

FMW Renovation Update

February 17, 2019

A crown is merely a hat
that lets the rain in.

— Friedrich der Große

Somewhat like our elevator tower.

Monday ☁️ ***

Rainy days and Mondays.

Even the indoor workers stay home, and the new roof is deserted.

No floor installers nor ceiling installers in the Assembly Room.

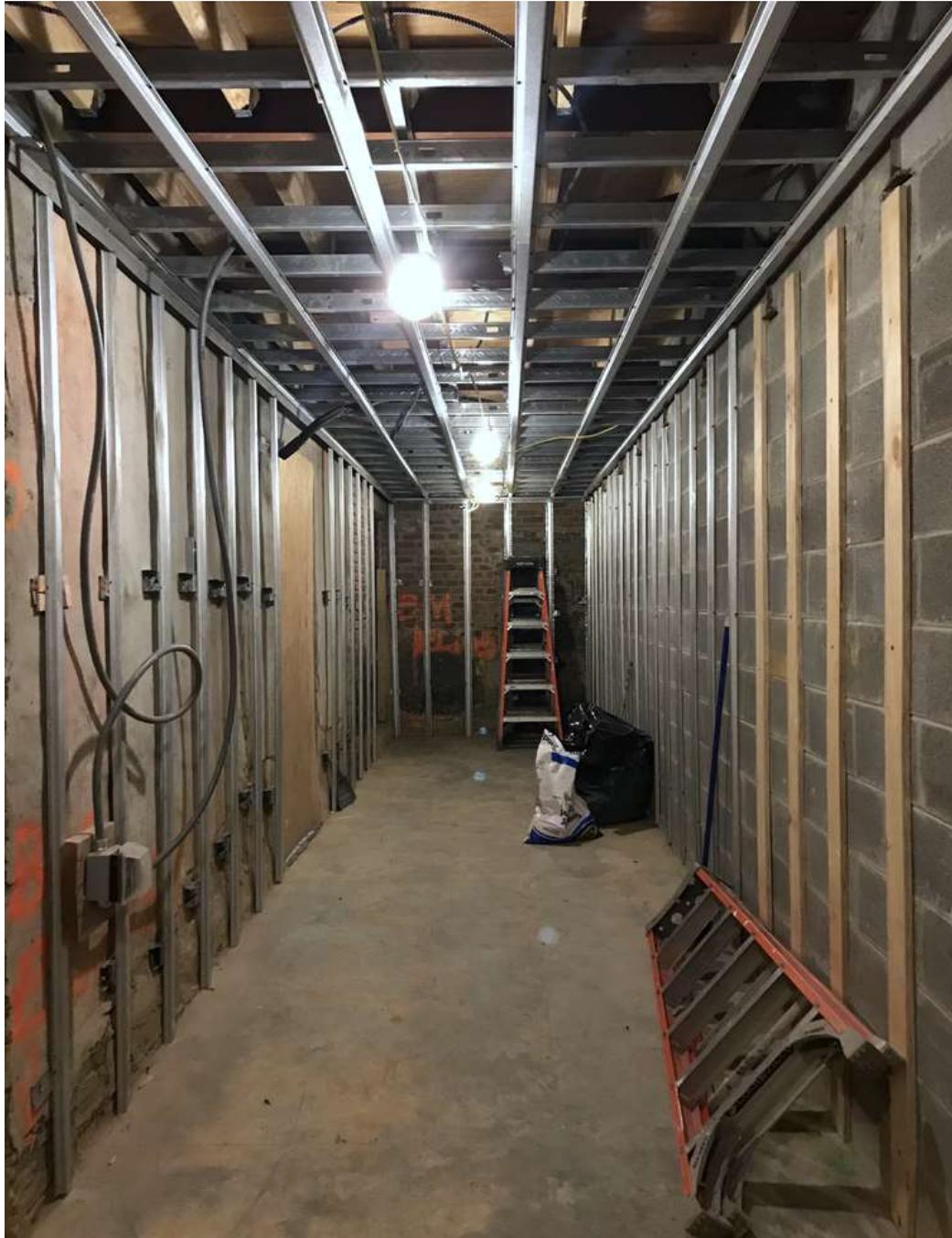
But a few things are accomplished.

