



FMW Renovation Update

February 10, 2019

Now is the winter of our discontent

Made glorious summer.

— *Richard III*

Monday 🌞

The sun rises in a clear, blue sky, with a balmy week ahead.

Some masons are filling in between the new capstones.



Another mason is pointing the stones above the new hallway openings.



And others are laying down the first bluestone pavers on the small patio outside the Carriage House corridor.



Six carpenters are at work.



One is installing headers above the Assembly Room folding walls.



Others are adding to the framing for the HVAC compressors on the roof and the framing for the upper level Lobby floor.



In the East Garden, the bioretention pond excavation is nearly complete.



The concrete crew excavates and prepares forms and reinforcing steel for tomorrow's scheduled pour of the front steps and landing.

Late in the day, the utilities crew adds downspout drain connections that must be under the pour.



Three electricians continue to wire up the Carriage House kitchenette and bathroom.

Tuesday 🌤️ 72°

Carpenters install PVC trim around Quaker House roof — a necessary step that has been holding up the finishing of the roof.



The utilities crew completes the pond excavation and cleans up some of the mud for the next step.



HVAC installers install supply diffusers in the Assembly Room bulkheads.



Electricians install conduit out in front for the security system and lighted sign, just in time for the concrete crew to pour the main entrance landing and steps.



They also pour a small slab for a mechanical closet in the Carriage House office space.

An inspections contractor inspects the new concrete pour and the completed steel Lobby structure.

Monarc plans to decorate the new front patio with a construction dumpster at the earliest opportunity.

Wednesday 🌤️

The forms come off, and the project has a new face.



In addition to stripping the forms and backfilling the steps, the concrete crew also adds a skim coat to improve the appearance of the plinth next to the garden stairs.

Carpenters extend the deck through the Lobby to the Meeting House.



The connector finally connects!

Roofers add insulation and waterproofing membrane to the roof of the Quaker House additions.



The HVAC installers and electricians and plasterers continue to trim out the Assembly Room.



In the East Garden, the excavators have gotten carried away and made the hole a size larger than the design. This prevents the concrete crew from pouring the lining, so a solution is needed.

Thursday 🌤️

The new floor is immediately put to work, as the ironworkers complete installation of the roof steel.



Electricians continue electrifying the kitchenette.

Carpenters continue to frame on both levels, while roofers install slate and skylights.



The ceiling installers arrive, but the floor installers get there first and start to lay down the new cork.



This determined-looking person is Monarc Project Supervisor Steve Lail, personally punching another hole in the Meeting stonework, because the previous beam pocket turned out to be in the wrong place.



The corresponding hole on the other side was in the right place, but got filled in.

Keeping an eye on 20 or 30 busy workers at the same time is apparently like herding cats with jackhammers. A sudden, darting movement, a cloud of dust. Wasn't there a wall there? But the arc of construction bends toward order. The pieces continue to fall into place.

Friday 🌤️

Five carpenters begin to frame the roofs of the Lobby and elevator tower. For those who have been working out in the rain and snow all this time, this is a major milestone.



Roofers continued to roof.



The new skylights admit some light.



A 20-yard construction dumpster appears, is filled with trash and rubble, and disappears. The garden looks only slightly less disheveled.

In the Assembly Room the ceiling and floor installers both show up and try to work around one another.

The floor installers nearly finish.



The ceiling installers make some progress.



What you see is not the finished ceiling but the layer of acoustic insulation that will be above it. Perhaps if you stand under it you may notice a slightly relaxed feeling around the ears. Or not.

Electricians continue to work on the Carriage House kitchenette/bathroom hallway.



With the new lights working, the place looks almost civilized.

Electricians also set up a fancy drill and poke two holes in the wall next to the kitchen.



These holes will contain the conduit that connects Quaker House and Carriage House and the new spaces to the Meeting House electrical service, so that one main switch can turn everything off in case of fire.



Looking Ahead

The coming week is forecast to be cooler and wetter.

The Assembly Room work should near completion, except for the missing doors, which will arrive in about a month.

Roofing should continue and Monarc will take advantage of this to wrap the new spaces in plastic, so that indoor work can begin while we wait for the windows.

The interior doors will arrive and be installed here and there.

The bioretention pond will be lined with concrete.

Visions of landscaping will dance in our heads.

It may snow.

