



FMW Renovation Update

April 28, 2019

For unto whomsoever much is given, of him shall be much required: and to whom men have committed much, of him they will ask the more.

— Luke 12:48

Monday 🌞

The week begins with a bill for \$388,255 for work done, or almost done, in April.

That would take us to 82% of the total contract amount so far, suggesting that May will be incredibly busy if we are to finish in early June, as projected.

Seven carpenters do their part today, installing insulation beneath the roof.



And installing insulation and sheathing at the top of the windows.



And starting to frame in the new trash alcove.



And hanging the Storage Room interior doors.



Two plumbers make final connections for the flush test and install the coupling for the fire department connection.



Three HVAC workers continue to install ceiling cassettes and condensate drains.

One Douglas continues the process of creative destruction by working on the indent for the Douglas fir beam.



Four electricians install canopy lights and add electrical boxes to the new Carriage House room.

Tuesday 🌤️

Carpenters, plumbers, electricians continue to do what they did yesterday, only more so.

The site utilities crew completes the flush test for the new sprinkler system.

The bathroom exhaust vent, which has been burrowing its way relentlessly upward for months, finally bursts into the light.



Wednesday ☀️

Six carpenters continue to add wood to the exterior and insulation to the interior.

They complete the fortification of the trash alcove, giving the kitchen a new view.



The first hint of drywall appears in the corner of the Lobby ceiling.



This should mean that all that other stuff they have been doing is now done, at least in that corner.

The sprinkler installer continues to pack up and the site utilities contractor completes the sprinkler system flush test.

Three roofers tie up loose ends on the roof. Three electricians continue fire alarm work.

Monarc discovers that they can't shut off the water to the building, perhaps because current tools don't match the ancient valve in front of the building.

Thursday 🌧️

Busy day.

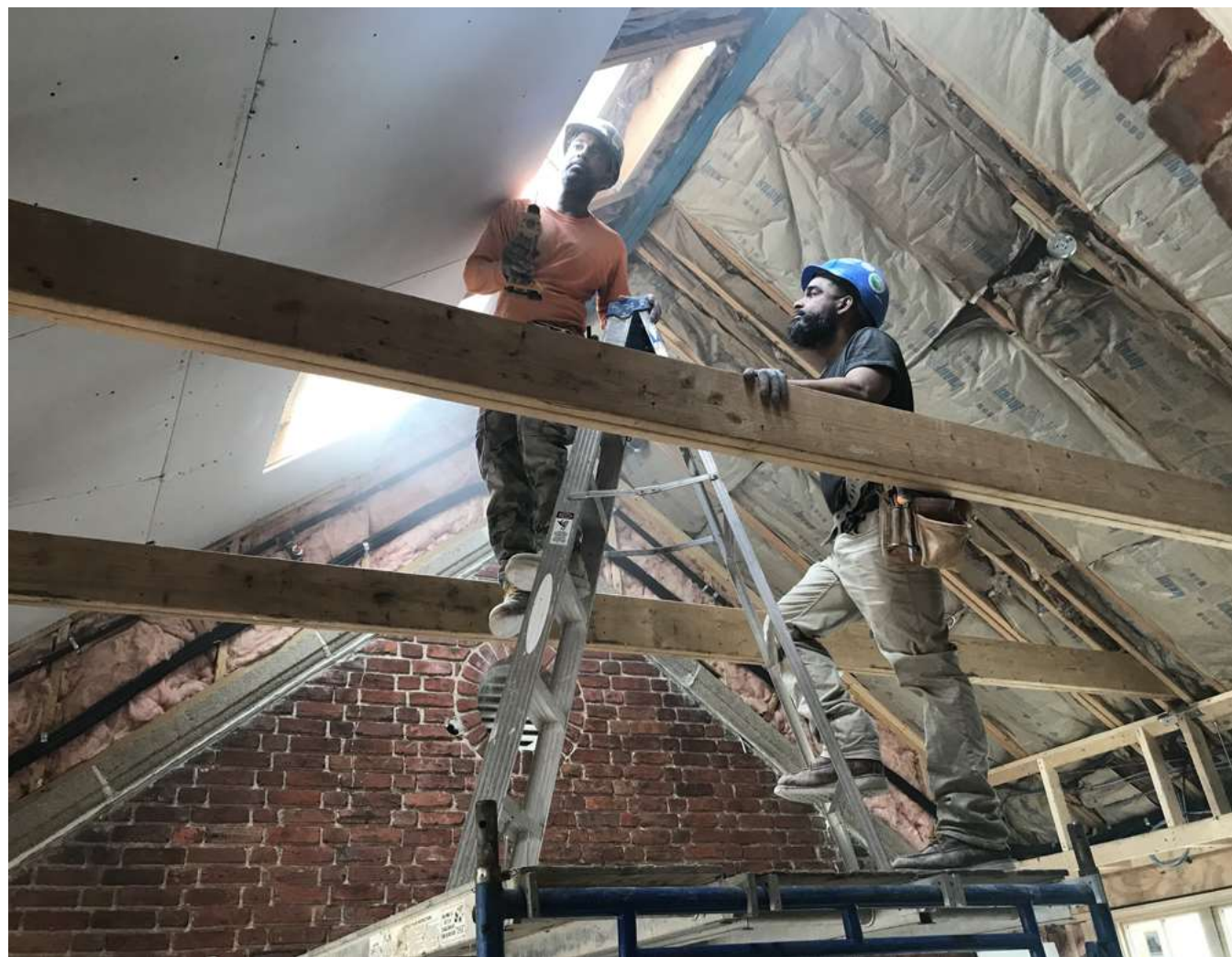
Ten carpenters show up, continue to work on window trim and get serious about drywall in the Lobby.



In the corridors.



In the new Carriage House Room.



In the new ADA bathroom.



Four carpenters install electrical boxes and fire alarm wiring.

A security worker runs wires for the new telephone access system.

Monarc Superintendent Steve takes a hand at improving the grooving for the majestic Douglas fir beam.



Two plumbers install a cold-water line and three ironworkers start work on railings and guardrails.

We have our biweekly meeting with architects and contractors.

The architects are somewhat taken aback at their first glimpse of Fort Refuse — the imposing trash internment alcove.



We didn't draw that . . .

Oh dear.

Yes, we did.

Friday ⚡

Ten carpenters again, hanging drywall in the Storage Room.



A sprinkler worker continues the retreat.

Two iron workers work on handrails.

Two plumbers finish a big copper water line from the Quaker House boiler room to Suzy's office.



This line is not functional. It provides a way in future to connect Quaker House to Meeting House if it turns out to be expensive or impractical to have two separate water services for what is now one building.

Some of the carpenters and four electricians finish furring and conduits at the far end of the ground floor corridor.



Looking Ahead

The big Douglas fir beam and Lobby entrance roof will be added.

The windows and most of the doors will be completed.

More drywall. And now that the drywall is in, maybe some bathroom fixtures and kitchenette cabinets, too.

The elevator tower will be clad with stone and someday the elevator will arrive and be installed.

A second layer of subflooring will be added to the upper corridor and Lobby.

The door of the tiny Assembly Room bathroom will be demolished and then reinstalled around the corner.

The brick patio will be finished and the bluestone begun.

The grade will be adjusted and cleaned up, east and west, moving toward laying down some turf.

Outdoor railings will be installed.

“Architectural metal veneer panels” (aluminum siding.) will be installed on the lower corridor.

We still don’t have the latest schedule update, but the countdown confidently continues . . .



