

FMW Capital Improvement Task Force May 2013 Update

We expect to complete the “Schematic Design Phase” this month. To put this in context here’s a little background:

An architectural project has several stages:

- **Concept.** What are we trying to do?
- **Design Concept.** In a very rough way, what are we going to build and what will it cost?
- **Schematic Design.** Decisions about major details, more detailed drawings, cost estimates, engineering, and permit review.
- **Design Development.** Detailed structural, mechanical, electrical and materials decisions and drawings.
- **Construction Documents.** Final drawings and specifications used to get building permits and construction bids.
- **Construction.**

We’ve had the **Concept** since the Meeting approved planning for a new elevator foyer in 2008. After several iterations the Meeting last year approved a proposal to hire our current architects to prepare **Design Concept** documents, which were completed in June. The Meeting gave the go-ahead to proceed with a design contract for the remaining phases of a project, estimated to cost \$1.8 million.

The contract was signed in September and the **Schematic Design** work was begun. The architects are working on the final drawings, civil engineering studies, and revised cost estimates, which should all be completed in the next few weeks.

The Current Design

The current design is very much like the plans and sketches presented last June. The essential features remain:

- ✓ A two-story addition between the Meeting House and Carriage House, with an elevator to provide ADA accessibility to the Meeting House, Carriage House and Quaker House.
- ✓ A new and accessible main entrance on Decatur Place, with an entrance foyer, a stairwell, a covered porch, and connections to both sides of the campus.
- ✓ Hallways on both levels across the back of Carriage House and Quaker House to provide internal connectivity to those buildings with ramps to accommodate the various floor levels.
- ✓ A back garden regraded to provide a wheelchair-accessible gathering space, with doors into the new foyer addition and double French doors into the Assembly Room.
- ✓ Drainage improvements to address Meeting House water infiltration problems and reduce storm water runoff into the DC sewer system.

Here are the adjustments we have made since then:

- ✓ The pitched glass roof on the connecting corridor that connects the new foyer and elevator with Carriage House and Quaker House spaces is now planned to be a conventional flat roof. This change reduces costs and avoids a serious solar heat gain issue.
- ✓ The pitched foyer roof is now a lower flat roof to allow it to come in under the existing eaves of the Meeting House. The flat roofs may be green roofs, to assist with storm water management.
- ✓ The new, accessible Quaker House Living Room patio is now larger. The space beneath the patio will be used as a storage/mechanical room, to provide badly needed space for storing chairs, tables, etc.

- ✓ The back garden plan grades the space into large upper and lower terraces, making most of the garden accessible, with a retaining wall and connecting stair between the levels. The garden is described in more detail below.

The remaining design and permitting work could be completed in time for construction to begin next year, assuming that way opens to fund the project. The Trustees and the Capital Campaign Committee are working on that issue.

The Garden

The back garden in the earlier plan had a level lower terrace next to the Assembly Room and a small patio next to Quaker House Living Room, making about a fourth of the garden space wheelchair accessible.

