

FMW Renovation Update

March 17, 2019

All that glitters is gold
And she's buying a stairway to heaven
— Led Zeppelin

We write another check, and a stairway gradually materializes, like the Cheshire Cat.

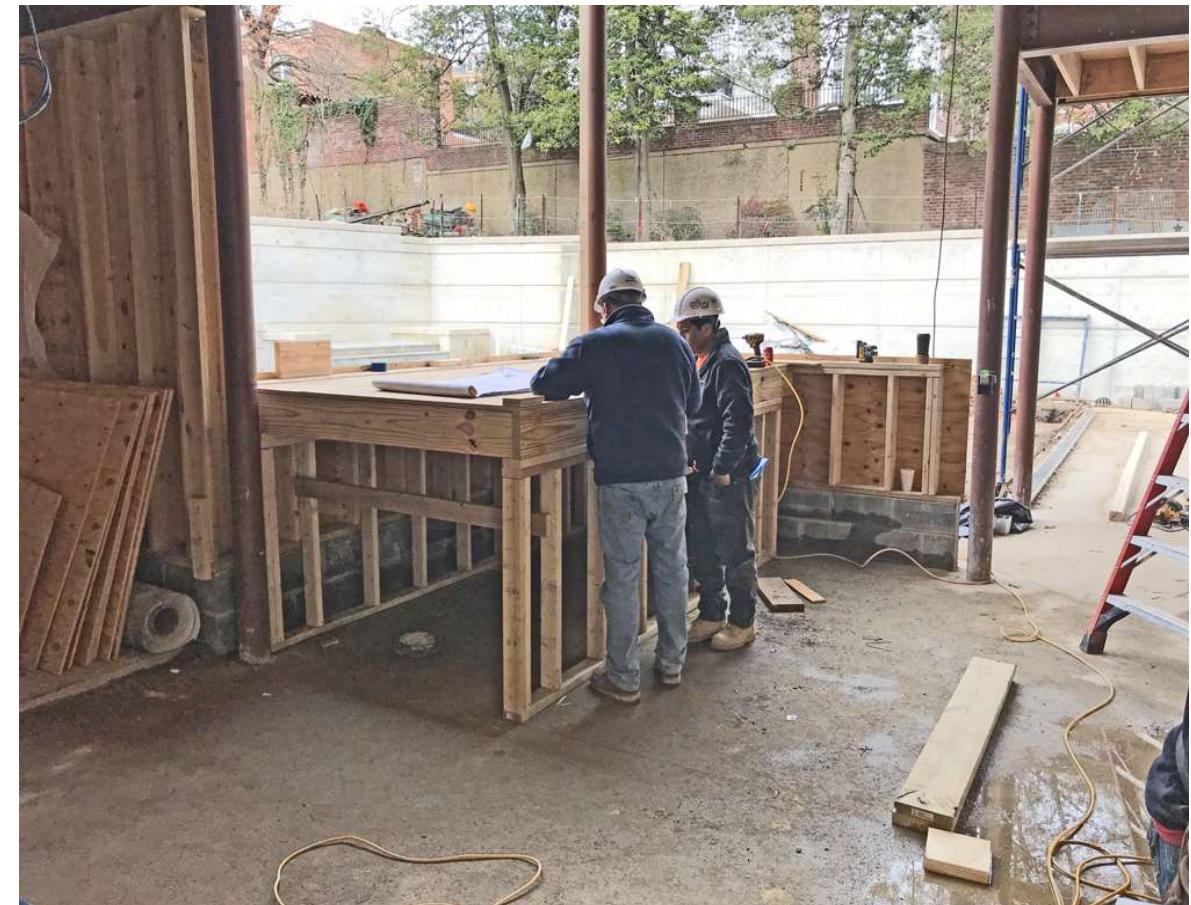
Monday ☀

Project Supervisor Steve Lail goes over the stair plan with a fellow carpenter.

But where did that nice worktable come from?



The carpenters have just constructed the stair landing and are laying out the carriages.



Carriages are those tricky, jagged boards that take forever to get wrong.



In the East Garden, the concrete crew, impressed by the project's record rainfall, begin to construct an ark of approximately 10 by 20 cubits.



