave us an estimate of \$3,662K. Adding a preliminary \$139K estimate for the Assembly Room gave us a contract cost of \$3.8 million, much higher than previously anticipated.

We properly panicked and raised our borrowing limit to \$3.5 million.

Now, they estimate \$3,317K. Adding a new Assembly Room estimate of \$228 gives us a contract cost of \$3.54 million which is comfortably lower.

The reduction is partly due to some additional work by Monarc on subcontractor bids, but mostly due to the decision to switch the Storm Water Management Plan from rainwater storage in the West Garden to a bioretention planter in the East Garden. For once, a cost reduction change did reduce the cost. The new estimates gave us a higher cost for the Assembly Room renovation and a few other items than our earlier estimates, but we came out ahead.

We hope to realize further savings by redesigning the retaining wall foundation, but at present our rough budget for future spending looks like this:

Design, permitting, and Misc.	159K
Construction Contract	3,544K
Construction Admin	80K
Construction Contingency	354K
Future spending:	4,137K
From Building Fund & Pledges	-870K
Approximate borrowing	3,267K

Depending on what we actually spend on contingencies, borrowing may be even lower (or higher).

Planning and Contracting

We continue to work on some aspects of the plans, particularly the retaining wall foundation design and the Assembly Room renovation. We have hired Dick Witters, a very experienced construction project manager to advise us through the next stages, looking for additional economies and working to clean up the plans and eliminate as much uncertainty from the pending contract as possible.

At Dick's advice, we engaged 1200AE (structural engineers) to refine the retaining wall design in the expectation that this will result in lower bids for that part of the job. They in

turn, requested drilling of test holes to insure the suitability of the soil for "cantilevered permanent soldiers" (which doesn't sound very Quakerly).

We have also been busy with issues of HVAC ductwork, lighting, and ceiling design related to the Assembly Room renovation, which was added to the mix late in the planning process. We think we have a way forward.

Monarc will soon propose, among other things, a draft contract, a schedule of values, and a more detailed timeline.

We are somewhat concerned about the number of caveats that accompanied the Monarc estimate. Our concern is not about Monarc, but about the completeness of the construction plans. We (particularly Dick) are working to reduce that list as much as possible.

We were pleased finally to be able to notify the Costa Rican Ambassador that we will soon be installing the proposed drain that he agreed to pay for. The cost of the drain in the Monarc proposal is within the agreed allowance.

The Campaign

Friends have been very good about making pledged contributions, and in recent weeks more Friends have begun to give to the campaign, in some cases beginning regular contributions. Additional contributions over the next year will help to reduce the amount of our mortgage borrowing and cut our financing costs. \$100 donated now can save the Meeting more than \$200 in future mortgage payments.

Donations so far have met or exceeded budgeted amounts.

Many thanks to all concerned.