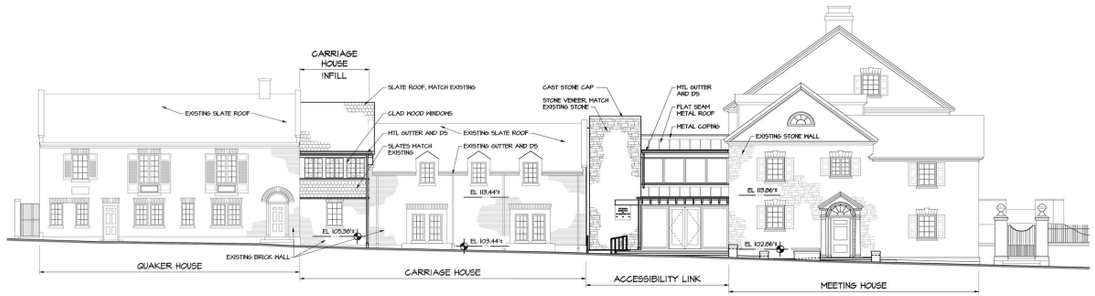


FMW Renovation Update

March 10, 2019

Everything up to that point had been left unresolved.

Try imagining a place where it's always safe and warm.

Come in, she said, I'll give ya

shelter from the storm.

— Bob Dylan

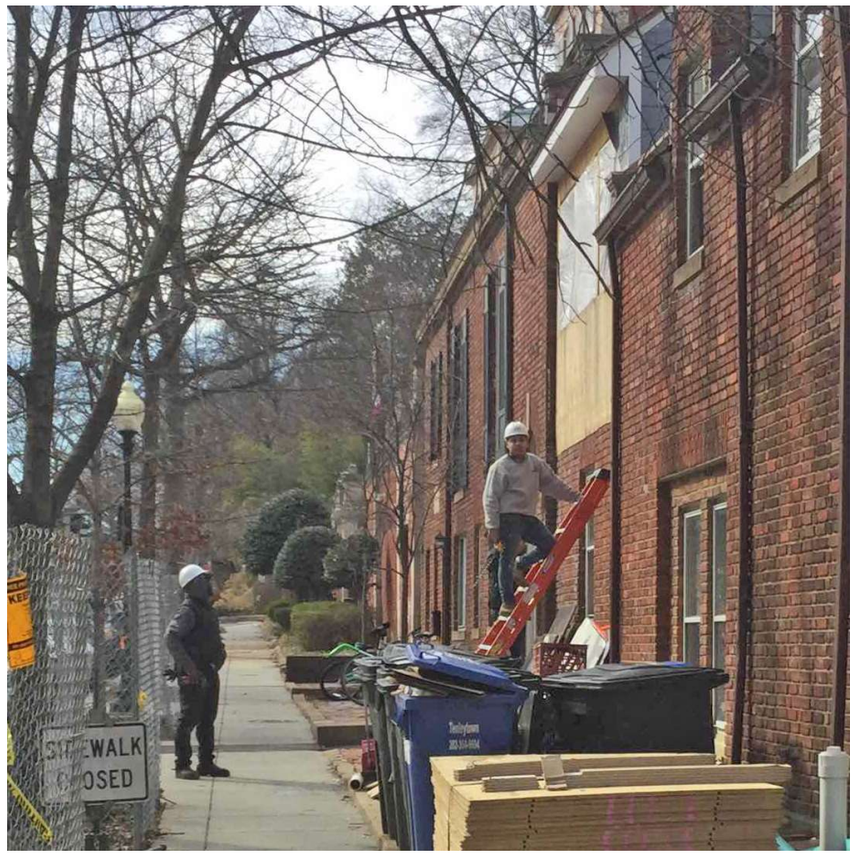
Monday

Perhaps this is a good time to mention a few construction terms we have learned . . .

Watertight – This is an important construction milestone — the point at which the inside of the new building is protected from the elements, and the stages of indoor construction can safely proceed. The original contract schedule anticipated reaching that point before winter set in, with windows delivered in the summer and installed in October and all the interior work proceeding, dry, cozy, and warm.