Believers in intelligent design suggest that this is actually a concrete form for a bioretention pond wall. Seems unlikely, but we will see.

The HVAC crew discovers that our existing branch boxes are not compatible with the two new compressors they put up on the roof on Saturday. They regroup and decide to reconnect the Carriage House units to the old compressor for the time being.

Monarc handyman Douglas, armed only with a shovel, sets out to dig a trench for a big electric conduit that will supply power from the Meeting House panels to all of Quaker House, Carriage House, and the new construction.

An electrician works to get the panels ready.



We receive a new schedule that moves the project completion date two weeks earlier, because the critical windows are now expected to arrive at the end of the month.

Tuesday ☀

Four carpenters start cutting out the carriages for the Lobby stairs.

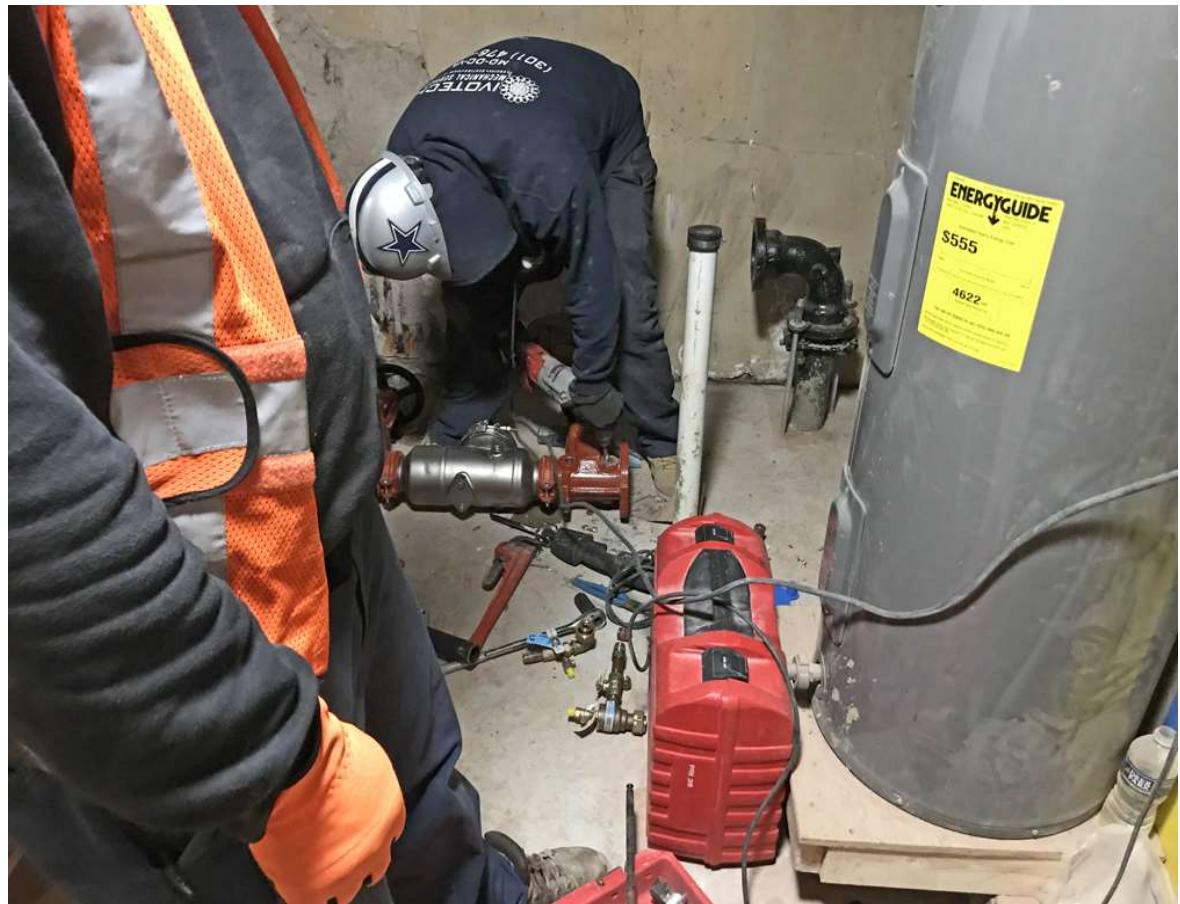


Four concrete workers continue working on that thing.



