



## FMW Renovation Update

July 7, 2019

This, too, shall pass away.

— *Persian Sufi poets*

Monday ☀️

Our reporters have let us down.

We can only guess what happened today.

Probably elevator and fire alarm installation, painting and plastering and planning, don't you think?

Wandering the site, we see new things that have appeared in recent days.

A new heat pump unit in the Lobby.



Mysterious goings on behind closed doors.



A countertop in the new Carriage House room.



And another in the kitchenette.



A reconfigured, slightly less fortresslike trash alcove wall and gate.



A new door in the North Room, leading to the mini-bathroom.



New custom-made wainscoting in the new Parlor hallway.



Also notice that the new Parlor pocket doors (which turned out to be too tall) have been installed sideways to provide a temporary barrier while the work proceeds.

Tuesday 🌞

On more solid ground, we can report that a painter painted.



Carpenters installed baseboards.



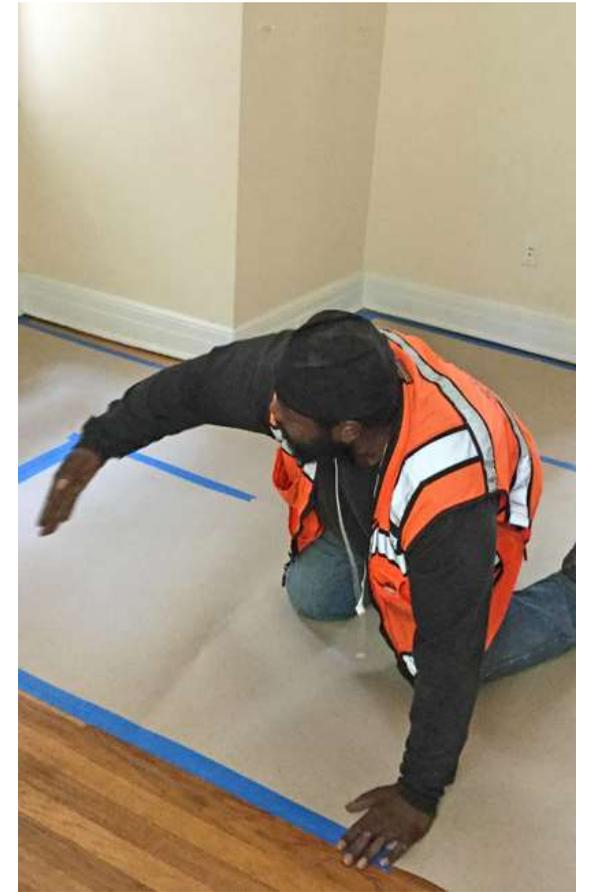
And a new attic window for easier access to the green roof and other rooftop attractions.



Roofers work on flashings and downspouts.

Most of the project is done by subcontractors, but Monarc has a few, handy workers who fill in, doing all the in-between tasks that none of the subcontractors consider to be in their scope.

Mario, Douglas, Tyrone, Wilbur, and Tyrone work on Parlor shelves, floor protection for demolition in Carriage House, post holes for guardrails, a cutout for the kitchenette sink, a box in a third floor closet, demolition for the third floor windows, etc.



Electricians work on photocells for garden lighting.

Stair experts work on the Lobby stairs.

The elevator installers continue.