Two lovely new floor plugs.



Now we won't have to walk so far away from the cookies to get more coffee.

Six carpenters busily add interior framing to the lower Quaker House corridor.



We visit the Costa Rican Embassy and receive a check for \$17,000 which the Embassy kindly agreed to pay to subsidize our installation of a drain in the corner of their compound. They previously gave us \$16,500 for the design and permitting work on that drain.

The drain is now working nicely. When it rains, you can hear the Embassy stormwater runoff gurgling happily through our drainage basin and under the Meeting property.

Before, that water would soak into the hillside and bubble up out of the Assembly Room floor.

So this is better.

Electricians continue to wire up the Carriage House kitchenette and bathrooms — a long process, nearly complete.

Three HVAC installers adjust the new supply ducts that pass through the North Room to reduce their impact on the space.

They also relocate the Quaker House Living Room compressor to its new pad. It had been moved to a temporary platform to make room for the construction of the new west stairs.

The carpenters take delivery of two piles of shrink-wrapped sticks for the Lobby roof.



The sprinkler and masonry supervisors stop by to review next steps.

All told, 15 people on site.

Tuesday ☁️***

See yesterday.

Rain, yes. Ceiling, floor, roof, and bioretention pond installers, not so much.

Monarc finds consolation in carving up our fireplace hearth.



Two electricians work on the wires around the remains of the Parlor.

Three HVAC installers start to run line sets in Carriage House for the new systems.

And four wet concrete workers start to lay out forms for the new ADA access ramp in front of the Lobby.



Wednesday ☀️

The sun is visible.

And so is the concrete truck.



Steel is laid for the access ramp and concrete is poured.

And smoothed.



Meanwhile, five carpenters lay out roof joists above the Lobby.



Electricians continue to wire in the Parlor hallway.

Two plumbers return and start to add pipes to the Carriage House bathroom and kitchenette.

After two days of rain, the bioretention pond is manifesting its pond aspect.



So no work there today.

The contractors, architects, and Meeting reps gather for the biweekly OAC meeting.

We discuss choices of bricks and stones and schedules

The views from our windows have changed.

Parlor –



Third floor teen room –



The door to nowhere –



A wall has been added to the janitor's closet (formerly Quaker House Boiler Room). We hope the carpenter remembered to step outside before adding the wall, as the room now has zero doors.

Thursday 🌤️

Another nice day, and roof framing continues.



Above the elevator shaft the new roof and hoist beam are visible.



It's finally ready for the Schindler elevator installer to come and confirm the shaft and beam dimensions. And so he does.

Schindler hates it when elevators do not fit, so they won't start to build the elevator until they see the shaft. Now that step is complete, we should see delivery in April.

Two plumbers continue to rough in the bathroom and kitchenette.

See the nice, new pipes!



The HVAC crew continues to install linesets and drains lines in Carriage House.

Two electricians complete the rewiring of the Parlor/Hall area.



Just in case you were wondering what complete looks like.

Friday 🌤️

A perfect day to be up on the roof.

Four carpenters nearly complete the Lobby roof framing.



The next step will be to cover the framing with plywood sheathing.

The carpenters take delivery of a stack of oriented strand board.



And Monarc tells them to send it back.

Monarc protects our interests by watching to insure that subcontractors follow good construction practices, don't take shortcuts, and build to specifications.

In this case, the plans call for $\frac{3}{4}$ -inch *plywood* sheathing.

OSB is a wonderful, new material, as strong as plywood, more uniform, and less expensive. It makes better use of tree resources and is rapidly replacing plywood in many construction uses.

It is not necessarily a good replacement for plywood in roof sheathing, as it reacts badly to slow leaks.