Surely, that's a gangplank.

The plumbers start to install a new outdoor hose bibb and a backflow preventer for the sprinkler system.



Roofers install Lobby insulation and roofing, and Quaker House flashing, and shingles.



Wednesday ☀

Three HVAC installers restore Carriage House Service from the old compressor.



They also finally get the correct replacement for the motherboard in the old Quaker House compressor, now out of service for two months. That doesn't fix the problem, so perhaps a new power board?

Douglas finishes the electrical trench, ready for conduit.

Three electricians continue to wire up the upper level at Quaker House.

Four roofers install waterproof membrane to the Lobby and Elevator Tower roofs.

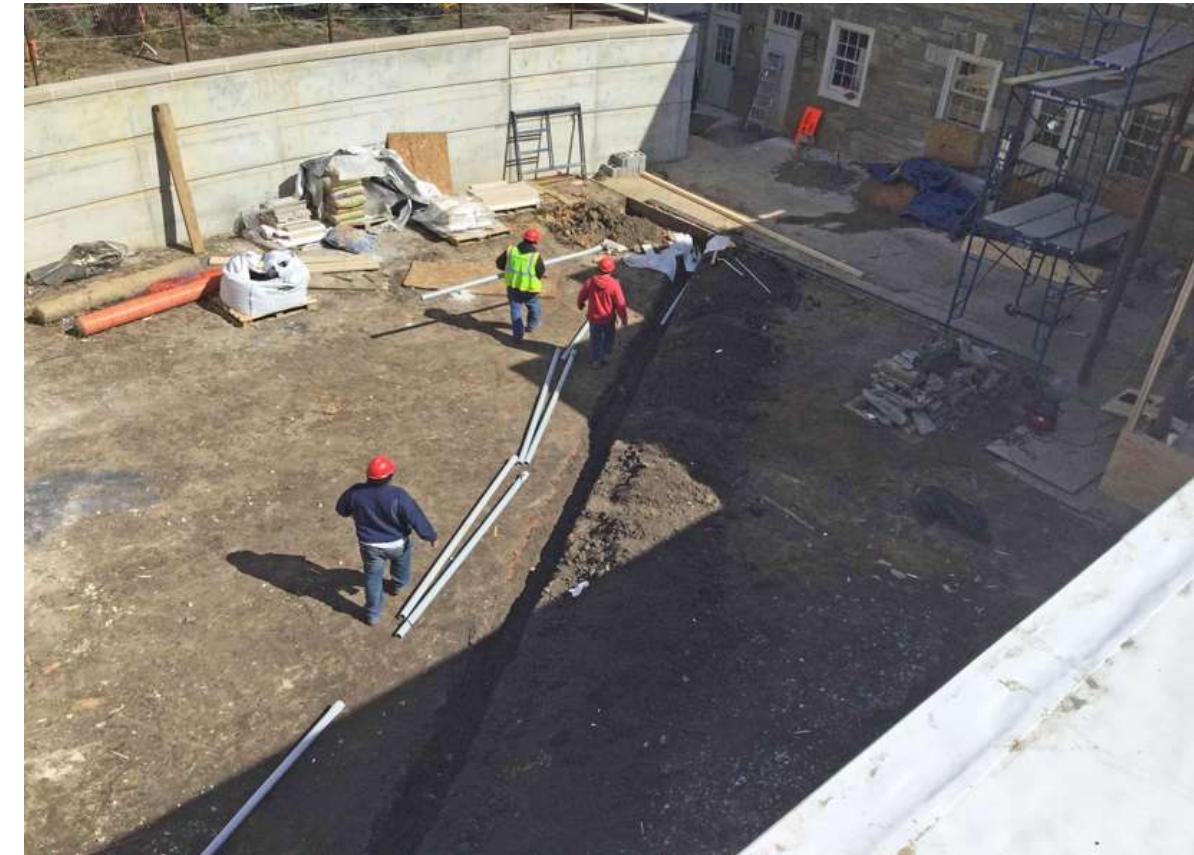


Five carpenters work on the Lobby stairs and walls.



