



FMW Renovation Update

June 10, 2018

But you tell me over and over and over again my Friend,
Ah, you don't believe we're on the eve of destruction.

— Barry McGuire

Monday

Rumors of demolition, as early as Friday. Unconfirmed Contractor expectantly stockpiles construction fencing in the back garden.

Tuesday

Monarc has an on-site meeting with a DOEE inspector, who grants permission to begin the work.



Wednesday

We have our first biweekly project meeting at which we can actually talk about schedules. Now we start to worry about the weather forecast.

Our architect signs off on the first Monarc payment request under the construction contract.

We get Assembly Room lighting proposal from Architects. The proposed dimmer switch may violate our Testimony of Simplicity.

The zoning guy who has the last hold on our building permit returns from a two week vacation. We reach out for news.

Thursday

We meet with an expert on Unrelated Business Income Tax to try to figure out how the renovation affects our tax liability on future rental income. Initial result is total brain freeze.

Friday

Blueridge (our demolition and excavation subcontractor) does not appear, claiming miscommunication on their part. Only 9,999 miscommunications to go until project completion. They promise to show up, hammers in hand, first thing Monday morning and start whacking at the gates.

Their progress will be limited if Monarc can't get a public space occupancy permit soon, since no permit means no trucks, and so the rubble can't be hauled away. Kamol, the permit expediter is hopeful. The Monarc guys console themselves by putting up a big sign.

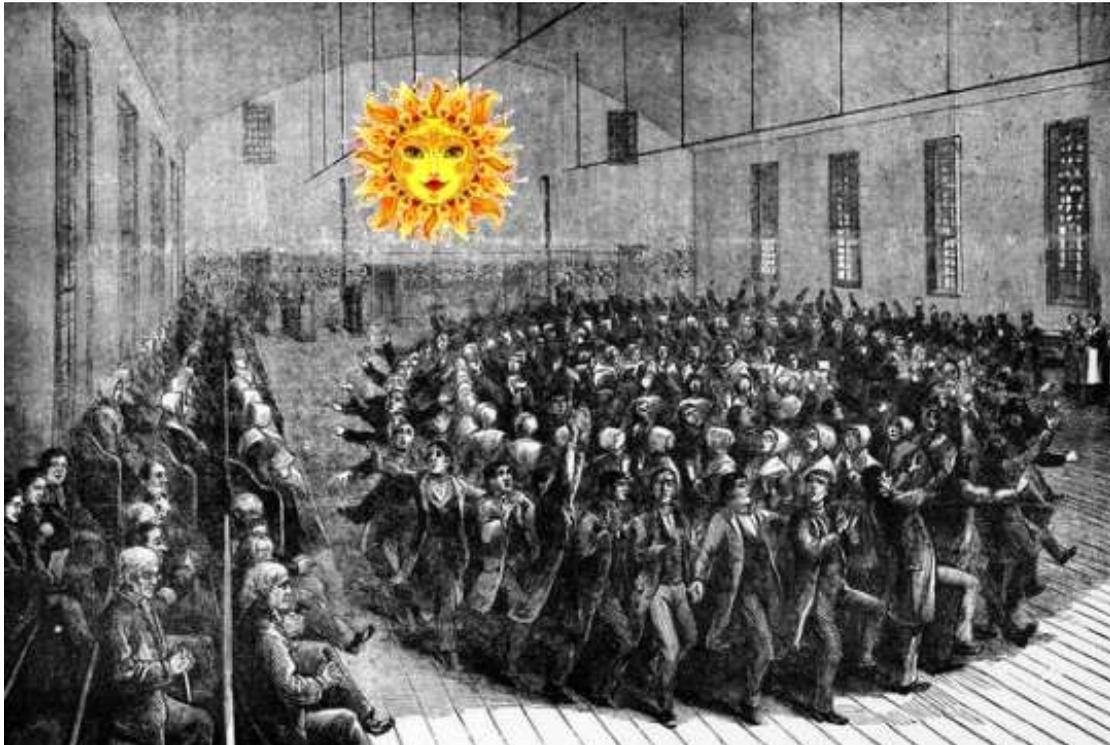


They also build a platform to get the Quaker House Living Room AC compressor out of the way.

No news from the zoning guy. Building permit still in limbo.

Monarc provides us with an updated project schedule. We are encouraged to note that they have managed to accommodate our delayed start date (which has slipped 43 days, compared to the schedule they gave us on April 4th. So the projected completion date has hardly changed at all, and they might still get the roof on before the winter weather sets in.

This means a very tight schedule, very dependent on good luck and good weather. We have had a very wet spring so far, and the weather forecast for the coming week has just taken a turn for the worse. Time to do the Quaker sun dance.



Looking Ahead

The coming week will be one of demolition. Jackhammers will chip away at the garden walks and retaining walls, and stairways, including the present Quaker House Living Room back porch and stairs. Best not to use that door for a while.

This is the last chance to see the garden in its familiar state.

According to our new schedule, we should expect:

- June 11th — Demolition begins with present gates.
- June and July — Demolition and digging and drains and deliveries.
- July — Demolition of interior of the connection between Quaker House and Carriage House.
- August — Concrete pouring; retaining walls and stairs and foundations for new corridors and Lobby. Stormwater planter in east garden.
- September — Backfill garden. Steel and wood: building starts to go up.
- October — Garden work complete; building taking shape. Roof on top, plumbing and electrical work inside. Elevator shaft goes up.
- November — Watertight. Construction work mostly indoors from here on. Drywall, insulation, green roof, more utilities, sprinklers. Elevator in shaft.
- December — More drywall, doors, windows, hardware, fixtures, trim and paint. Punch holes into Meeting House.
- January — Finish flooring and mechanical work. Corridors through Parlor and former Office space.
- February — Final touches, inspection, cleaning.
- March — Occupancy.
- April — First mortgage payment.