



## FMW Renovation Update

September 1, 2019

Dost thou know who has the keys to Quaker House?

— Traditional Quaker saying

**Sunday** ☀️

The origin of this saying is lost to history. It seems to make no sense, since Quaker house is just down the hall and you don't need a key to get there.

The project is winding down, so less happens each week and Quakers are starting to replace contractors in the new hallways.

As the week starts, the first Quaker activity takes place in the new Carriage House Room as the Fiber Party meets there on Sunday, even though the Monarc Project Office is also still using the space.



**Monday** ☁️ \*\*

But the next day, the project office vanishes.



As Project Superintendent Beverly Barbour retreats to the Lobby corner closest to the exit.



Despite vigorous button pushing, the elevator refuses to respond, since we have not yet wrestled the key away from the elevator company.





Protective mats are removed from the new floors and stairway.



Thresholds are stained walnut, because the architects think they will look better, and they do, don't you think?



The restored kitchenette appears to be ready for action.



And the halls are swept clean.





Tuesday 🌤️

With a coat or two of polyurethane, the new flooring patch almost matches the old.



The stairway removal is nearly complete.

The cable railing starts to acquire cable.



Wednesday ⚡

Intrepid Event Manager Brian Lutenege establishes a base camp in the Reception Office.



Schindler Elevator has relinquished the key at last, and the buttons are all aglow, as demonstrated by professional elevator model Ahn Eun-Gyung.



Thursday ☀

The cable railing project moves forward outside, and the new Quaker House ramp to the kitchenette and main Quaker House stairs gets a nice hand rail.



**YESTERDAY THIS DAY'S MADNESS DID PREPARE.**

– Omar Khayyam

Your inside is out when your outside is in  
Your outside is in when your inside is out  
So come on come on  
Come on its such a joy  
Come on its such a joy  
Come on let's make it easy  
Come on let's make it easy  
Make it easy, make it easy  
Everybody's got something to hide  
Except for me and my monkey

– Lennon-McCartney

OK. The latest scheme proposed to deal with the new concept that the back garden requires *exit* doors that actually go back *into* the building and so have the exit sign and crash bars on what we thought was the outside is this:

We will build a new wall and door across the Storage Room near the east end. The west part will be the Storage Room, but the east part will now be an exit corridor and the present Storage Room doors to the outside will be reversed to swing inward and the present Storage Room doors to the corridor will just be removed.

A drawback is that this will provide easy passage to any burglar who wants to “exit” from our back garden into the building (since technically we can't ever lock exit doors). We hope to negotiate a waiver allowing us to lock the doors when the garden is not in use.

It's not so bad if you can avoid thinking about it.



Umm, what else about today?

The architects and contractors spend quite a lot of time staring at this little corner where the Lobby stair comes down to the landing past the window.

Try to imagine what that should look like.

Again, it's not so bad if you can avoid thinking about it.



The garden is now covered in Curlex to control erosion while we wait for the irrigation pipes to be installed. Please be careful. It looks harmless, but it's amazingly good at tripping you when you try to walk on it.



Better not to try to walk on it.



The lovely bronze stair rail pokes out at the bottom in a way that is not really permitted. It needs to curl around in some way. It doesn't look like it will be very easy to curl.



The door hardware has now been properly adjusted so most of the doors automatically swing closed and latch. Now you can accidentally lock yourself in the back garden any time you wish. Best to carry a canteen and sandwiches, in case that happens.

Friday ☀️

The cable rail is completed.





The stair railing is not quite done but looking pretty good.



We draw one last advance — \$209,794 — from our construction loan. The draw period ends September 1, so our borrowing is done and our repayment now begins. The mortgage balance is \$3,350,000, with a monthly payment of \$18,456. Brian Lutenegger, our energetic Event Manager, reports that event rental activity has rapidly picked back up to pre-renovation levels and Meeting Friends continue to support the Capital Campaign, so we are so far on track to pay off that mortgage. We receive the amortization schedule and learn that commercial mortgages like ours are calculated differently from the residential ones we are used to. The bank charges daily interest as if the year were only 360 days long, but charges it for 365 days. This adds about \$120 to each payment and means the effective interest rate is not 4.35% but more like 4.11%. Aren't banks clever?

Saturday ☀️

The masons and floor installers decide to come in on a Saturday this week.

The masons rebuild the brick planter in front of Carriage House, which was earlier demolished when we discovered that the water connection to the street ran underneath it, rather than where it shows on earlier plans.





A pair of flooring installers come and buff a section of Assembly Room floor and apply another coat or two of polyurethane to it, in the hope that it will somehow make the bumps and ripples less evident.



Instead, it makes them more obvious, so we proceed to the next step in the negotiations.

The week ends with a birthday party for a Young Adult Friend.



**Sunday** 🌤️

At least four Friends are assisted in their journeys by the new elevator.

Friends detour around the refinished floor patch, but manage to get to the cookies and coffee.

**Monday** 🌤️

Nevertheless, she persisted.

— *Mitch McConnell*

Undaunted, Friend Marcia continues to press the elevator button.



Finally, she gets a rise out of it.



Descending, she is able to see the Assembly Room for the first time since the renovation, and delivers her opinion.



## Looking Ahead

The Meeting is gradually reclaiming the use of its old and new spaces.

The clearing out of the North Room is well under way.

The Library is almost presentable again.



There are still a lot of small details, finishing touches, corrections to be made,

There are also some larger issues — the Assembly Room floor, the landscaping, the phone access system and door openers, the storage room leak, and the final approval by the inspectors, with resolution of the garden egress issues.

And perhaps we should do something about the government.