Not quite stairs, but you get the idea.

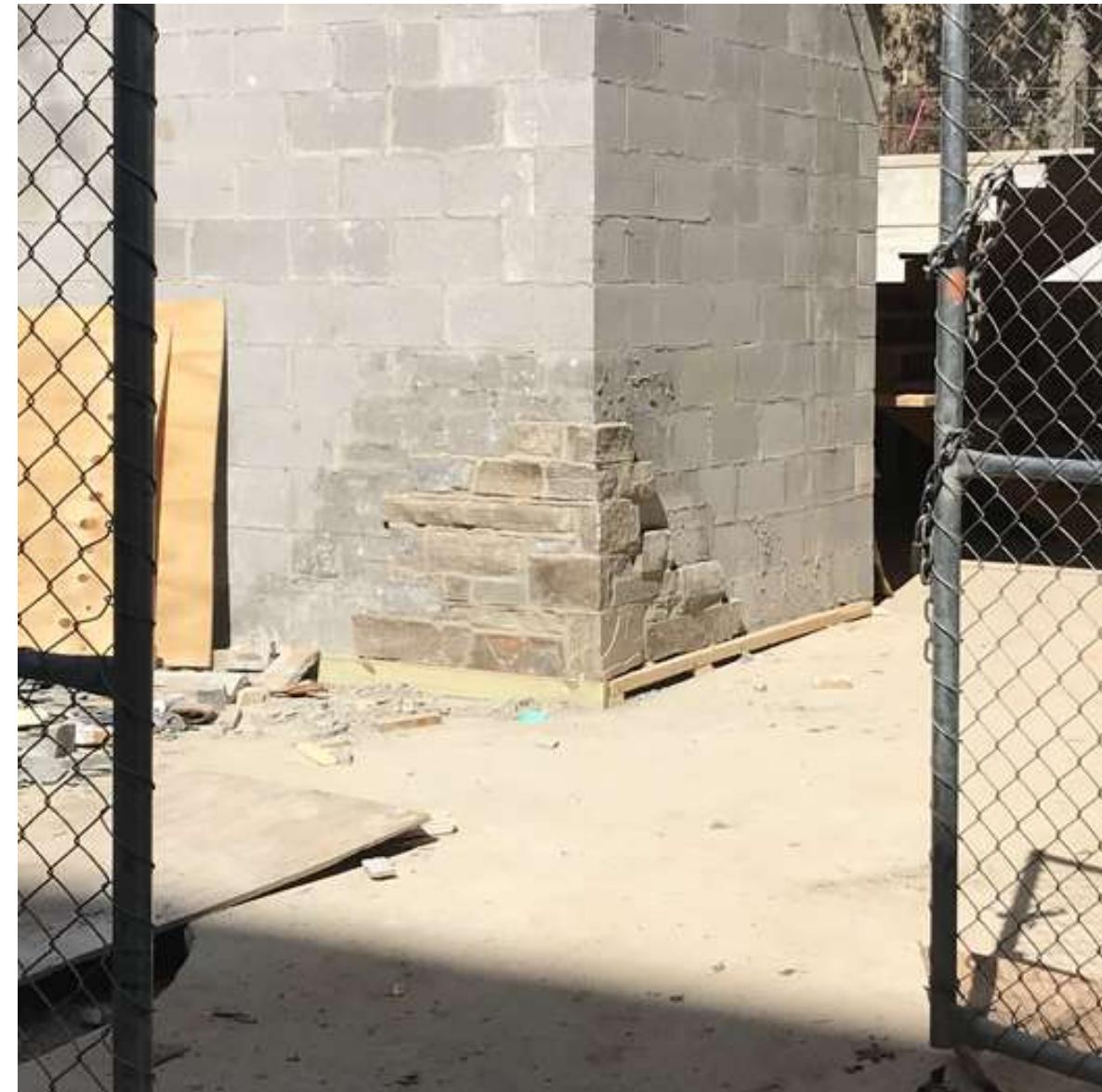
Three electricians lay conduit in Douglas' new trench.