**Wednesday** 🌤️

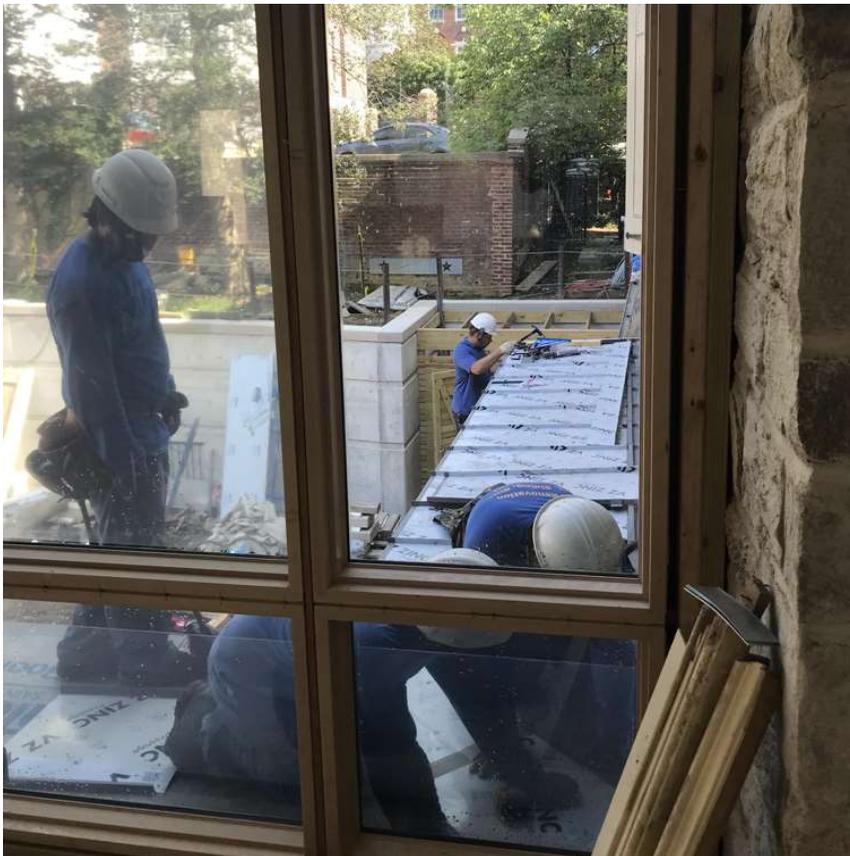
And today, the elevators installers finish their work.

The elevator goes up and down!

Although not with us on it.

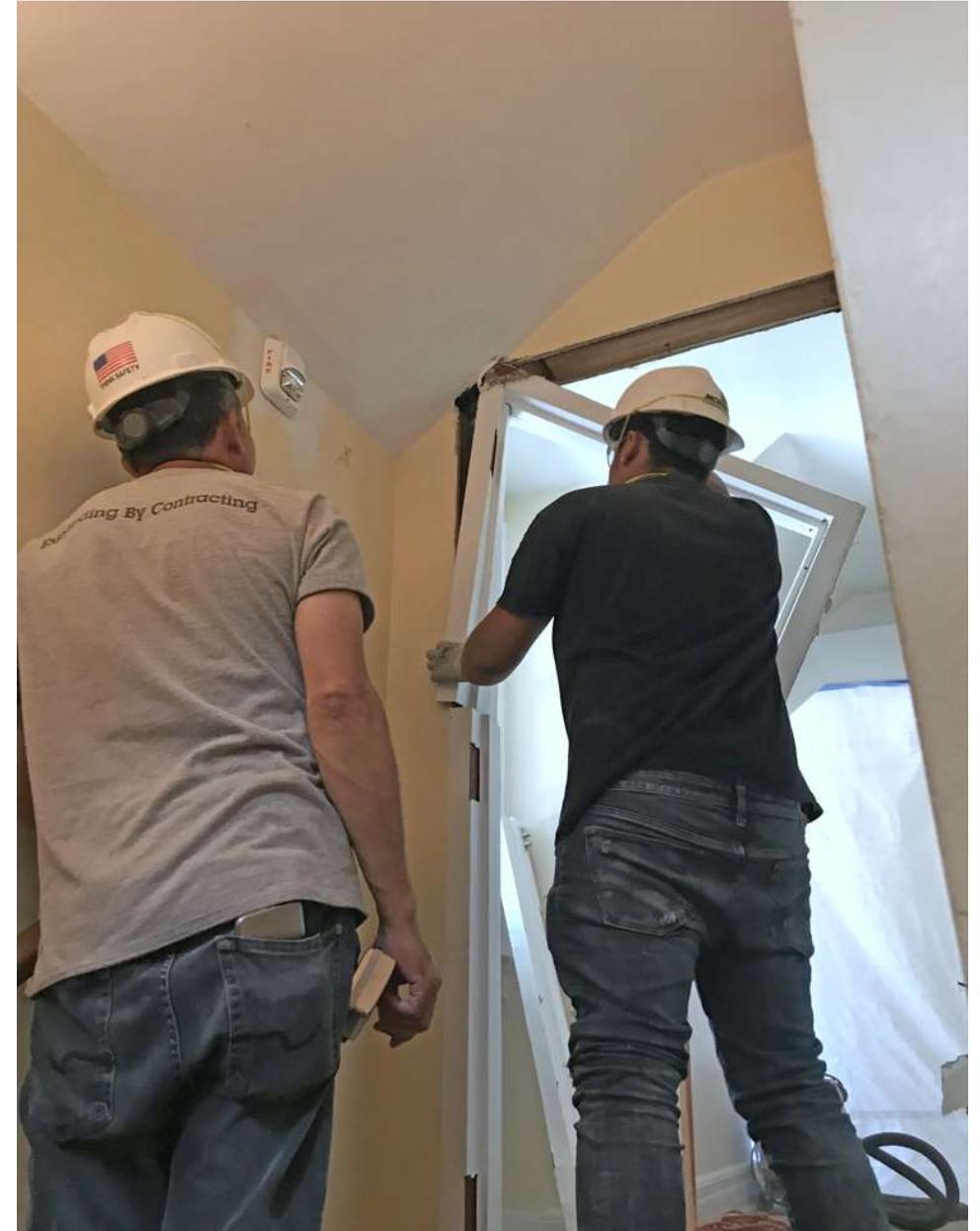
Also carrying on from yesterday, a painter paints.

