



FMW Renovation Project Status Update

October 2017

The Plans

The current plan is not much changed from that illustrated and explained in the project video. You can find the video on YouTube by searching for “FMW Renovation”.

There have been four significant changes since the video was made:

- **A new room.** Because the renovation already encloses most of the Carriage House deck (the open deck on the second floor between Carriage House and Quaker House) and because of some roofline issues, that space will be enclosed, creating a new room with a vaulted ceiling, echoing Quaker House Living Room, but a little smaller than our Library.

Together with the wide, new corridor, this will create a new space around Quaker House Living Room that is as large as the Living Room, giving that room much more flexibility and usefulness.

- **A smaller Parlor.** The video shows part of the Parlor space being taken to provide a new hallway, and the remainder of the Parlor being combined with the Library to create a larger room.

Instead, the Library will be unchanged and the reduced Parlor will be kept as a sort of anteroom.

- **A bigger Assembly Room.** The plan now provides for replacing the wall that now separates the Assembly Room from the Children’s Library with a set of folding doors, allowing the two spaces to be combined into a larger Assembly Room. The floor will be upgraded, the ceiling raised and remodeled, and the fluorescent light panels replaced with new LED drop lights.

- **A rain garden.** The most affordable way to meet the requirements of the DC stormwater management rules involves putting a rain garden, about the size of the North Room, at the bottom of the East Garden, down near the Florida Avenue wall.

This “bioretention pond” will capture some of the stormwater that now flows off of our campus during heavy rains, reducing our contribution to the pollution of the Potomac River.

The Permits

The site plan permit application was submitted in May and the building permit application in June. Processing of those permits is nearing completion with no major problems encountered so far.

We will have to submit revisions to the permit applications for the new Assembly Room and rain garden modifications, but we believe we will be able to go forward with construction in a few months.

The Mortgage

Sandy Spring Bank has approved raising the limit on our construction mortgage from \$3 million to \$3.5 million to accommodate the increased cost estimates we have received. We hope we won't need all that, but at least we're prepared.

The Budget

Recent preconstruction estimates suggest a construction contract of around \$3.8 million (but we think we can reduce this by \$200K or more). Add allowances of about \$600K for remaining design, permit, administration, and construction contingencies, and the remaining project spending is about \$4.4 million, of which \$900K will come from current reserves — mostly the Building Campaign Fund — and ongoing contributions.

The Schedule

We hope to be ready to begin discussing bids and contracts in November and are in the process of hiring an experienced project manager to help us through that stage, to reduce risk and potential post-contract costs.

We now think we could begin work as early as January.

The proposed schedule calls for construction to be completed in 10 or 11 months, with demolition and site work (lots of noise and mud) the first 4 months, followed by construction of the new elevator tower, lobby, and corridors for four months, and interior finishing and cleanup for three months.

The Planet

The Meeting continues to move in accordance with our desire to walk more gently upon the earth. We will have spent more than \$400,000 in recent years to be more environmentally responsible. Some of that is in the renovation plan, and some is the result of ongoing efforts by the Property Committee.

- **Stormwater Management.** The planned rain garden and a green roof on top of the new lobby and corridors will enable us to comply with the District's stringent 2013 Stormwater Management Guidelines. The cost has been high, in both time and money, but we can feel very good about helping to reduce sewage overflows into the Potomac River.

- **Heating and Cooling.** Partly in preparation for the renovation, Property Committee replaced the old boiler and 32 radiators in Quaker House and Carriage House with efficient new split system heat pumps, reducing Quaker House gas usage from more than \$8,000 per year to zero. That system will be extended to serve the new spaces created by the renovation.

In addition, the new construction will serve as a blanket, reducing heat loss through the old and uninsulated walls of those buildings.

The electricity to power those new heat pumps will partly come from:

- **A 27KW Solar Panel Array,** which the Property Committee is about to install on the west roof of the Meeting Room. We will be generating about a third of the electricity we use, and the new system is expected to pay for itself in about five years and generate additional savings of as much as \$200K in coming years to help pay the mortgage.
- **Our Busy Campus.** Few things are more environmentally wasteful than building and operating empty, unused building spaces. Thanks to Property Committee outreach, our spaces are being used more and more by other members of our community.

The new building revenue provided by this outreach helps to make it possible to maintain and renovate our buildings.

The Campaign

Since the meeting approved the current design concept in 2012, the Campaign has taken in about \$700K. An additional \$100K remained from earlier contributions. About \$200K has been spent on the last five years of design work, leaving about \$600K in the fund.

We have pledges of more than \$600K in contributions during the next four years. FMW Friends have been very faithful in contributing pledged amounts, for which we are very grateful.

Any additional giving during the next year will reduce the size of our mortgage and cut our financing costs. \$100 donated now will save the Meeting more than \$200 in future mortgage payments.