

FMW Renovation Update

July 28, 2019

Mistakes were made.

— Richard M. Nixon, Ulysses S. Grant,
Ronald Reagan, Bill Clinton,
Henry Kissinger, Chris Christie,
George W. Bush, et al.

Monday 🌞

Many finishing touches under way.

Many more to go.

Three flooring folks deliver loads of maple and oak. A promising development.

One plasterer patches here and there.

Two painters make lists of what's left to do.

Two electricians ready the new fire alarm system for testing.

Two masons improve the area in front of the entrance.

Two carpenters install trim and wainscoting in the diminished Parlor.



Douglas and Mario install very expensive two-hour fire-rated glass in front of the Parlor window.



The flooring workers cut and install the last of the stone thresholds.



Tuesday 🌧️

Oh, frabjous day!

Four flooring workers start to install maple flooring in the Upper Lobby.



They also patch the Oak flooring in the upper hall, where the Parlor wall was removed.



Two masons repair the stone around the Reception Office door penetration and point up the second floor hallway.



Two carpenters add various small improvements, including an access panel in the wall of the Lobby stairwell.



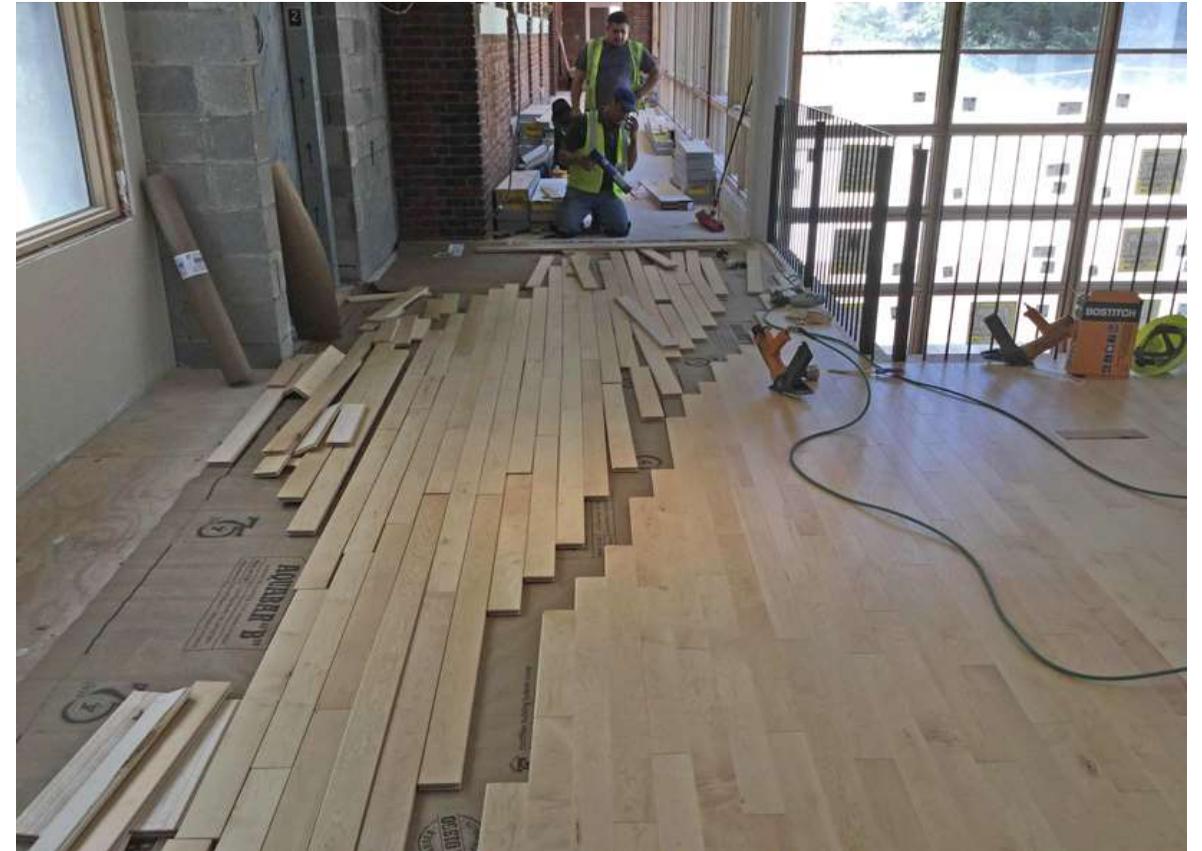
A plasterer fills in around a second floor window.