As it turned out, Monarc had to manage the outdoor work through the wettest summer on record and through the winter as well. The site work is now nearly complete, the steel is up, the roof is on, but the windows will not arrive until April. In the meantime, Monarc will make do with temporary substitutes to allow the interior work to go forward.

That is why Douglas today frames and installs plastic sheeting in the window openings of the new Carriage House infill section,



so that electricians inside the new room can begin to install wiring, switches and lighting, which are parts of the mechanical rough-in.

Mechanical Rough-In – This is the stage of the work when the interior walls and ceiling have been framed and all the things that go inside the walls (pipes, wires, conduits, bracing, HVAC ducts, linesets, condensate drains, clandestine listening devices, mice, poltergeists, etc.) are put in place.

In the ground floor part of the infill section, this rough-in work is nearly complete.

Close-in Inspection – This is another important milestone. The completed mechanical work must be inspected and approved before it can be concealed by insulation and drywall. One side of the wall may already be closed in, but not both, until after this inspection.

After the drywall is applied, all the finishing work — cabinetry, lights, plumbing fixtures, flooring, trim, paint, hardware — will be added, and this will take some time. In our case, we are working from west to east, so the spaces near Quaker House will be roughed in, inspected, and finished somewhat earlier than the Lobby.

But first, the exterior walls need to be completed. Plywood sheathing and insulation are on hand.

Today, carpenters continued to add framing and sheathing to the Lobby and corridor walls, while masons add capstones to the top of the elevator tower.

The masons also continue laying cast stone risers up the garden stairs and reset some of the wall capstones to adjust their elevation.

In the east garden the concrete crew arrives and pumps out the water and mucks out the mud from the bioretention pond excavation, in preparation for lining the sides of the pond with concrete retaining walls.

Somewhere inside, the HVAC crew continues to run linesets for the indoor heating and cooling units in the new spaces.

Tuesday

Four carpenters work on curtain walls (the Lobby walls with all the windows).

Two HVAC guys run more line sets. There are a lot of line sets running all over the place.

Five concrete guys continue to clean out the mud from the pond and neaten up.

Three electricians install lighting wiring in the upper and lower corridors.

Two masons widen the holes for the double doors into the Meeting House.

Douglas digs a trench across the new courtyard for an electrical conduit.

And also civilizes the lower corridor with a broom.

Wednesday

Like Tuesday, but colder.

Carpenters, electricians, HVAC crew, concrete crew, continue yesterday's work.

Masons place the tricky top step of the garden stairs, which comes out an inch or two higher than it oughta.

Alternatively, the rest of the world is an inch or two too low.

Measurements will decide who says "Oops."

Thursday

Two carpenters work on the Lobby ceiling. Two work on the kitchenette door. Two install a second layer of plywood on the lower corridor.

HVAC crew, concrete crew, electrician continue installing, digging, and wiring as yesterday.

The East Garden pond has a shape again, if not quite the expected shape.

