



FMW Renovation Update

February 24, 2019

Slowly I turned . . .

Step by step . . .

Inch by inch . . .

— Sydney Fields

Monday 🌤️

A pretty good day for carpentry, if it weren't Presidents Day.

Tuesday ☀️

An even better day for carpentry.

Six carpenters extend the roof joists and begin to add plywood decking, creating something very like a roof.

To their right two, masons are adding a parapet above the elevator shaft roof.



In the foreground, running up the center of the flattish roof, you see the three mounting bases for the three split system heat pumps. The new green roof will be on the left, and the peak of the Carriage House Roof is on the right.

You also see evidence of roofers at work, and here they are, caught in the act.

They are adding slate, flashing, drip edge and other roofoy things.



In the reappearing kitchenette and bathroom, plumbers and electricians are doing their respective things.



We discuss some issues with the new Assembly Room acoustic ceiling installation, which is quite different from what we specified.



The strips of acoustic insulation are meant to compensate for gaps in a top layer that you cannot see, but the three layers appear not to clear the fabric that will be stretched to cover this all up.

The concrete subcontractor comes to discuss how to line the walls of the stormwater retention pond with concrete, now that the hole has been dug too large.

Meanwhile, the HVAC crew works on exhaust vents to the roof for that bathroom and for the Meeting House ground level bathrooms, since the Lobby and Corridor will block existing vents.

The masons trim the bluestone around the edges of the little Carriage House patio.

Twenty-one workers on site, and a good time is had by all.

At the end of the day, the Lobby upper level is starting to look indoorsy.



Wednesday ☁️ ❄️

Horrid snowy, wet day. The slightly sloping flat roof becomes very dangerous.



One lonesome plumber shows up to continue roughing in the bathroom.

The two Monarc representatives shovel some snow, scatter some salt, cut a channel in the Parlor hallway for electrical conduit, and contemplate the future.

The bioretention pond gets pondier.

Thursday ☀️

Snow on the roof instead of carpenters.



Two plumbers install a mop sink in the new janitor's closet.



The ceiling installers add in the missing acoustic insulation, here pointed out by Monarc Assistant Project Manager Daniel Berrios.



Steve and Douglas push snow off the roof and start to cut holes into the bathrooms for a future mechanical chase.

The ceiling fabric is unfurled.



and HVAC installers continue to install diffuser vents below the bulkheads.

Electricians install a tag line through the Assembly Room bulkhead to pull a future grounding cable and connect the Lutron lighting controls in preparation for today's training.

The Lutron programmer arrives early and spends several hours explaining the Assembly Room situation to the Lutron Grafik Eye Lighting Control Unit.

He then attempts to explain Grafik Eye Control Unit to us. It appears to turn the lights on, and we are mostly satisfied.

The masons cut a channel up the left side of the elevator tower, which they neglected to include when they built it.



Friday 🌤️

A good day, with 28 workers on site.

Only two carpenters show up and do not finish the roof deck, but they do make some progress.



The sprinkler installation crew, on the other hand, shows up eight strong and proceeds to run pipe in all directions.



They set up a pipefitting shop in the Storage Room.



They have lots more pipe.



The ceiling crew makes considerable progress reworking the ceiling insulation.

HVAC crew nearly finishes installing the Assembly Room diffusers.

The plumbers deliver familiar domestic objects. A sink, a toilet, a hot water heater.

Three roofers continue to roof.

Electricians continue to rewire Carriage House and move a large stack of lighting supplies to the Storage Room, opening up the new infill room for further work.



The Masons cut out the window at the end of the upper corridor, preparing to join the corridor to the small hallway in the Quaker House north wing.



They also start to clean and point up the exterior brick walls, which are now becoming interior brick walls and require a makeover.

And they infill some of the holes cut into the Meeting House stonework.



They deliver the first cast stone risers for the garden stairs.



Monarc cuts some holes in the Quaker House Living Room and stairway ceiling to consider routing for the sprinkler system. They did a big site cleanup, so things should look a bit more orderly now.

The Monarc Daily Report reveals that the lower corridor is now decidedly out of focus.



We're evaluating a fix for this issue.

Looking Ahead

Next week's weather looks very promising.

The stone risers will march up the Garden stairs, followed by us.

A brick patio will appear at the top of the stairs.

The roof will be completed.

The Assembly Room ceiling will be completed

Work on the bioretention pond will resume.

Fire sprinkler pipe will go where no pipe has gone before. Also, fire alarm wiring.

The front sidewalk will improve.

Doors! We still anticipate the arrival of the doors and their civilizing influence.