



**FMW Renovation Update**

**May 12, 2019**

Spring forward.

Fall back.

— Anonymous

**Monday** 🌤️

A quieter day, directed at loose ends.

A sprinkler installer relocates a sprinkler head in the elevator shaft, at the request of the elevator installer.

Four electricians continue to work on the fire alarm system and wiring for a smp pump in the elevator shaft.

Two roofers remove the water-test pond from the roof.

The installation of Pennsylvania Bluestone on the Assembly Room Terrace is halted and may have to be redone because of concerns that not enough attention was paid to maintaining required grades and linearity.



We receive a project schedule update which extends the “substantial completion date” from May 31<sup>st</sup> to June 25<sup>th</sup>. The reason is that the Schindler elevator company now says that it will not be convenient for them to bring the elevator cab before May 28<sup>th</sup>.

There’s a lot more to be completed, so this new target date is perhaps more realistic for the rest of the work.

Three commercial services workers add a finishing touch — stone and mulch — to the bioretention pond.



Six carpenters work on drywall finishing and framing the front entrance canopy.

Tuesday 🌞

Seven carpenters continue work on drywall finishing and framing the front entrance canopy.



Our architect visits the site and makes a list of needed minor plan corrections.

Three commercial services workers rough grade the once and future east lawn.



Three roofers finish removing the rooftop pond and install temporary protection on the unfinished canopy roofs.

Four electricians . . . you know.

**Wednesday** 🌤️

Eight carpenters hang and sand drywall and install beams, rafters and V-groove soffits on front and rear canopies.

V-groove means those boards and panels you sometimes see that look like (or are) narrow boards laid side-by-side with visible grooves between.

A soffit is that flat, horizontal space under eaves or canopies.

Oh, you already knew that?



The carpenters also work on the Carriage House corridor doors.

Two waterproofers worry about the persistent leak from the new patio into the Storage Room.

Three tree mavens attempt to rescue the tree roots in the east garden that have been buried under clay, mats, machinery, and piles of dirt for months. They try to inject air and mulch to aerate the soil around the roots. They encounter four more mats that had been ground into the dirt.

Three roofers install more flashing.

Four electricians install fire alarm work.

Nine masons remove some of the installed bluestone and take another run at it, making some progress.



**Thursday** ☁️

Three folding door specialists deliver the folding doors for the new Carriage House room. Then they wander away.

Eight carpenters work on drywall, mostly. They cut it to size, nail it up, tape over the joints, apply a thin coat of drywall mud over the tape, go home, come back, and then sand the dried mud smooth. All this takes a while.

The carpenters also finish installing the Carriage House corridor doors.



Two commercial services workers ladle topsoil and soil conditioner onto the East Garden slope, which is looking more civilized, but needs some grading.



The architects review the stairway to nowhere.



This is a mockup of the planned Lobby stairs, created by the ironworkers and carpenters, so the architects can approve the details before construction.

These guys in the picture are not the architects, by the way. They are the builders.

These are the architects, reviewing the stairway to somewhere.



The big chunks of cast stone on the ground are capstones that were installed, judged not quite right, and taken off again.

The architects and chief mason are trying to make sure the templates for the next casting are just the thing.

Three HVAC workers revise the linesets for the Carriage House and lobby heat pump systems, because the newer compressors are not compatible with the older branch boxes.

Eight masons mostly complete the bluestone patio.



Four electricians. Fire alarm system. Also front entrance canopy lights.

The concrete workers dig out the front entrance tree box, unearthing a funny little square brick wall that may have belonged to an outhouse from before the Civil War, or even before Washington was founded.

They intend to pour a two-foot deep wall inside the tree box to contain root growth.

We decide that we are not planning to plant sequoias and tell them to forget the wall.

But the good thing is, we have the tree box dug out, and an unsuspecting wheelbarrow falls into our trap.



**Friday** 🌤️

Eight carpenters install door frames, patch holes, finish drywall.

Three folding wall installers install a folding wall to enclose the new Carriage House Room, attracting two photo bombers.



Two concrete workers grind and finish the tree box in the front landing.

Painters at last, two of them, prime second floor walls and ceilings.



Two roofers install a temporary protective membrane on the front canopy. Big rain this weekend.

Four electricians. Fire alarm work. In the Meeting House.

Three mason improve the patio bluestone.



The front garden is staked out for final grading.



## Looking Ahead

The windows and doors will continue to trickle in. This will include cutting openings into Quaker House on both upper and lower levels next week. Doors will get stone thresholds.

Now that the never-ending drywall is nearly in, fixtures and other refinements may appear.

Including paint. There will be paint.

The elevator tower will be clad with stone. The actual elevator will arrive and be installed in, like, three weeks.

The bluestone will extend into the Lobby and out onto the front steps.

Also in flooring news, vinyl and ceramic tile will be installed in the Carriage House kitchenette and the new ADA bathroom and maple flooring in the new Carriage House Room.

And cabinets in the kitchen

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

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

Outdoor railings will be installed.

Thermostats will be installed and the new HVAC systems will be checked out.

Metal veneer panels and stone will be installed on the lower corridor and Lobby.

Fire alarm work, more lights, handrails, roof flashing, and more V-groove soffits.

Progress isn't always pretty. Today, it looks like this . . .

