

FMW Renovation Update

June 9, 2019

And like bright metal on a sullen ground,
 My reformation, glittering o'er my fault,
 Shall show more goodly and attract more eyes
 Than that which hath no foil to set it off.

— Shakespeare

Monday ☀️

The year of chaos gradually disappears under paint, plaster, trim, molding, and other finishing work.

Quite a lot going on out front, as bluestone is cut up and laid out on the steps.



And forms are prepared for the pouring of the new ramp for the old door.



Wires for the telephone access kiosk and the directory display have re-emerged from their conduits.



Fire alarm wiring is tied into the central panel.



Fascia and soffits are installed and/or painted.



The front entrance doorway gets a doorframe.



The doors to the new Parlor hallway get a handle and a lock.



Several Friends immediately lock themselves out.

The new Carriage House equipment closet doors acquire a handle and a coat of paint.



Tuesday ☀️

Five concrete workers continue to prepare forms for the front ramp.



The Lobby bluestone, shepherded by a pair of masons, creeps out onto the front landing.



Four roofers work on fascia and gutters.



A painter spruces up the old Carriage House windows.



Two ironworkers install a handrail down the garden steps.



Four carpenters work on door hardware and drywall in the new Lobby-Assembly Room hallway.

Monarc employee Tyrone gouges the Meeting House interior to make way for fire alarm connections.

Four electricians work on fire alarm wiring and install a new shunt trip and breaker in the hope of attracting an elevator to come and roost in our new shaft.

Wednesday 🌤️

Eight concrete workers finish the forms and steel for the Meeting House front steps and ramp.



Then they pour the concrete.



An inspector takes concrete samples to make sure it's the good stuff.

Eight carpenters work on main entrance framing and the upstairs and downstairs connecting hallways.



Two ironworkers continue welding balusters (those vertical bars) on the garden stair railings.

Six roofers add walk pads to the main roof and work on the canopy roofs.



We're guessing that the canopy roofs are made of zinc.

Those two masons add more bluestone to the front landing.



Four Monarc workers carve into Meeting House walls for fire alarm wiring and install soffit and fascia trim on the Lobby.

Three electricians work on fire alarms and the Storage Room panel.

Maple treads and risers for the stairs arrive on site.



Thursday 🌞

Eight carpenters work on entrance glass and hallway drywall.

Three plasterers work on the Parlor connecting hallway, which is starting to look more finished.



Two flooring guys stop by to check the moisture level in the subfloor plywood, which is still too high to install the maple flooring.

One of them jabs a tester into the floor and lets it test for a few seconds.



The other one watches him do that.

Four Monarc workers continue demolition for fire alarms and install soffit and roof trim.

Three electricians continue fire alarm work.

Five roofers work on roofing, including the front of the Lobby.



Two HVAC workers continue to try to get all the new units working at the same time.

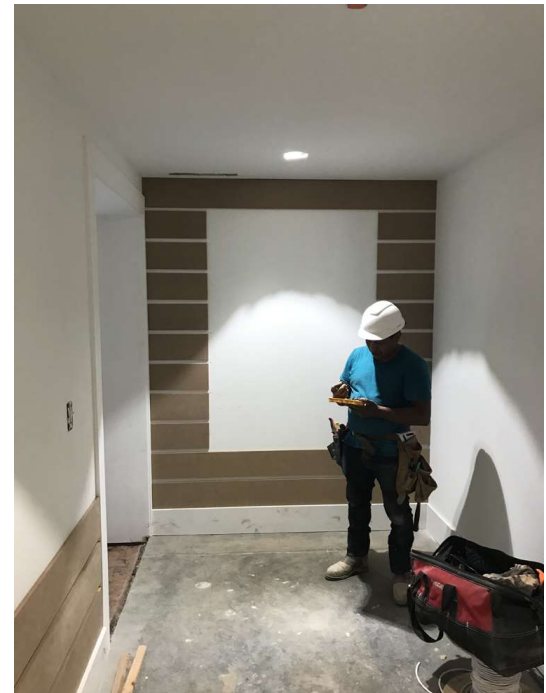
Three concrete workers strip off the forms to reveal the new stairs and wheelchair ramp.



