



FMW Renovation Update

August 4, 2019

Well, Jane, it just goes to show you, it's always something — if it ain't one thing, it's another.

— Rosanne Roseannadanna

Monday ☀️

One by one, remaining details are crossed off the list.

The new, correctly sized Parlor pocket doors arrive and are installed.



Now that the maple flooring is in, the four carpenters can add the baseboard to the upper corridor.



Two ironworkers come to install the cable railing along the top of the retaining wall. They break a drill bit and go away.

The painter works on the Quaker House entrance area and Assembly Room door trim and soffit.

Douglas and Mario work on soffit, install wall screen panels, adjust and reinstall a couple of door thresholds, and remove protective plastic covering from the windows, substantially improving the view of the barren topsoil in the back garden.

Two masons grout the stone on the elevator shaft inside the Lobby ground floor and start to lay up stone on the second floor.



Four electricians work on lighting at the Quaker House entrance and along the retaining wall. They also wire up security hardware at the entrance doors.

Tuesday ☀️

Six carpenters install baseboard in the upper corridor, add drywall around the stairs, install exterior window trim, and trim the Parlor pocket doors.



A flooring installer adds vinyl tile just inside the Meeting House door and then starts to spread leveling compound on the floor inside the new Reception Office door.



The Meeting Floor is lower at that point and doesn't quite match up with the Lobby floor, so it must be built up a bit to provide a smooth, accessible transition.

Three painters work on the upper corridor and Lobby ceiling and the Douglas fir trim at the doors.

Two concrete workers demolish the curb at the Meeting House entrance.

Three flooring workers install the remaining wooden thresholds.



Tyrone, Mario, and Douglas work on threshold and floor transitions and interior paneling, and then start to frame a new floor to cover the departing stairwell in the Carriage House west office.



Two masons restore the brick pavers in front of Carriage House.



Two electricians install a new light in the Quaker House entrance ceiling.

Wednesday 🌤️

Encouragingly, the word “Complete” is showing up more frequently on the daily reports, as one task after another is brought to a finish.

Two stair installers complete the stair returns.



Three electricians complete the garden lighting.

Except for the stair lights, still halted by a blocked conduit.



With the garden lights installed negotiations are under way to install the lawn irrigation system.

Two flooring workers continue to level floors at the Lobby door thresholds.

They end up using a lot of floor leveler in the new hallway.



And even more in the reception office.



Nine carpenters fan out across the project, installing shoe mold on the upper and lower levels, cleaning windows, installing a lock on the Kitchen back door, adding drywall to the Quaker House entrance and Storage Room, adding Douglas fir trim to the upper patio doors, and *completing* the exterior window metal trim.



Two ironworkers drill post holes in the concrete foundations for the cable rail above the retaining wall.



Three roofers work on gutters and downspouts.

Three painters paint canopy and door trim and the Assembly Room bathroom, which is now the North Room bathroom.

Thursday 🌞

Douglas and Mario complete the subfloor concealing the east Carriage House stairs.



With the stairwell covered, they quickly demolish the stairs.



They discover that the space below, which is to become a large utility closet, has a dirt floor, so additional work will be required to extend the slab into this area.

They also join Tyrone in trash removal and site cleanup.

Eight carpenters (What happened to the other one?) return and install baseboard in the Meeting House hallways, door hardware on the lower connecting hallway, and door trim at the upper patio.

They also work on Storage Room drywall and unload the long-awaited Lobby sidelight glass, which is discovered to be 1/8 inch thicker than it was supposed to be, creating potential installation problems ahead.

Four flooring workers replace the failed oak tread installation at the Meeting House front entrance with a nice, new oak tread installation.



They also complete the floor leveling in the new hallway and Reception Office and lay down vinyl tile.



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

A plasterer adds a finishing coat to the Reception Office and starts patching up the enlarged Carriage House east office, while three electricians rework the wiring.

Three painters add more paint to the new Carriage House Room and more finishing coats to the maple-covered beams.

One of them surprises the Parlor window with a quick make-over.



Friday ⚡

Eight carpenters back again to start to install maple trim on the windows, door lock cylinders, and Lobby sidelights.



Installation of the sidelights is slowed by the need to rechannel the frames to accommodate the inch-thick glass.

Two HVAC installers come to temporarily disconnect and remove the unit under the stairs so the carpenters can remove the shelf-like structure under the stairs, which turned out to be a bad idea.



You can't see the bad idea in this picture, because they have just removed it.

A sprinkler person comes and installs sprinkler head covers everywhere.

Three plasterers finish walls and bulkheads in the Reception Office, which is starting to look like a thing.



It even has a sort of a door. The little closet on the left doesn't have a door yet. It will hold various electrical stuff, including the wiring and router for our ethernet and WiFi.

Three painters put more paint on top of yesterday's paint.

Three electricians continue to wire up the remodeled Carriage House east office, while Douglas and Mario build a frame for the new office door and work with Tyrone on site cleanup.

Two ironworkers set posts for the retaining wall cable railing.



Looking Ahead

Spaces aren't quite move-in-ready, but there's only about one really busy week left, and Monarc is edging into cleaning and packing up mode.

If they can get the door locks all working, they may remove the construction fence this week. We should be able to move into the Reception Office this week, as well.

Elevator final testing should happen this week.

The new Carriage House east office work may continue on after that, and there are questions about whether the Storage Room needs more leak-proofing.

The landscaping is our task. Would you like to adopt a shrub? That work is beginning to emerge from the dreaming stage.

The new fire alarm system is active in test mode and should come on-line mid-month.

One exciting unknown involves the task of replacing the old Meeting House plumbing.

We would like to replace the old and increasingly risky pipes leading to the shut-off valve in Barbara's office. To do that, must turn off the ancient shutoff valve now located underneath our new wheelchair ramp. It's not clear what condition it's in or even what kind of valve it is. It could fail when we try to shut it off and create a flooding emergency. We would have to dig it up and replace it. We would like the city to turn off the whole line while we make the experiment, but they decline to do that. Should be interesting.

As for the rest, we're still on the outside looking in, but that may change this week.