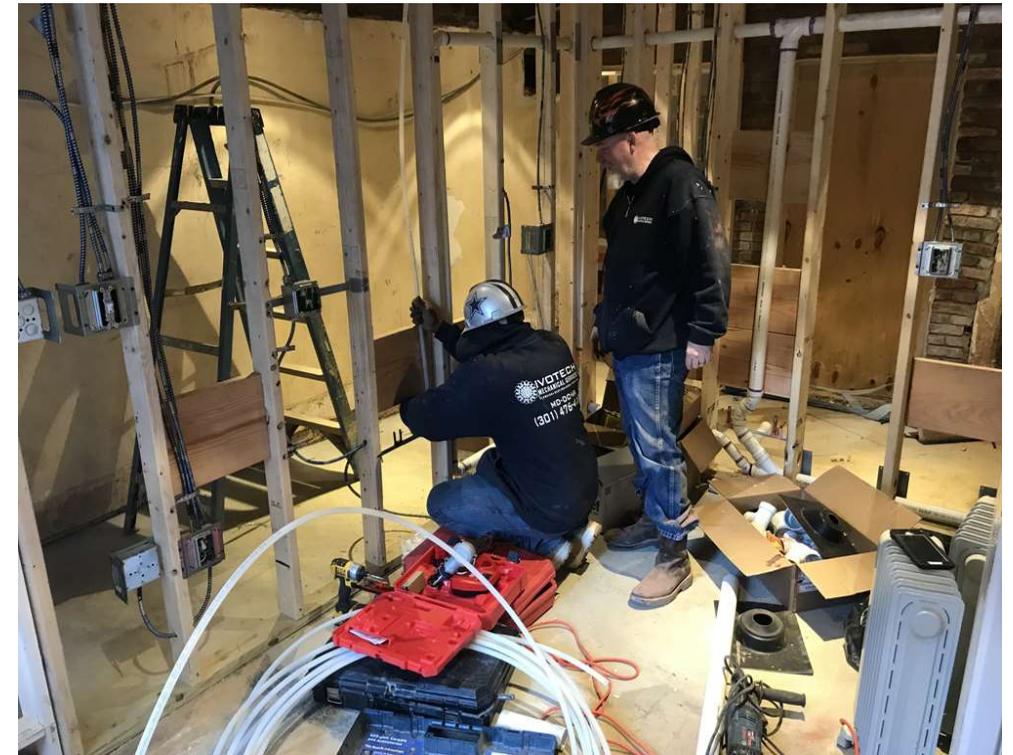
The roofers continue to add slate shingles to the Carriage House roof.



The carpenters take delivery of a stack of $\frac{3}{4}$ -inch plywood.



A pair of plumbers continue to rough in the kitchenette and bathroom pipes.