Roofers install flashing and metal roofing.



Carpenters install trim and prepare doors for hardware.

The five Monarc workers clean the courtyard and start to demolish the Carriage House west office walls and adjoining stairway.



By days end, demolition is well advanced.



With the loss of this stairway, the upstairs office tenants are now using our new corridors to go in and out.

We have our biweekly meeting with Monarc and the architects, and we receive a bill for June covering about half of the remaining work. It seems like July should see near completion.

Electricians work on garden stairway lighting.



**Thursday** 🌤️

Some disunity about today, so we'll just move on to . . .

**Friday** 🌤️

The elevator installers have gone, so it's now up to the elevator inspectors to tell us whether we have a working elevator.

Six site utility workers return after a long absence and adjust the final grading in the upper and lower courtyards, bringing them one step closer to grass.



Roofers and a painter continue to work on finishing touches.

The Tyrones, Anderson and Lee, rip out that lovely yellow tile from the mini-bathroom, along with everything else, giving it a spacious, uncluttered, contemporary look.



Electricians continue work on garden lighting.

Six masonry workers install cast stone capstones to complete the garden stairs.



At the end of the week, the green roof is doing well.



And the Assembly Room is looking less scruffy.



## Looking Ahead

The slowly shrinking list of remaining tasks includes:

- Install upper corridor and Lobby flooring.
- Complete Meeting House plumbing replacement and patch up the walls.
- Install new vinyl tile to replace the removed asbestos tile in the Meeting House hallway and kitchen.
- Final painting and trim. More stone on the elevator tower interior.
- Install new pocket doors between the remaining Parlor space and the new upper hallway. Finish hallway wainscoting.
- Install garden lights, cable railings, an irrigation system, grass and plants in the west garden.
- Install a big hanging light in the new Carriage House Room.
- Replace the window in the Main Office with a door into the Lobby.
- Redo the Assembly Room cork floor and finish Assembly Room final paint and trim.
- Complete and activate the fire alarm system, telephone access system, cipher locks, and door hardware.
- Charge the new fire sprinkler system.
- Pass final inspections, clean up, and move out.

That seems like a lot, but Monarc is focused on winding this up, so let's reduce the countdown to:

A large, stylized brown number 2, rendered in a serif font with a thick, solid fill. The number is positioned on the right side of the page, below the text 'countdown to:'. It has a classic, slightly ornate appearance with a curved top and a horizontal base.