

**Mark Heller**

**From:** Brenda Ohlschwager [Brenda\_o@rmqm.org]  
**Sent:** Thursday, April 02, 2009 4:32 PM  
**To:** 'SCOTT MCDUGAL'; mark@gura.com  
**Subject:** 1213 Washington Avenue



Good Morning!

As of this morning, Happel is back to work on the facade but does not know if the door will be installed by tomorrow or not. As long as there is no door on the building, I have no secured interior and therefore can not move any artifacts onto the premises - the building is NOT occupant ready.

As you may or may not realize, a plastic barrier wall was installed at the start of Happel's work to keep exterior elements from going inside - this barrier remains in place because, again - no windows or door installed - so no front wall.

Essentially the interior renovation job scope included getting to original walls, ceiling and floor - that has been accomplished. The job scope of the plumbing was originally just to remove plumbing lines at the sink stations in the middle of the floor, add a work sink and re-set water closet so new flooring could be installed in the bathroom. Upon inspection by the plumber, the water heater was a major safety hazard and the plumbing lines had less than a pencil diameter of clearance within the pipe. Plumbing charges to remove plumbing from middle of room at former hair stations, install a new water heater and clean pipe lines, plus remove antiquated, un-used lines from the walls cost \$6800. I paid the plumber an additional \$2000 to install the new work sink, faucet, countertop, cabinet and install copper wire for a future evaporant cooler.

To date, **RMQM has invested over \$40,000** in converting the first floor of 1213 into gallery and gift shop spaces.

When I signed the lease in January, I paid half a month's rent and have continued to pay February and March rent payments even though I have not been able to use the space. Happel continues to make time commitments for when they will be finished and RMQM can move into the space - but to date, none of the promises have been fulfilled. As I told Brad two weeks ago, I did not hire Happel; I can not fire them - I can only do my best to cooperate. I have made sure that all exterior lighting specs, door hardware, cast-iron stars, etc., have all been selected and information forwarded to Happel weeks and weeks ago.

When I signed the contract and believed in good faith that RMQM would be up and running by March 1st, I was willing to allow the month of February to be a transitional month. I made commitments to **THREE** Sublease businesses and arranged with the 1111 Washington Avenue Landlord to sublease half of our leased premises as soon as the move to 1213 Washington Avenue occurred. As of today, I have been unable to relinquish the space to them --- space that RMQM would have been receiving rent payments for as early as mid-February. This loss of income through today is in the amount of **\$13,650**. I can **NOT** afford this financial loss --- it was part of the plan for funding the renovation and moving costs to 1213 building. This is a non-profit organization that is doing its very best to be a vital and integral part of the Golden Community and be the keystone for historic downtown businesses.

I need some help --- I need some relief --- am asking that McDougal's consider some type of rental relief or a contribution toward the renovation costs.

I am asking GURA to consider providing RMQM a grant or a short-term loan to help us through the transition. The good news is that all this "down" time occurred prior to the tourist season --- but the bad

news is that the costs are occurring during the slowest tourist months of the year.

PLEASE help however you can --- Until RMQM is able to move into 1213, I can NOT generate the kind of revenue I need to make up for the loss of anticipated income --- I am stuck paying double rent and occupancy charges. You are both business men and must certainly understand the kind of financial pressure Happel's lack of job performance has burdened this museum.

I look forward to your thoughts and assistance.  
---Brenda

PS --- I will gladly turn over a copy of all expenses and invoices RMQM has incurred.

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Executive Director

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