Two electricians work on fire alarm and courtyard lighting.

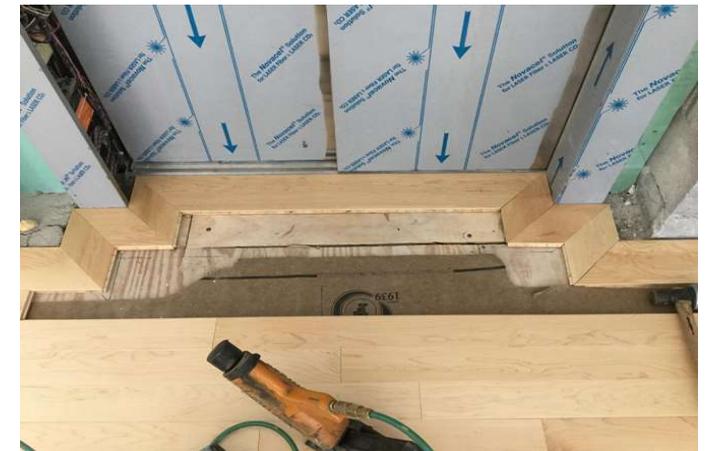
Electricity is not getting through to two or three of the stairlights. Apparently, some concrete got inside the conduits now permanently embedded in the reinforced concrete wall. This may take a little while.

Wednesday ☀️

Two flooring installers extend the flooring down the corridor.



And past the elevator.

