



FMW Renovation Update

April 1, 2018

Monday

Discussion of lighting and HVAC ducting issues for the Assembly Room renovation. Will the Administrative Secretary still need a sweater and a space heater to survive the winter after the renovation?

Tuesday

Can a British film crew film in the Parlor on April 11th without fear of construction noise? Alas, yes.

Wednesday

Bi-weekly OAC meeting with the architects and Monarc Construction.

Lots of details — hazardous materials removal, WiFi for the contractors, access to the North Room during construction, permit status, inspections, submittals, retaining wall design, any special Quaker holidays to watch out for?.

Monarc tells us that they have decided not to use the concrete subcontractor whose bid was part of the contract proposal, but instead will use a subcontractor they think will be

more likely to assure the timeliness and quality of the work needed. They will absorb the \$37K cost increase.

The detailed project schedule should be available early next week.

Monarc can't get DOT permission to use both sides of Decatur Place. They anticipate that they will have back trucks in from Florida Avenue for the hundreds of truckloads of dirt, debris, equipment, and materials that need to come and go.

Monarc asks if they must demolish and rebuild the existing north wall of the kitchen alcove or can they just work around it?

We have a training session to teach us how to use Monarc's online project management system.

Thursday

Monarc provides us with a bid for the major retaining wall, which has been carried as \$200K estimate pending design details. The cost will be about \$212K. This removes a major source of uncertainty without too much damage to the budget.

The current projected contract amount is \$3,335,598 (not including the Assembly Room renovation).

Friday

We get the long-awaited hydrant flow test results, and they appear to support our sprinkler system water tap permit request. It now appears that we could get building permit approval next week. The separate site plan approval is still pending after a last-minute DOEE grumble about formatting.

Looking Ahead

Trustees will meet on Sunday morning to consider the language of the construction contract. The chances of starting the clock on the construction schedule in the next week or two seem good.