



FMW Renovation Update

March 3, 2019

Faith is taking the first step even when you don't see the whole staircase.

— Martin Luther King, Jr.

Monday 🌤️

Fair weather forecast for four days.

At last, the masons lay out a boardwalk, fire up the track loader, and advance on the garden stairs.

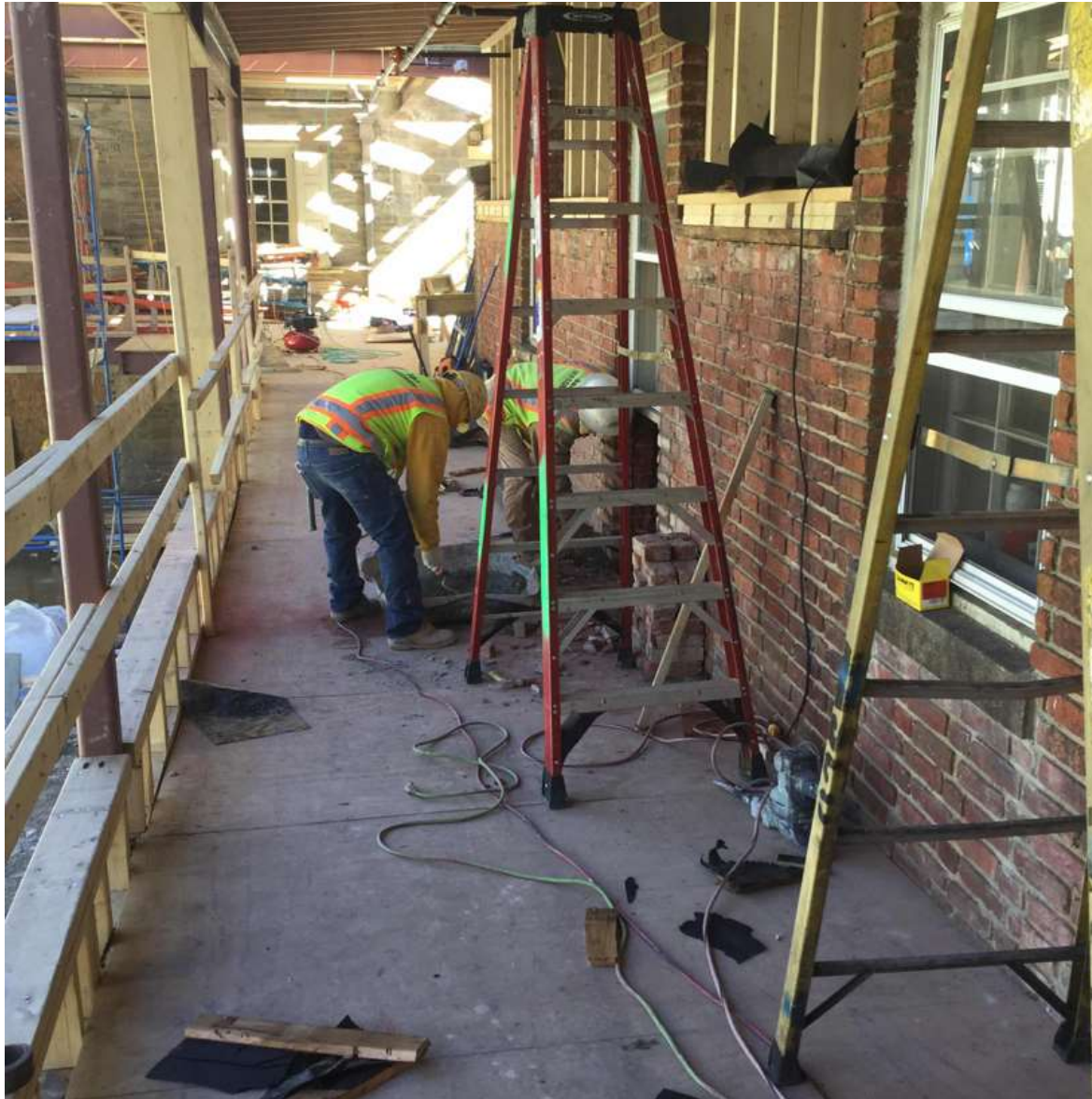


Six cast stone stair risers in place, and nine to go.



The construction crews will be very glad to have the stairs in operation at last.

Other masons brandish tools of destruction and cut into the middle Carriage House dormer, preparing to connect the new corridor to the Carriage House hallway.



Sprinkler pipe work continues.

Two carpenter and a new foreman continue to work on the roof.



In the Assembly Room, the ceiling crew finishes the acoustic insulation and the white fabric covering billows out.



It's quite stretchy. Picture giant yoga pants.

The HVAC crew completes installation of the diffusers and a little heat starts to trickle as far as the front office for the first time this winter.

Very noisy electricians make holes to run conduit from the front office to the mechanical room.

Monarc punches holes in the new corridor roof for the HVAC compressor lines.

Tuesday 🌤️

Sprinkler pipe work continues.

Three carpenters complete the Lobby roof framing.



Masons add bluestone to the garden stair landing.



The HVAC crew works on running a new ventilation duct from the ground floor bathrooms through the Parlor and up to the roof.



Electricians continue to drill through office walls.

The bioretention pond work continues on hold while they prepare to pump the water out.

Wednesday 🌤️

Masons power wash the brick and stone walls while the carpenters frame in ceiling pockets for the three dormers and sprinkler pipe work continues.



We have the biweekly OAC meeting with the contractors, architects, and bank.

We discuss the latest \$190K payment application for February work.

We talk of the need to notify tenants before suddenly punching holes in adjoining walls.

We continue talks of how to introduce sprinkler pipe in Quaker House Living Room without spoiling its historic charm.

We look at brick samples for the upper patio.

The architects like this Belden Crestline molded paver with a Dutch chamfer.

Electricians and HVAC workers continue to run conduit and exhaust ducts in the Meeting House.



Thursday 🌤️

The carpenters' framing extends to rooftop curbs and the curtain wall just below.



The HVAC crew goes back to installing line sets for the new heat pumps and the electricians continue to run conduit in the Meeting House.

Monarc can't bring in a dumpster until the rest of the cast stone stairs are delivered, so clutter is accumulating.

The Assembly Room lighting is tripping breakers. Go back one square and roll again.

Friday 🌧️

Rainy, with some snow on the roof from the previous night.

The carpenters stay off the roof and work on fascia sheathing above the front entrance.



The masons drop off more garden stairs.



The HVAC crew continues to run heat pump linesets.

The electricians troubleshoot the Assembly Room lights and install lights in the Carriage House infill.

Adding light is not a big improvement at this point.



Looking Ahead

The remainder of the cast stone stairs should be delivered and installed on Monday.

The new Carriage House room is roofed, power-washed, cleaned out, and ready for the next steps, beginning with getting that heat pump compressor up on the roof.



The windows, alas, are still five weeks away.

In the upper terrace, the grading will be finished and the brick patio delivered and installed.

The Lobby framing will continue, with the walls.

The new Meeting House connecting hallways will get door frames.

Bioretention pond work should resume.

The Assembly Room will continue to get finishing touches, of which several are needed.

Roofing work will continue onto the Lobby.

Three HVAC compressors should appear on the roof.

Fire alarm and sprinkler work will continue.

Drywall may appear in the new bathroom and kitchenette.

It will be pretty cold.