Five concrete workers complete the form work and install reinforcing steel around the bioretention pond for tomorrow's scheduled pour.



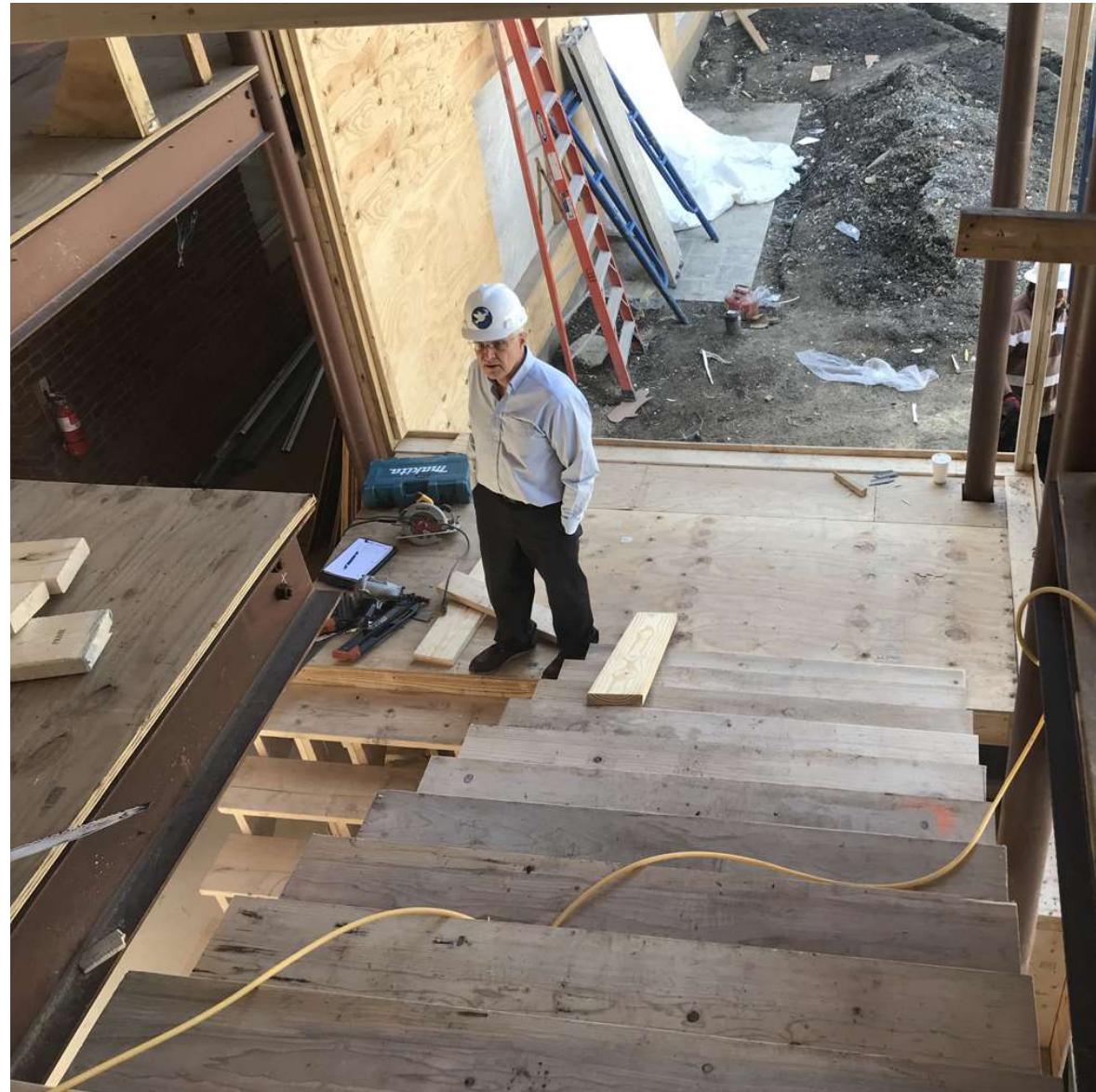
Masons grout around the door frames of the new Meeting House doors to the Lobby and do another sample mockup of the proposed elevator tower stone facing.



The HVAC guys install more line sets.

