



FMW Renovation Update

April 7, 2019

If it be now, tis not to come.

If it be not to come, it will be now.

If it be not now, yet it will come.

The readiness is all.

—Hamlet

Monday ☀️

A perfect day, with sunlight streaming through the uninstalled windows, scattered here and there.

Everyone off to the beach, leaving only . . .

Three HVAC guys, who continue to install bathroom exhaust fans, while Douglas continues to create a new route for the exhaust fan ducts from the bathroom up to the roof of the Meeting House.

More of a project than you would have thought.

Here's what the new fan looks like.



And below it, in the window, the old fan that it will replace.

As the duct goes upward, it encounters the Parlor, so a whole set of built-in corner bookshelves are torn out, and holes are punched in the corners of the Parlor floor and ceiling.

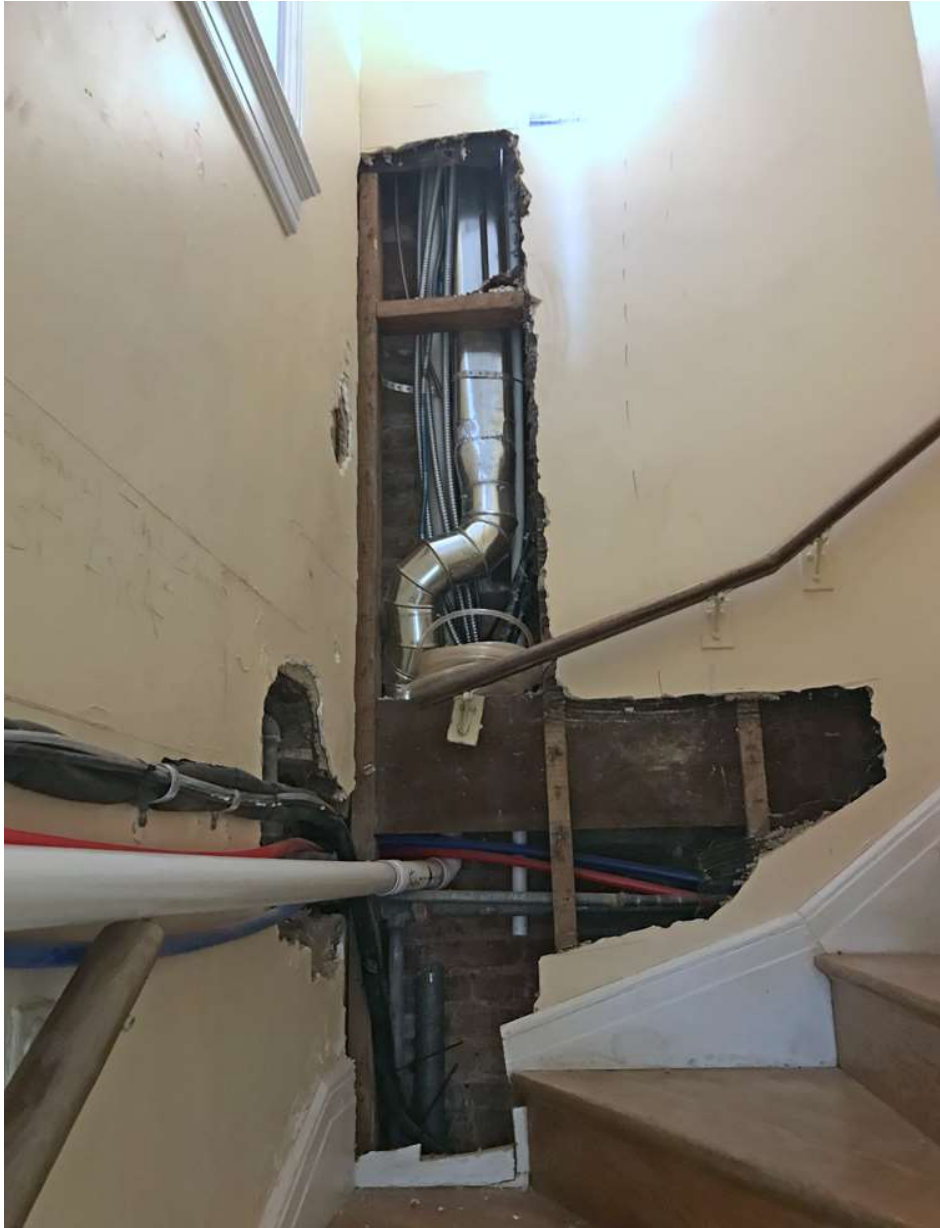


In the ceiling, it encounters a pipe and must jog to the left, which explains the other hole.

