



FMW Renovation Update

July 18, 2019

*The steeplehouse was exceeding much painted
and I told him and the people that
the painted beast had a painted house.*

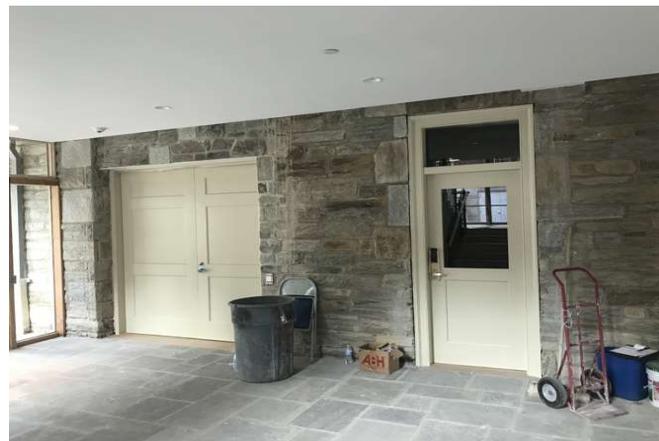
— George Fox

Monday ☀️

And yet, the painting continues,
day-by-day.

Four painters work to revise the
paint color on doors and trim.

Less activity this week,
although there are still many
things to finish up.



Inspections, accounting, cleaning, and the making of lists are all on the agenda.

The carpenters work on locks.

The doors are still missing some locks because of a mismatch between the new lock cylinders and the crash bar hardware and because some of the doors were not properly channeled for electric lock wiring. In the interim, Ken is locking them at night with bicycle locks.

Although still a work in progress, our building is now finally and officially wheelchair accessible, our entrance having been accessed by an early adopter after Meeting yesterday.



Somebody notices that the inch-thick new sidelight windows that flank the Lobby doors were installed with the self-cleaning glass treatment on the inside.

Not wishing to debate whether the DC air quality is worse than Quaker housekeeping and personal hygiene, the carpenters remove the windows and reverse them.

Masons fill in the last bit of stone on the upper level of the elevator shaft.



Three electricians continue work in the new Storage Room.

Douglas, Freddy and Manuel continue cleaning up.

They strip the protective covering from the veneer panels on the back wall, revealing far less than 50 shades of gray.



Tuesday 🌤️

Another quiet day in the increasingly peaceable kingdom.

Inspections take up much attention.

Masons repair the empty space in the Lobby floor that resulted from a late design change under the stairs.



A rainstorm is forecast. We hope it will provide a test of the Storage Room waterproofing, but it declines to cooperate.

Wednesday 🌤️

Carpenters work on applying maple trim to the interiors of the many, many windows.



The new cipher lock on the Reception Office door now seems to work as it should.



The big event of the day is that the elevator passes inspection. Nothing stops us from riding in it, except that the Schindler Elevator company doesn't like to let go of the key until Monarc lets go of the check, which should happen soon.

Thursday 🌤️

The trash alcove has acquired a new and darker color.



We meet with the architects, the contractors, and the nice man from the bank to discuss remaining details of payments and punch lists and permits and such.

Painting continues here and there.



Decision are made about smaller and smaller things.

Beverly Barbour, a new Monarc Project Superintendent appears to fill in for Steve, who is more and more occupied with his next project.

Friday 🌤️

The fire alarm system is successfully and noisily tested.

Steve forgets to call the system out, and fire trucks appear out front.

So that part works.

Masons repair stone wall and coping at the front entrance.

All the locks are completed except the Lobby rear entrance.

Carpenters continue the window trim installation and complete the installation of drywall in the new Carriage House kitchenette closet.

The ironworkers say they cannot get fittings for the specified 5/16" cable railings, so we agree to 3/16" cable.

HVAC workers balance the airflow in the new Assembly Room ducting.

Ken, who had planned to leave for Germany and Switzerland today (when the project would have been long completed), leaves for Germany and Switzerland. We will be clueless until his return in September.

Looking Ahead

In the coming week, the Lobby stairs and retaining wall railings should be completed.

The maple railings for the Lobby stairs are finally on hand and will be installed

Remaining protective coverings will be removed and final cleaning should be well advanced.

Remaining tasks are less and less obvious to the eye. The installation of turf and plants in the upper and lower terraces and in the stormwater pond on the east side are exceptions to that. Before the turf, we must put in an irrigation system, and before that, supporting plumbing and electrical work that has just now been specified.

We need some serious rain to verify the waterproofing of the Storage Room before the drywall is installed.

We must install acceptable plantings in the stormwater pond and pass inspection so we can remove the silt fence.

The satisfactory completion of the Assembly Room floor installation may take a while. Meanwhile, the floor is certainly usable.

We have some issues to resolve with the inspector regarding fire egress. One issue is that exiting from the Assembly Room doors does not get you out to the street. We may have to provide some additional egress method for the west gate.

It looks as though we will arrive at “substantial completion” in a week or so, but still be holding more than \$100K back as a guarantee against ongoing work.