

FMW Renovation Update

February 3, 2019

But the cat came back, the very next day,
Yes, the cat came back, and he would not stay away!

— *New Christy Minstrels*

After a brief respite, three Bobcats are back on site this week, along with a polar vortex, crews of ceiling and floor installers, cast stone and bluestone.

Monday ☀️

A bright day, outside and in, as the electrician connects the Assembly Room lights for the first time.



Ceiling installers arrive up to install 900 square feet of fabric-covered acoustic ceiling in five Assembly Room bays. They are surprised to discover that they are expected to attach the ceiling to a 90-year-old concrete slab. They depart, promising to return with the proper fasteners.

Iron workers do not show up, so the remaining steel languishes on the ground.

Masons start to install the capstones on top of the retaining wall, using one of the Bobcats to help raise the stones.



The masons also do a little work on the elevator tower.



The had left every other block out of the elevator door openings, anticipating a need to anchor the door frames before those blocks were filled in.

Apparently, our Schindler elevator uses a different system of attachment, so they now fill in those gaps.

In the East Garden witch hazel is in bloom.



A Bobcat comes over the wall and starts to dig to connect the outside drains previously installed along Florida Avenue to the future inside drains that will serve the bioretention pond.



Parts of a holly tree that got in its way are piled in the foreground.

Bobcats are not famous for their poetic souls.

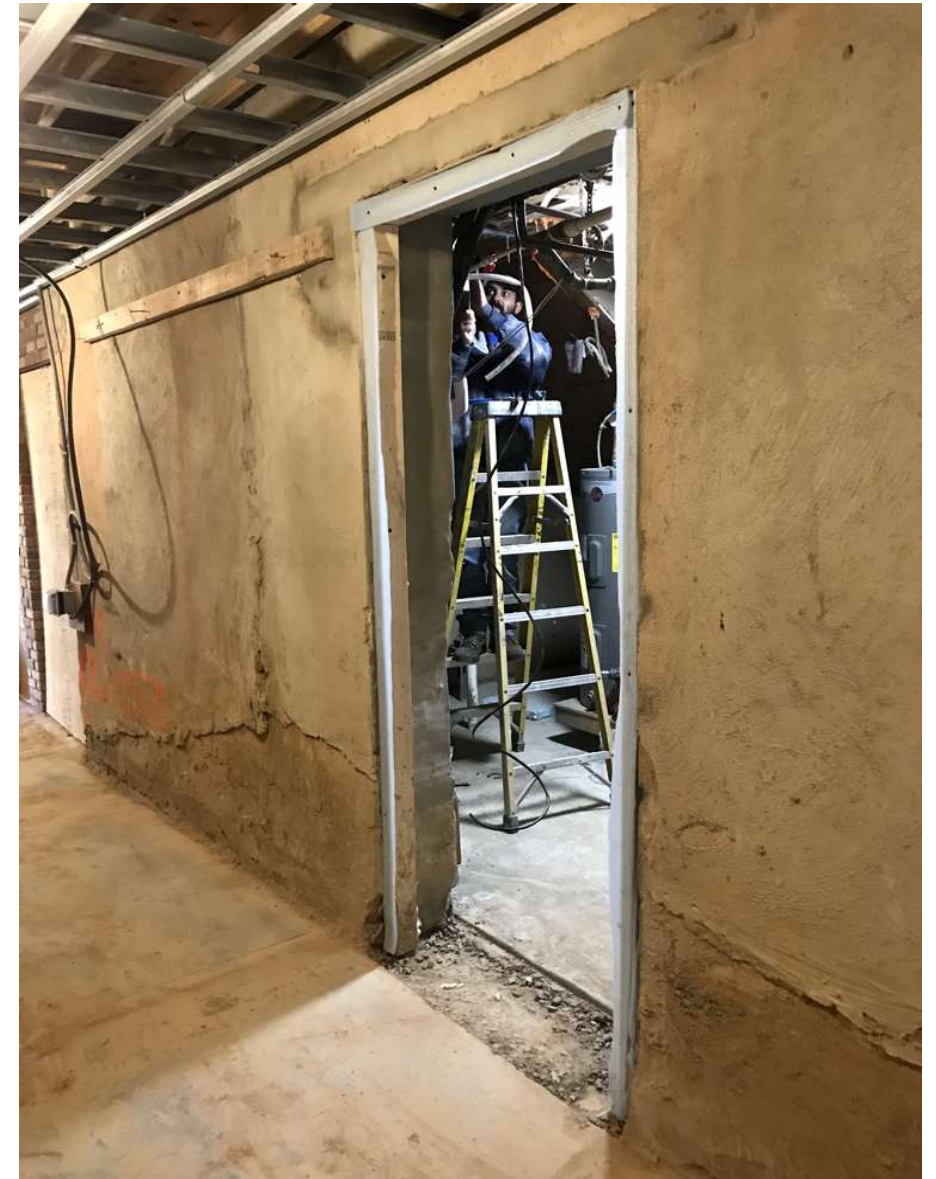
The concrete crew returns to prepare to pour the front steps and ramp.

Monarc employees help to dig up the construction entrance and haul the trash away.



HVAC guys show up for the long-scheduled relocation of a branch box that is blocking the new door to the new janitor's closet.

Tenants are surprised when the heating in the south half of Quaker House goes out with a polar vortex on the horizon.



Carpenters add some framing to support the new Carriage House roof.