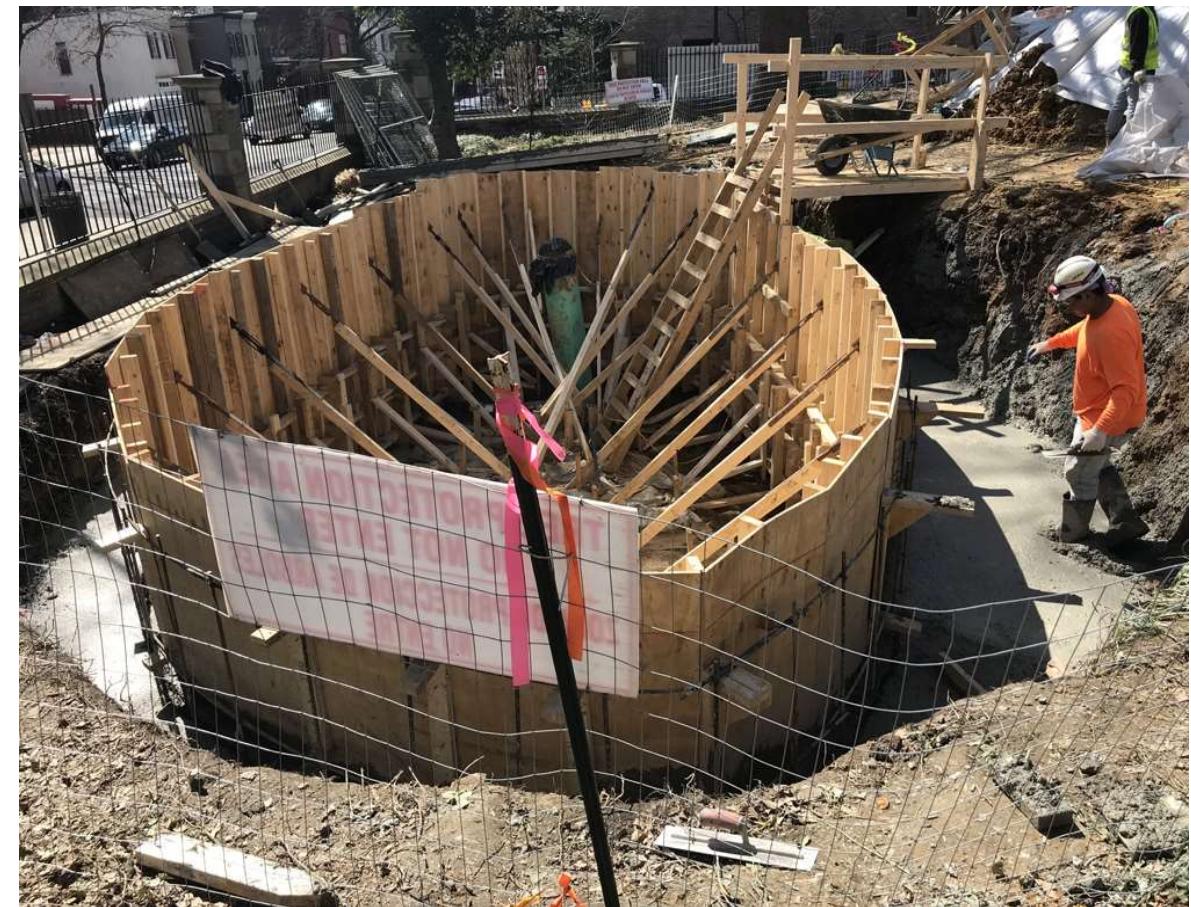
Thursday ☀️

Carpenters work on the Lobby walls and complete the rough stair treads, which are immediately put to good use.