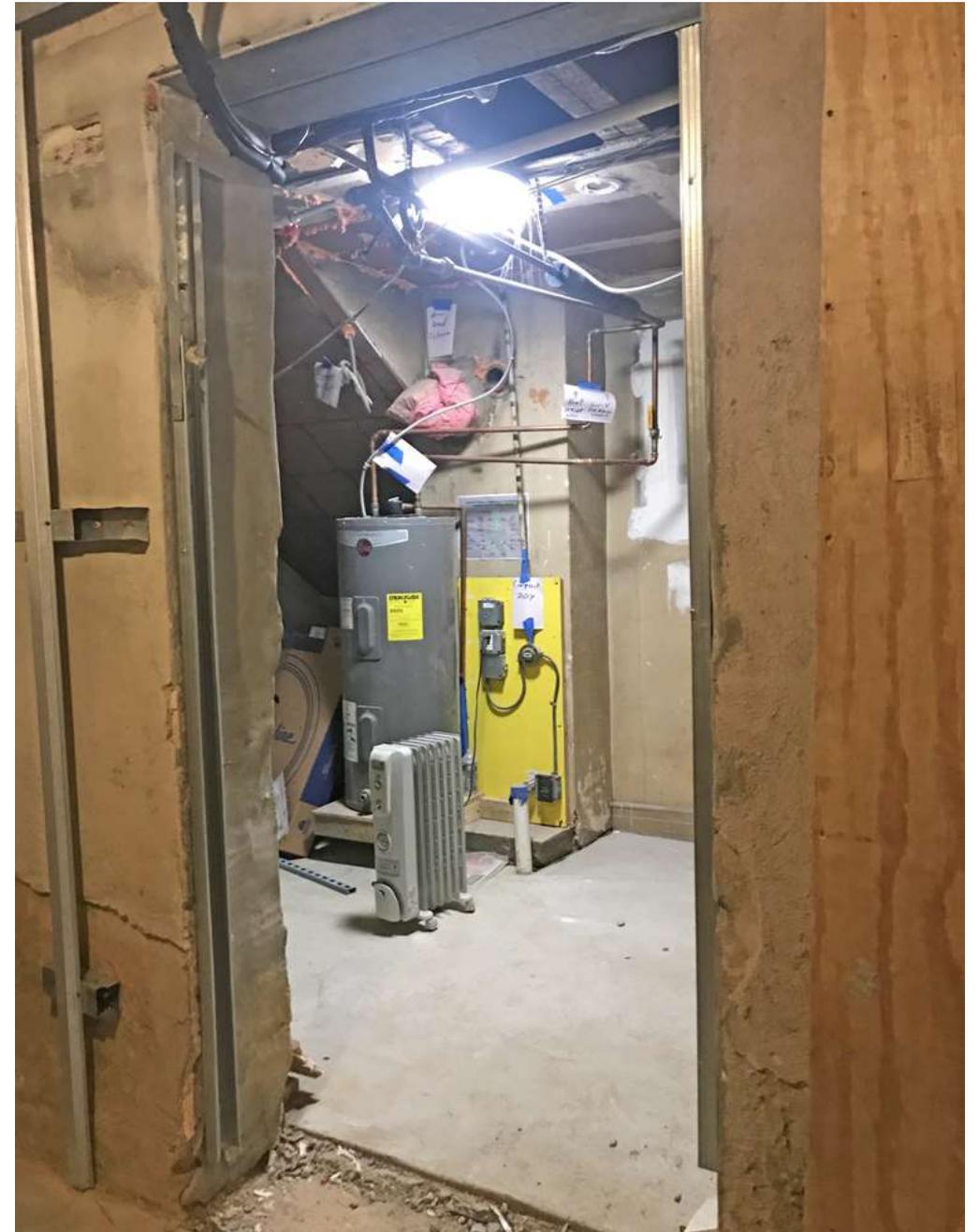
Two electricians start to install lights in the adjoining corridor.



The corridor is increasingly connected to Quaker House.

The former bathroom and Boiler Room are now only connected to the corridor.

The Boiler Room is looking more like a future Janitor's closet and is about to gain a mop sink.



In the Assembly Room, ceiling installers continued to install acoustic insulation.



Looking Ahead

Hastening to get the project out from under the weather, Monarc will get the roof weatherproof and install temporary walls.

It now appears that the exterior windows will not arrive until April.

In the meantime, Monarc must try to construct the inside in March before the outside is ready.

The Assembly Room is nearly complete, except for some disturbances around the hearth and the little bathroom in the back and a few grumbles about the HVAC diffusers being different sizes, and perhaps an issue with ceiling insulation, etc.

The light engineer from Lutron is supposed to come next Thursday and give us a two-hour training on the new light switches.

The switches are programmable, but the Meeting is unprogrammed.

Since we have almost no institutional memory, the light switches will have to look out for themselves.

Maybe a new Kitchen floor soon.

We'll drain the swamp and continue work in the East Garden next week, if the rain ever stops.

A trench will be dug across the back garden for a heavy conduit to connect Quaker House and Carriage House and the new spaces to the Meeting House electric panels.

The cast-stone garden stairs may be delivered and installed.

The heat pump compressors for the new spaces will be installed above the new roof.

Doors! The new interior doors will arrive next week, and that will speed the completion of the new Meeting House connecting hallways next to the Parlor and Office.