That roof will carry a new green roof and three Mitsubishi 4-Ton 8-port split system heat pump compressors, so it can use some support.

Tuesday ☁️❄️❄️

A pile of wood shows up on site, but no carpenters are attached.

Ironworkers send regrets, mentioning the very unpleasant weather forecast.

Even so, 25 workers are on site and work proceeds on several fronts.

Construction workers install flashing on the new roof.



The ceiling installers return and painstakingly begin to attach plywood strips to the hardened concrete. This will keep them busy for the rest of the week.

Painting also continues in the Assembly Room.

The utilities crew continues to install drains for the bioretention pond.



The chief plumber comes to review the coming work in the Carriage House Kitchenette and bathroom.

Meanwhile, the electrician is roughing in the electrical circuits for those spaces. The electrical supervisor comes down with a stomach bug, but remains huddled in his truck, since the apprentice who is doing the work must have a supervisor on the site.

The concrete supervisors came to review impending pours of the front steps and the walls of the bioretention pond.

The HVAC crew continues to work on the branch box.



This will take longer than anticipated, because Monarc has also asked to them install the Storage Room wall unit well ahead of schedule and connect it to this existing branch box. This will provide heat for the Storage Room, so a construction office can be set up there for the next phase of the work.

It will especially take longer because, working into the evening on a darkened roof with sleet coming down, they allowed some water to get on the compressor control board, frying it. It will take a few days to get a replacement.

Wednesday 🌤️

Still no carpenters, no ironworkers, and an icy morning with no heat in half of Quaker House. Iron workers promise to come on Friday. No Lobby work construction can proceed until then.

But destruction is possible, and the masons quickly delete the office window and surrounding wall.

Masons continued to install capstones, turning the corner of the retaining wall.



Now we can walk right into the Lobby (as soon as we build it).



In the meantime, Douglas replaces the wall with plywood.



The guy wire helps to hold the Lobby steel where it should be until the ironworkers come to weld it into rigidity.

In the East Garden, the utilities crew excavates for the bioretention pond.

In front of the Lobby entrance doors (which you will have to imagine) the concrete crew returns and begins to excavate to pour the front stamps and ramp and landing.



Inside, the ceiling crew continues to fasten plywood to the concrete.

And the electricians continued to restore wiring to the Carriage House kitchenette and bathroom.



Thursday ☀️

Last day of January, and our crews arrive to a temperature of 8°. Too cold for the carpenters.

Still no heat in Quaker House, but three HVAC guys are working on it.

In the Assembly Room, the ceiling crew patiently continues to fasten plywood to the concrete.



Four ironworkers spend the day adjusting the position of the Lobby beams.



The concrete crew continues preparation for the front entrance concrete pour.

Despite insulating blankets, the ground is frozen.



Also, they discover that two drains that need to be in the poured slab have not been installed yet. So the pour is postponed to next Tuesday.

The bioretention pond work is on hold. The dump site where they take the dirt they are excavating is closed because of the cold.

The electricians continue wiring up the kitchenette and bathroom.

Friday ☁️

It snows all day, but there are 30 workers on site and the Meeting throws a small pizza party in appreciation of the work thus far.

Four carpenters reinforce the Carriage House corridor roof for the load it is to carry.



The site utilities crew continue to dig out the hole for the bioretention pond and carry away two truckloads of dirt.

This is a tedious operation.

The excavator must take each scoop of dirt . . .



and carry
it up over
the wall



to dump
into the
truck on
Phelps
Place.



This makes everything so muddy and slippery that they have to knock off early.



The masons deliver the first load of Pennsylvania bluestone and sand, which will be used to pave various surfaces around the new addition, starting with the small patio outside the Carriage House door.

The ironworkers complete their work on the Meeting Room level Lobby structure. Finally, the carpenters can move in.



Eight concrete workers are busy preparing for next Tuesday's pour.

This includes digging a rather large hole next to the sidewalk for the front foundation. Please watch your step.



The electricians make considerable progress on the Carriage House kitchenette wiring. The refrigerator is starting to look more at home there.



The ceiling crew finishes laying up the plywood strips and adds metal framing, into which the fabric ceiling will be tucked.

They are joined by a flooring worker who attempts to skim-coat the floor to prepare for the cork insulation, but is unable to finish, because the ceiling crew is in the way.

Saturday ☀️

Such a pleasant day that the carpenters can't resist coming back.

Now that the ironworkers have completed the Meeting Level frame, they fill it with floor joists.



Looking Ahead

The Assembly Room has improved enough that we have returned to it for Sunday morning coffee and cookies.



The coming week should see the installation of both the ceiling and the new cork floor, so the Assembly Room will be a very different place the next time you see it.

On Tuesday, the entrance steps, ADA ramp, and landing will be poured, and the construction entrance will be history.

The ironworkers will return to socket that one last roof beam, and the steel inspection will take place.

The site utility crew will continue to carve out the bioretention pond in the East Garden, and the concrete crew will line the walls with concrete.

The carpenters will construct roof framing above the Lobby and elevator shaft.

Roofing will be completed above the Quaker House addition.

The Quaker House Terrace will be backfilled and graded.

Roof framing will be added above Carriage House for the heat pump compressors.

Fire sprinkler and fire alarm work will infiltrate various spaces.

The cast stone steps will finally arrive and be installed on the Garden stairs.

Heat will be restored to Quaker House.