Then, it tunnels up through a third-floor utility closet and out through the roof.

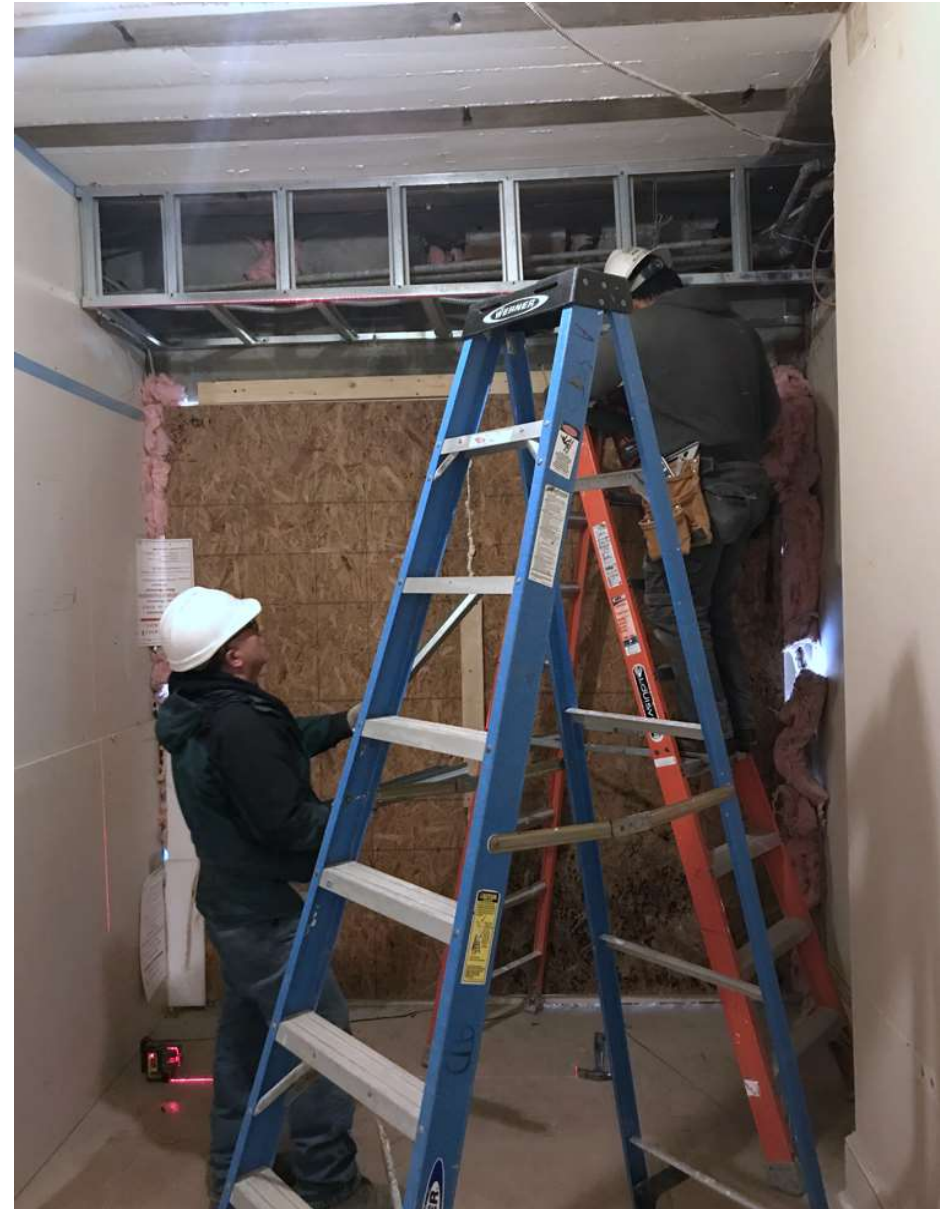


Meanwhile, in the stairwell outside the new Carriage House ADA bathroom, another exhaust vent is winding up through the wall.