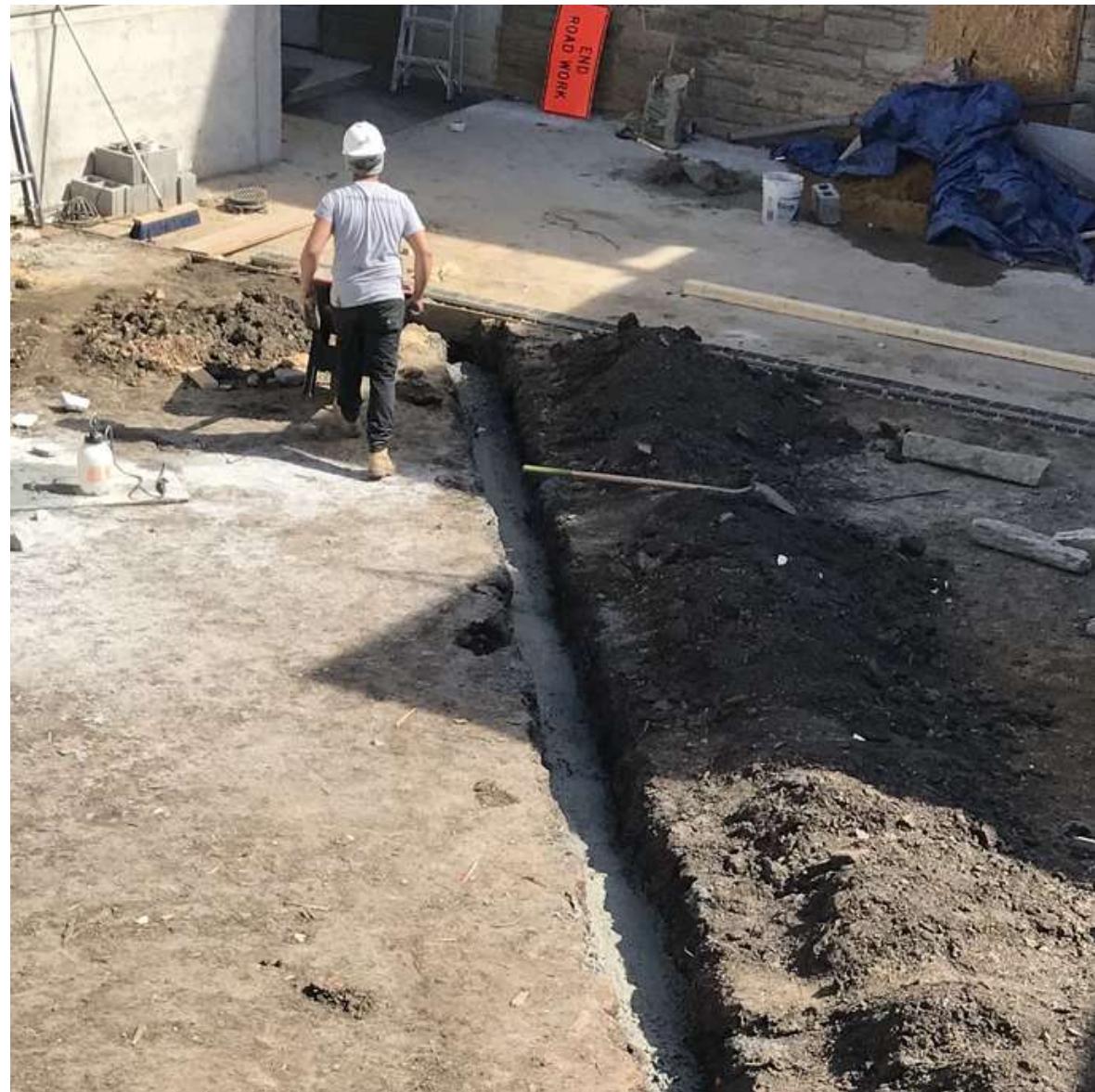
The carpenters also work on the curtain walls.

Nine concrete workers pour a large amount of concrete around the bioretention pond forms.



Thanks to the unintentionally outsize hole, the pond will have a massive foundation.

Douglas takes advantage of all that concrete to divert some of it — one wheelbarrow at a time — to fill in on top of the new conduit in the trench.



Masons patch stonework in the new doorways. When you cut a hole two inches too wide, it takes a while to get back on track without being too obvious.



The plumbers hook up water to the new bathroom.

Three roofers work on the Lobby roof.

The HVAC crew reports installation of one new compressor.

Three electricians wire up the new Carriage House meeting room.