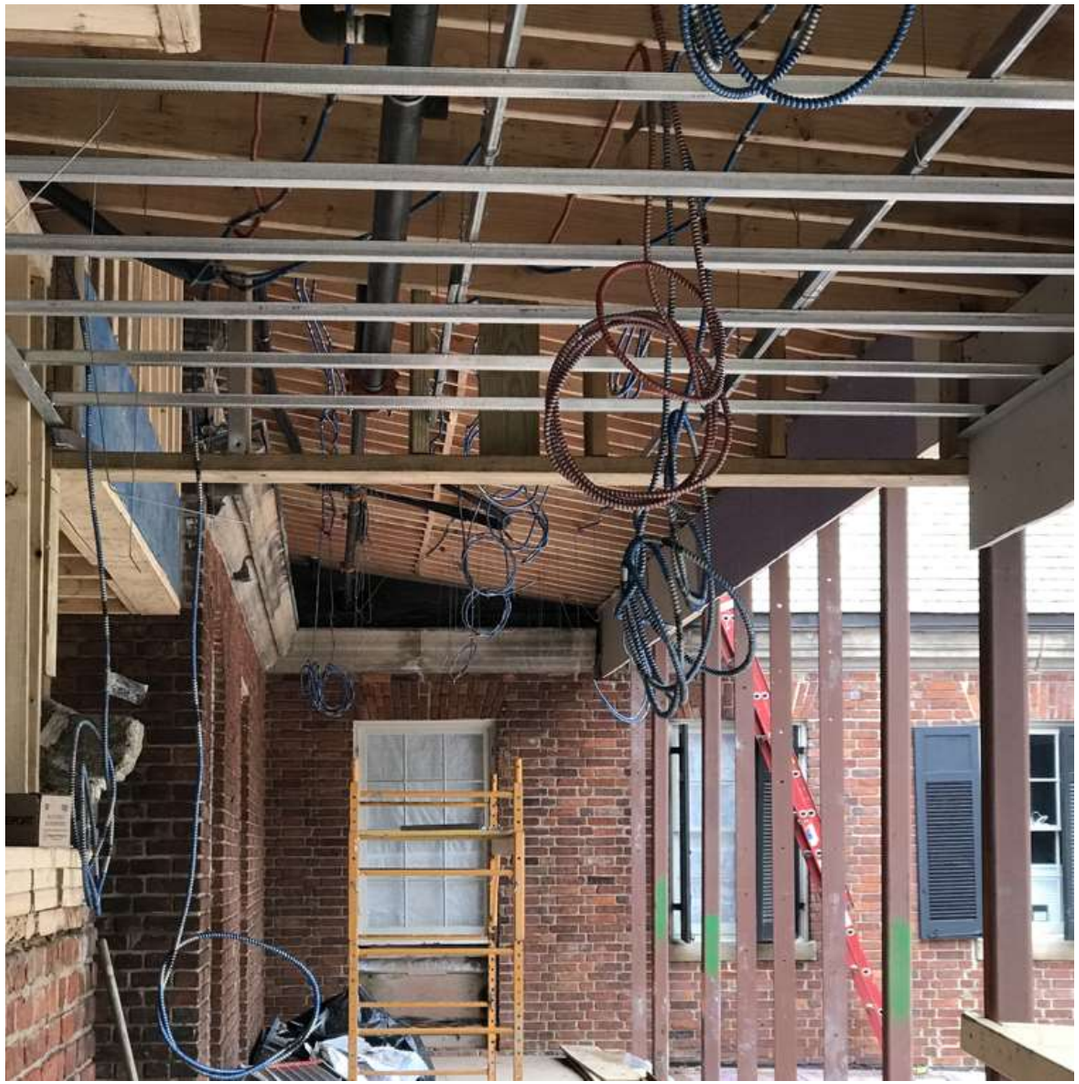
Friday

Six carpenters work on, among other things, the Lobby ceiling.

The HVAC guys run linesets, but also take delivery of two new heat pump compressors.

Seven concrete workers in the East Garden start to set forms for pouring the sides of the bioretention pond next week, and then wrap everything in plastic against Sunday's predicted rains.

Four electricians continue to run lighting conduits.



The carpenters also install a frame for the double doors that will take you from the Lobby to the Assembly Room.

Saturday

Two HVAC guys return and disconnect the heat pump that used to be on the deck but is now stranded in the new infill room. They haul it back down the stairs.

A crane arrives and springs into the air.

By mid-afternoon, there are three heat pumps, one old and two new, on the roof.

Carriage House joins the south side of Quaker House in having no heat. They promise to hook up the middle compressor on Monday.

Looking Ahead

Next week the concrete crew will pour the walls for the stormwater bioretention planter (mini-swamp) — a major lurch forward.

The roofers will come and waterproof the now leaky Lobby roof.

Perhaps the interior doors will arrive.

Quaker House and Carriage House will get heat again.

Electrical conduit will continue to unreel in corridor and Lobby.

The carpenters will continue to box it all in.

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

Drywall may appear in the new bathroom and kitchenette.