The stairwell is not looking good, but its days are numbered.

While all this is going on, four carpenters are working on the Lobby framing and building a bulkhead in the corridor between the Assembly Room and the Lobby.



And three electricians run fire alarm cables here and there.

Tuesday 🌤️

Another quiet day.

Three roofers continue counterflashing.



Four carpenters finish the hallway bulkhead and frame the Carriage House canopy.



Douglas prepares thresholds for doors. The rest of the doors and windows should arrive this week, so it will be quite crowded for a while.

Three electricians pull fire alarm wire. The new fire alarm system includes fire detectors and five dozen annunciators (noisy, flashy things).

The wiring isn't particularly interesting to look at, so here's a picture of the new Lobby lights.



We don't have a light switch or a Lobby, but the lights are on.

Wednesday 🌞

Only four carpenters and three electricians working today.

The carpenters work on the Assembly Room canopy.



The electricians wire lights and fire alarms.

There are a lot of each, so this is steady work.



Thursday ☀️

Another quiet day.

Carpenters admire the windows.



Friday ☁️

And again
quiet.

Four
carpenters
work on
hallway ceilings



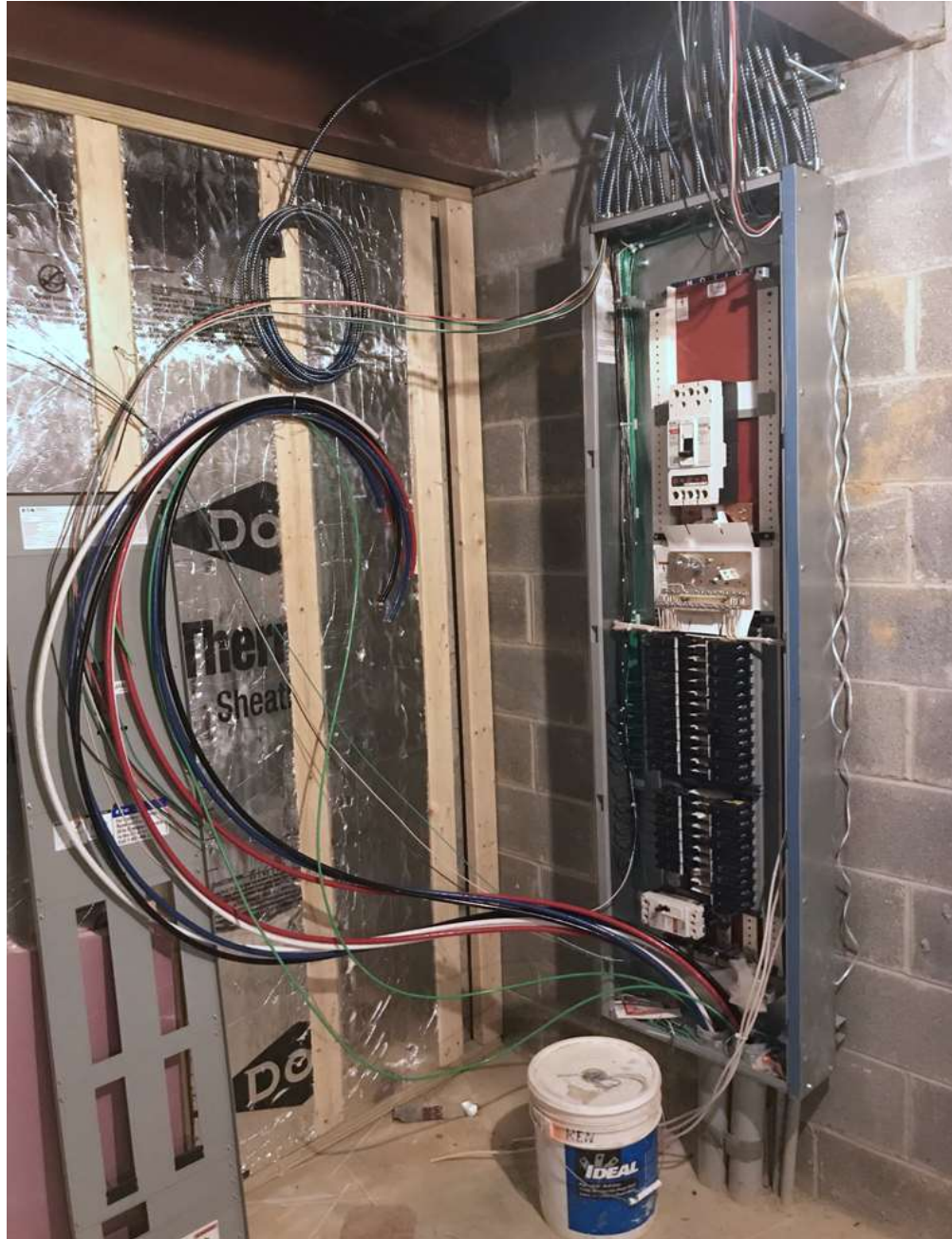
The telephone access security
system installers come to discuss
the coming work.