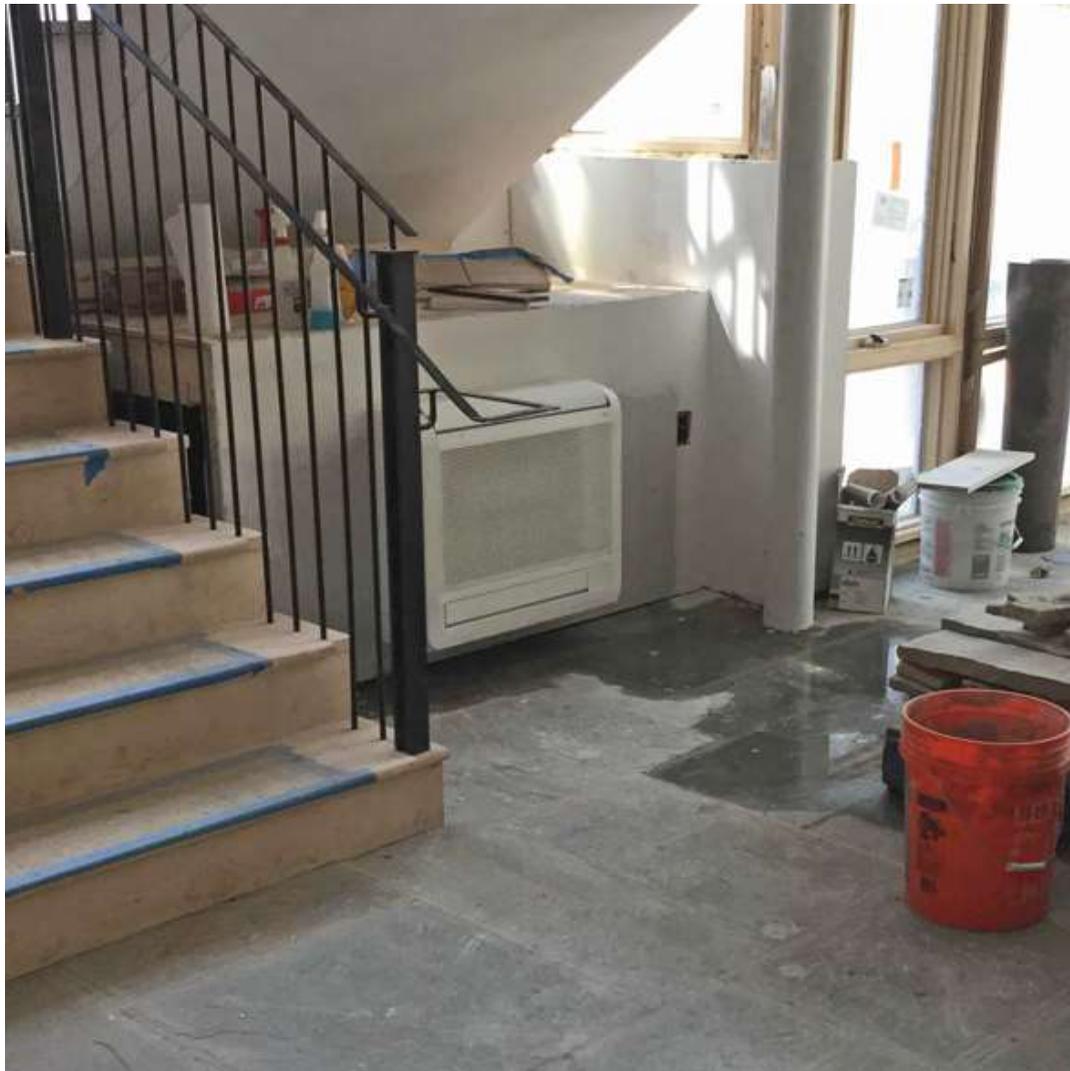


Two carpenters install chair rail and shoe molding in the Meeting House hallways.

A sprinkler installer tries to turn on the water to test the sprinkler system but discovers that the water is turned off at the street.

Two roofers remove the protective plastic covering from the front entrance canopy.

Two HVAC workers come to address various malfunctions, such as a condensate leak in the new Lobby ground floor unit.



Douglas and Mario install trim around the fire-rated glass in the Parlor. They also add a required metal grate to the elevator sump to protect any pedestrians who happen to walk through there.



They also sand and add a finishing coat to the maple-clad beams in the new Carriage House Room.

Two electricians brighten the tenants' day by running fire-alarm tests all morning.

They also install wall switches in the Reception Office for Lobby and landscape lighting.

Two masons compromise our anonymity by installing a cast stone sign on the front of the elevator tower.

They also infill brick near the elevator shaft and point up the stone repairs at the Reception Office door.

In another new sign of the End Times, a security specialist appears and starts to wire up the doors.



Thursday 🌞

The two flooring installers continue down the corridor.