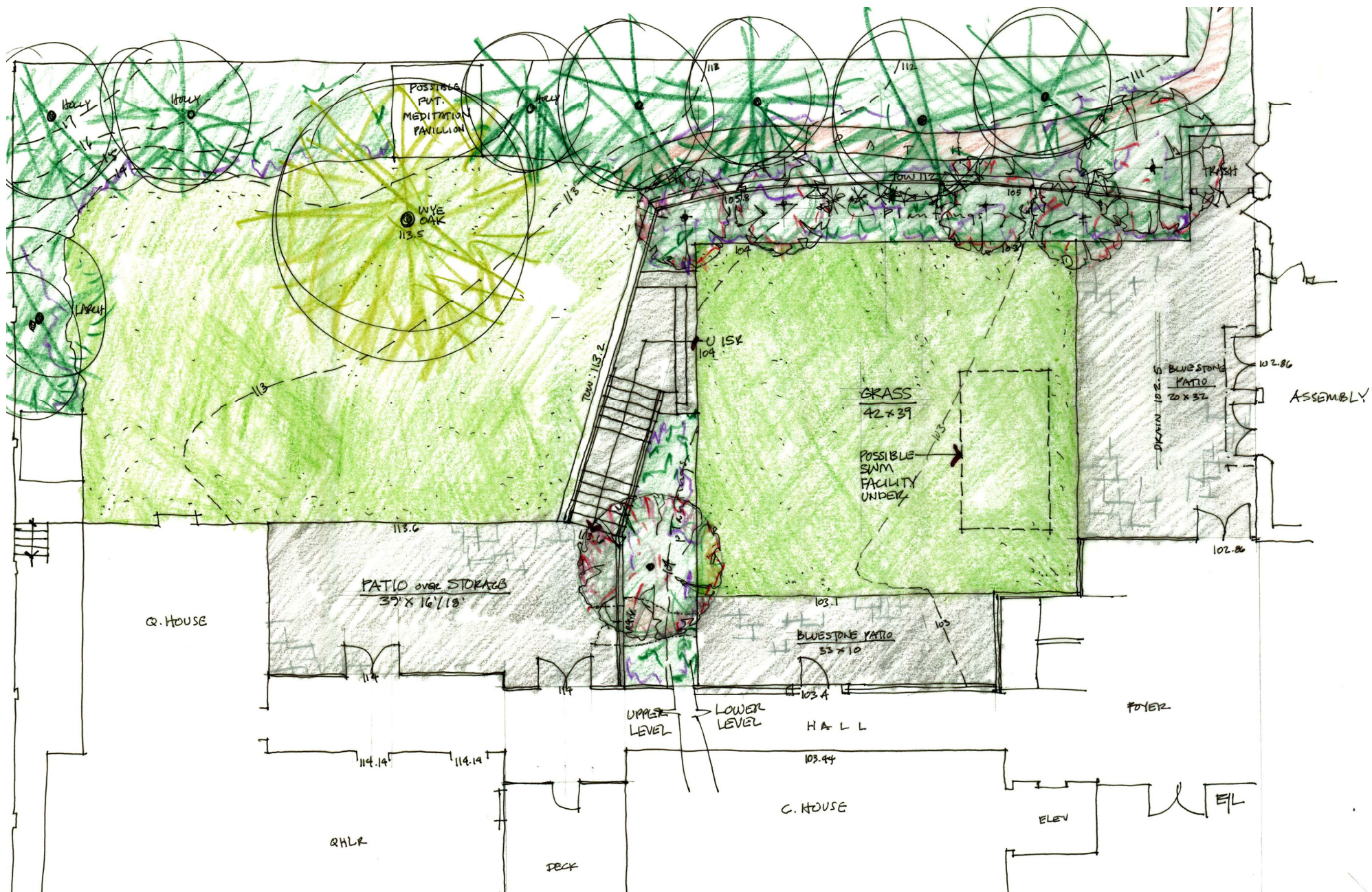
In the current plan (see sketch, below), the garden is divided into an upper terrace (on the left) at the same level as the Quaker House Living Room and a lower terrace at the same level as the Assembly Room. This makes most of the garden accessible.

The Assembly Room will have two large French doors opening out onto a patio at the east end of the lower terrace. Soil will be excavated from the lower terrace and added to the upper terrace to create two large, wheelchair accessible spaces, separated by a retaining wall and planting areas, but connected by a diagonal stairway.

The upper terrace will be at the same level as the Meeting Room, so that Friends will be able to walk out of the Meeting Room through the south door, turn right through the foyer, down the connecting hallway and out onto the Quaker House terrace.

A storage and mechanical room under the new Quaker House patio will have a doors opening onto the lower terrace and into the Quaker House lower corridor.

The presently limited Assembly Room space can then be extended for large wedding receptions and similar events by erecting an event tent on the lower terrace. There is also room for such a tent on the upper terrace.



A path across the north side of the garden connects the upper terrace to the north door of the Meeting Room and the Phelps Place gate. A small enclosure next to the Kitchen, fronted by a wooden gate, provides space for short-term trash storage.

The lower terrace can be accessed from the new foyer, from the Assembly Room, from the Kitchen, from the Carriage House corridor, from the new storage room, and, via the stairs, from the upper terrace.

The trees on the lower terrace and the meditation pavilion on the upper terrace illustrate possibilities, but are not specified as part of the current design. The existing hollies and oak on the upper level are preserved in the new design.