An HVAC worker
runs line sets.



Electricians work on feeding big power lines through a conduit that runs under the garden from the Meeting House to the big new electrical panel in the storage room.



The big, colorful wires that come out of the conduits at the bottom will carry power from the Meeting House to the panel.

The wires at the top go all over Carriage House and Quaker House and the new construction to power old and new lights, HVAC compressors, the new elevator, etc.

You may notice that there are often days when the weather is perfect, and there is much to do, but the things we're all waiting for — such as the window installation or the next step on the bioretention pond — don't proceed.

Part of the explanation is that the subcontractors signed up to do the work in 2017. Nobody knew when the work would actually be done, but the schedule showed the windows being installed in October. When October came, we had no work for windows installers. Now, suddenly, we need six or eight of them for a week or two. It turns out they were not sitting on a bench with nothing to do, so we have to wait for them to fit us in.

Sometimes, small unexpected things turn up. The windows arrive and the installers learn that the manufacturer's installation instructions mention a special silicone caulk the use of which is not familiar to them. Several days go by while that detail is sorted out.

Sometimes, an inspection is necessary before things can proceed. To make sure that an inspector is on hand, we hire our own inspectors rather than wait for one from the city, but still there is a bit of delay.

Sometimes, things go a bit off the tracks and work stops while the architect redraws some part of the plans to accommodate the changed situation. The stairs come out a bit higher than the top landing, and a new, taller cast stone capstone must be designed and fabricated and the slope of the pavers adjusted to make it look as if that was what we meant to do all along.

Nothing to see here. Move along, please, folks.

Saturday 🌤️

Not a usual workday, but the sprinkler installers, who have much to do and have other work backed up behind them, put in an extra day.

Looking Ahead

We confidently expect that next week will see the installation of many windows and a great leap forward on the bioretention pond.

The big changeover of the separate Quaker House and Carriage House electric service to be a part of the Meeting House service should occur.

Our confidence level in these predictions is somewhat reinforced by the fact that this report is so late that these things have already occurred.

In hindsight, we predict that the Assembly Room work will languish for a other week while we figure out what to do about the little bathroom in the back.

Electrical wiring, plumbing, lighting, sprinkler system, fire alarm, and HVAC work will all continue, followed by insulation and drywall, starting on the Quaker House end.

Doors should be installed, including the new Assembly Room doors.

Paint and trim and flooring patching in the Assembly Room.

Garden handrails will be installed and the garden stairs will be completed, along with the capstones and brick patio.

We are staggering toward the finish line and are probably close enough that it is time to start the countdown.

Therefore, we will now arbitrarily mutter:

10