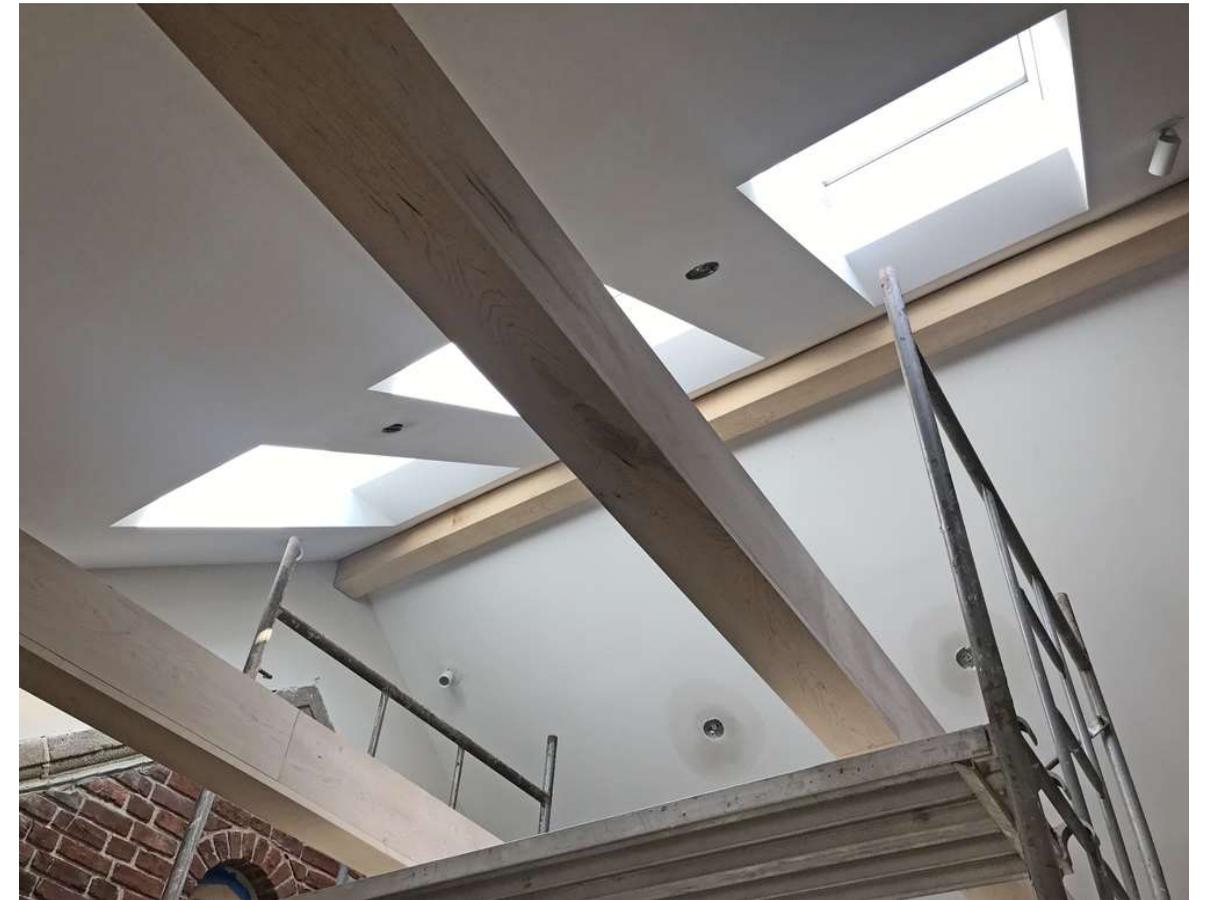


Three carpenters continue to install trim and reinstall the old White House ceiling beams in the new ground floor hallway.

They also make further adjustments to the wall of the trash alcove, replacing the wood with pressure treated wood.



And they add maple cladding to the ridge beam in the Carriage House Room.



Two HVAC supervisors stop by to review the remaining work.

Two flooring installers come to review outstanding issues in the Assembly Room.

A concrete supervisor stops by to discuss demolition of a low wall at the entrance.

Two electricians continue to install transformers and switches in the Reception Office.

Mario and Douglas reinstall the Kitchen ceiling.



With new ceiling and floor in place, the kitchen is starting to look ready for duty.



Tyrone patches the tile in front of the new Assembly Room bathroom door, but chooses a color a bit jauntier than the original.



Two masons begin to install the interior stone façade on the elevator shaft.



Friday ☀️

Five carpenters continue work on the trash alcove wall.

They also start to construct a ceiling bulkhead in the Reception Office, sand drywall in the new Carriage House Room, and sand Douglas fir beams on the interior of the patio doors to prepare for finishing.



The ground floor hallway is starting to have a finished look.



Three electricians work on fire alarm programming, install required smoke and heat detectors in the elevator shaft, and install conduit for the elevator phone.

A Schindler Elevator representative comes by and runs the elevator up and down to enable the work in the shaft.

The security specialists install the telephone access panel.



Two stair installers work on stair returns.



Douglas and Mario install more V-groove soffit and add floor protection for the elevator shaft masonry work.

Two masons continue to install the elevator shaft stone on the ground floor.



Monarc Superintendent Steve Lail sends a note to subcontractors reminding them that they really would like to finish everything they can next week.

Looking Ahead

With the floor in place and the protective window film starting to come off, the Lobby is acquiring a finished look.



Monarc hopes that our architects will certify the work as “substantially complete”, perhaps as early as our meeting next Friday.

That would mean that the work is complete enough that we can use most of the new space and compile a reasonable list of the things that still need to be cleared up.

With that bright prospect in mind, we end the countdown (a bit prematurely) with:

