

# The Mutual 19 BEE

March 2021 Special Edition

## Estimated Timeline for Restoration

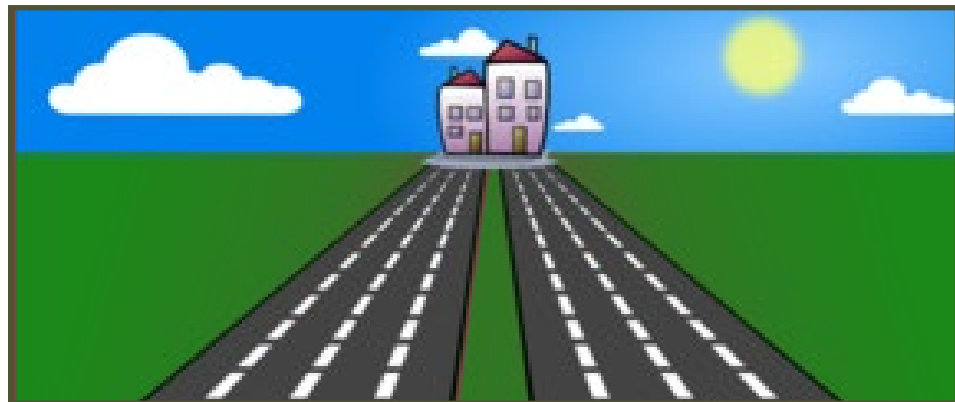
**Beginning March 31** — Contents of all units must be removed in preparation for reconstruction. Contents of storage units may remain in place, but must be arranged to comply with Fire Marshal rules.

- Scheduling of meetings with owners to choose floor covering, cabinets, paint, etc.
- Work continues on architectural planning and development of construction contracts, which will be issued after permits are received.
- Demolition of fire damaged framing has begun.

**April 2021** — Building permit for roof repair has been issued. Framing and truss replacement continues.

**Mid-summer 2021** — Begin installation of sprinkler system on Tiers D,E,F,G (right side off building).

- Occupancy of these tiers expected about 6 months after work begins.
- Occupancy of remaining units expected approximately 14 months after work begins.



## The Road Home

**T**his first issue of *The Road Home* is part of an ongoing effort by the 19B Board of Directors to provide better information to the owners and residents who were displaced by the fire that ravaged Building 91 last November.

*The Road Home* offers information about the status of the restoration work on the building and about the time it will take to complete that work. The reverse side of this page contains a list of contacts who may be able to give you additional information along with more answers. We will send out updated copies of the newsletter as we learn more about timing and progress.

### Moving Forward

Minkoff Company, Inc., which specializes in restoring buildings damaged by fire and water, is the general contractor for this project. The company's construction trailer has been placed in our parking lot and will be the place to go for discussions about replacement floor coverings, appliances, etc. You will be seeing a lot of Melissa Lindsey, Minkoff's Regional Operations Manager (mlindsey@Minkoff.com). She will help you understand and work through the process of returning to your home.

Melissa Lindsey will also be your contact person for planning the move back to your home. If you haven't done so already, you can make an appointment with her now to see samples of flooring, appliances, etc., so you can make choices about finishing materials that are available for use in the restoration.

### About the Roof

We are reminded daily of the missing roof on part of Building 91, and the possibility of additional damage is, of course, a matter of concern. Minkoff has already received permits to rebuild the roof, and that work is expected to begin in April. Melissa Lindsey assures us that the company will take all necessary steps to make sure the building is safe and dry when occupants return.

"These conditions are normal in fire restoration," she says. "When the roof is replaced, the building will be *dried in* and then tested for mold growth. The building will be thoroughly cleaned, mold growth removed, sealed and inspected by both a structural engineer and an industrial hygienist."

*See the reverse side of this page for a list of questions concerning the issues we hear from you most often, and the answers to those questions.*

# Questions and Answers

## When can I move back?

As many of you are aware, about two-thirds of the 30 apartments in your building were damaged by the fire and its aftermath. The other 12 units were not affected, but cannot be occupied until we meet Montgomery County's current building code, and that means installing sprinklers in all units. We will begin that work in the right side of the building (Tiers D,E,F and G) that were not damaged in the fire.

We estimate that sprinklers in the undamaged units will be in place by the end of the year. At that time, those residents can move back to their homes.

Installation of sprinklers and extensive restoration will, of course, take longer in the other units, and the move-back date for those folks is about 14 months after

## Must I remove belongings from my storage locker?

No. Updated sprinklers will be installed in the storage lockers, but that *does not* mean that you must remove your belongings. However, you must make sure that stored items are not piled higher than 24 inches from the ceiling or nearest sprinkler head. Please rearrange or remove items that do not meet this requirement. You may contact Melissa Lindsey if you need access to your storage unit after April 1.

## Must I still pay my monthly condo fee?

Yes. You are responsible for payment of your condo fees even if you are not living in the unit. However, the Board of Directors has approved several relief measures that apply to condo fees for units in Building 91. These measures will remain in effect until you return to your unit:

- No late fees will be charged or accrued
- No efforts will be made to collect condo fees
- When residents are able to return to their units, the usual condo fees are due, but the board will consider appeals for relief on a case by case basis.

## When will we see the actual reconstruction begin?

Work on the roof has begun, and you will see increasing activity at the site in the coming weeks. Minkoff has submitted applications to Montgomery County for permits needed to begin work on various phases of construction. Meanwhile, the Architectural and Design teams are finalizing work, including a new sprinkler system for the entire building. Those designs will be submitted to the county for review by late April. Selection of subcontractors is complete; insurance negotiations and other tasks continue.

## Important Reminder

Furniture and all other personal belongings *must be removed* from your unit by the end of March. Access to the site will be closed beginning April 1. Please contact Melissa Lindsey for access to any part of the building after March 31.

For more information, visit our website at  
<https://tinyurl.com/LWMC-Bldg91-info>



## Contact Information

### Mutual 19B

#### Mutual Assistant

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#### LW Asst. General Manager

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April Schrock . . . .240-426-0438

#### Insurance Administrator

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### Minkoff Company, Inc.

#### Project Director

Melissa Lindsey 240-876-3855

### Fire Assistance Relief Fund

Both Our Lady of Grace Catholic Church and the Inter-Faith Chapel have organized relief funds. For more information, call:

Inter-Faith Chapel. .301-598-5312

Lady of Grace. . . . .301-924-0067



The *Road Home* is published by  
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