Doors get pushbars.



The end of the lower corridor gets some detailing.

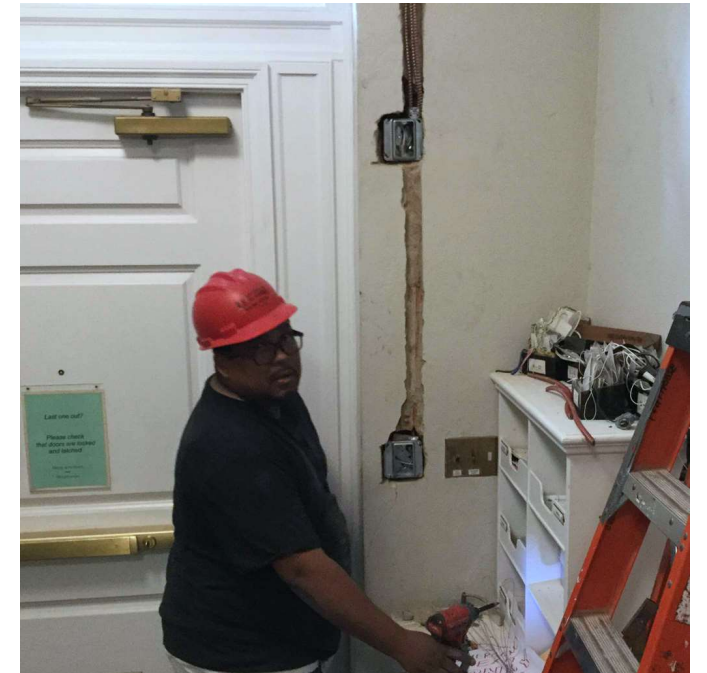


The front entrance gets half of an entrance door and two masons extend the bluestone a bit.



Friday 🌤️

The Meeting House suffers some painful-looking injuries as the plumbing and fire alarm work progresses.



The new bathroom gets a door closer.



Seven carpenters work on hallways, windows, and patching.



Three plasterers put a finish coat on the Parlor hallway.

Two HVAC workers remove a faulty branch box.

A civil engineer comes, can't find a parking spot, and leaves.

Four Monarc workers work on fire alarm demolition, soffits and frieze board.



Three electricians continue fire alarm rough-in.

Two concrete workers clean up.

Saturday 🌞

Pending the arrival of glass, Monarc workers seal off the front of the Lobby with plywood.



The building is finally closed in, which will help in drying out the interior for the flooring steps.

Looking Ahead

Various finishing steps are under way, but some major items are being delayed.

The Schindler elevator company provides neither an elevator nor a predicted arrival date.

The subflooring must dry out before the corridor flooring can be installed.

The flooring must be installed before the tenants can use the corridor.

The tenants must use the corridor before we demolish their current stairwell.

The stairwell must be demolished before the upstairs office can be enlarged.

Coming up . . . more paint and trim and flooring and grass.

The new Carriage House Room will get maple flooring, a cabinet and countertop, and a big, square hanging light fixture.

Cabinets and counters will be installed in the Carriage House kitchenette.

The actual elevator will surely arrive any minute now and be installed.

The bluestone front landing will be completed.

The window in the Main Office will be replaced by a door into the Lobby. The window at the far end of the upper corridor will be replaced by a door into the Quaker House second and third floor offices.

The door of the tiny Assembly Room bathroom will be demolished and then reinstalled around the corner.

The Assembly Floor will be repaired or replaced and Assembly final paint and trim will be applied.

The terrace grades will be adjusted and cleaned up, moving toward laying down some automatic sprinkler systems and turf.

Outdoor cable railings will be installed atop the retaining walls.

Metal veneer panels and stone will be installed on the lower corridor and Lobby.

Still a few doors and thresholds to go, and the fire alarm system is a work in progress.

The telephone access system and cipher locks will be installed.

The projected “substantial completion” date is three weeks away. That’s the date when we would be able to start using the new spaces. There will still be things to do afterwards and that date may slip, but . . .

3