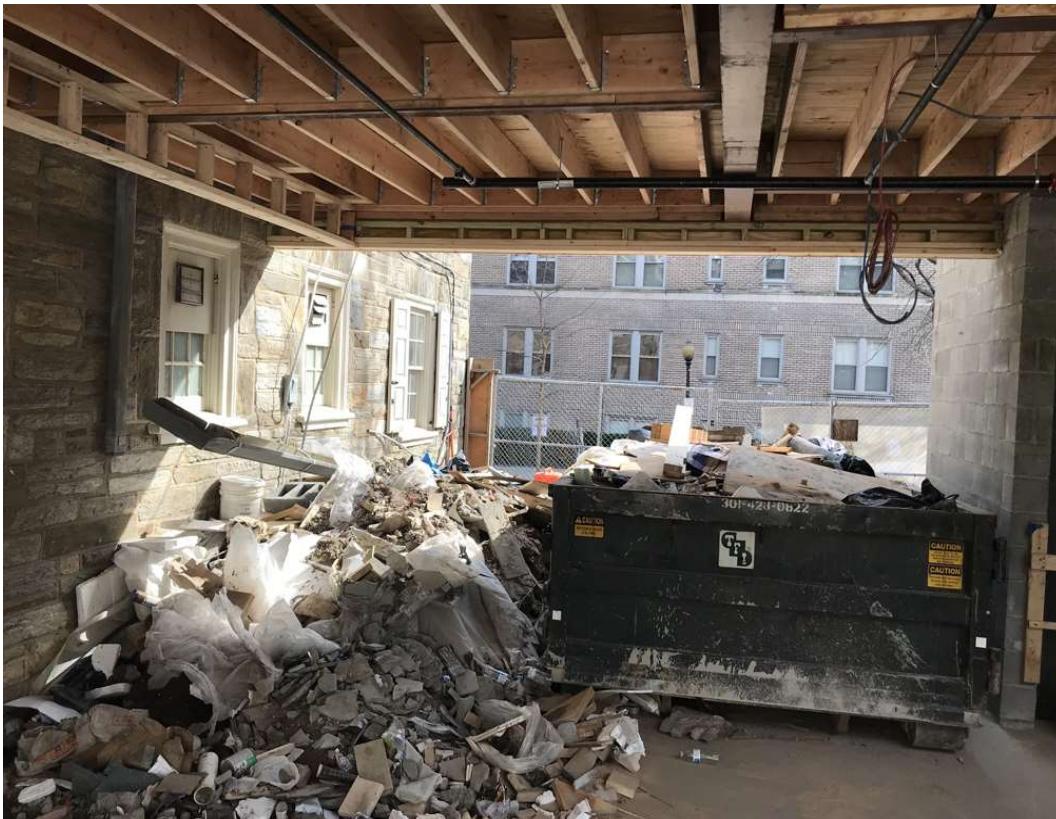
At the biweekly OAC meeting, we discuss things that don't fit, like the top step of the garden stairs and the HVAC unit in the infill room.

Carpenters work on Lobby walls and window layouts.

Electricians continued to work on the new meeting room and the lower corridor.

Masons continued to work on patching the stonework around the doors. They make so much noise that it disturbs the 100 or more policy studies experts who had convened at the Meeting House to talk about Middle Eastern affairs, so the masons leave early.

Douglas backfills the electrical trench.



Friday ☁

A dumpster finally appears, but the construction trash multiplies.



A very large piece of wood arrives that will decorate the front façade of the Lobby and elevator tower, looking very sturdy, but doing no actual work.



Looking Ahead

More of the same in the next week or two.

Electrical wiring, plumbing, lighting, sprinkler system, fire alarm, roofing, and HVAC work.

The walls of the bioretention pond poured on top of the foundation.

Drains in the bottom, topped with a sandy soil mix to temporarily hold stormwater.

The arrival and gradual installation of the interior doors.

Cleanup of the grading in the upper and lower garden.

Frame corridor and Lobby ceilings and add subflooring.

Some insulation and drywall to appear in Quaker house.

Finish Meeting House bathroom exhaust fans.

Paint and trim in Assembly Room.

Garden handrails.

Screens around new rooftop compressors.

Fix the top of the garden stairs and install brick patio above.