



FMW Renovation Update

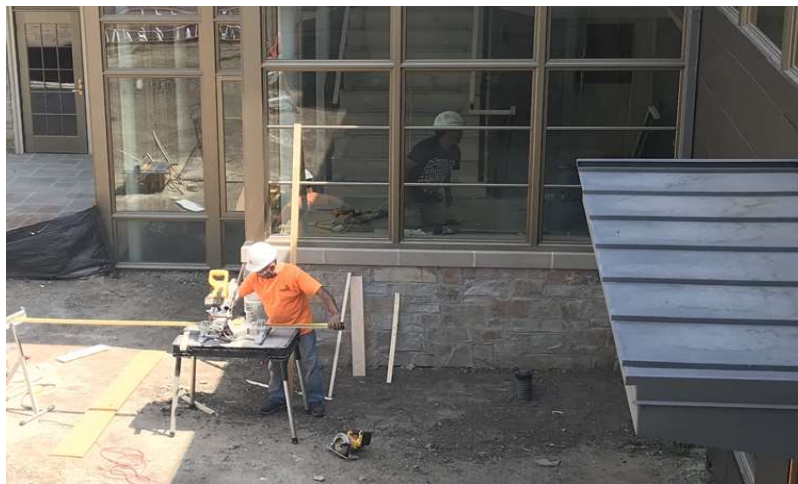
August 25, 2019

It's a remarkable thing. It *is* my house, and I built it where I said I did, so the wind must have blown it here. And the wind blew it over the wood and blew it down here, and here it is as good as ever. In fact, better in places.

— Eeyore

Monday 🌞

Still hoping to make it better in places, the carpenters continue to install maple window trim at a gentle pace.



Iron workers begin to wrangle, bend, and weld a sweeping stainless steel rail across the top of the retaining wall.



Even the architects are surprised by how prominent it turns out to be — a slight oversight in specification. We will pretend it was intentional.

An electrician adds some wiring for the irrigation system and resolves some problems with the new Carriage House Room dimmer switches.

Tuesday 🌤️

Much like yesterday, except no work on the cable railing.

A major cloudburst in the evening reveals that the Storage Room leaks are improved, but not completely eliminated.

The storm also features a nearby lightning strike that toasts two Comcast cable modem/routers, our main ethernet switch, and our main router, so we and the tenant offices are without internet until we can replace those things.

The kitchenette closet acquires a door.

Despite the recent drought, our green roof prospers.



Wednesday 🌤️

Maple trimming continues, but the big news is a visit from 3 inspectors, come to talk with our architect and contractors.

In a surprising (to us, anyway) development, they note that the doors from the Assembly Room to the courtyard are technically not official fire egress since they don't get you to the street.

More unsettling, they declare that the courtyard itself is a 300-occupant assembly space, and is thus also subject to egress requirements.

Since egress from the courtyard is back into the building, they declare that the doors swing the wrong way and the crashbars should be on the outside.

And also there should be crashbars on the gates to the street.

These inspectors have no choice but to interpret all the regulations literally, which can make them seem insane to the rest of us.

Our architects will visit DCRA to try to find accommodation. Perhaps we can declare that the remoter parts of the courtyard constitute an "area of refuge". Perhaps we can redesignate the courtyard on the plan as a non-Assembly space (occupancy less than 50) and then seek an occupancy waiver later on, after the renovation itself is approved.

Meanwhile we struggle with internet troubleshooting.

Thursday 🌞

Our internet connections are all back, except for the solar panels, which are no longer filing reports with solar headquarters.

The kitchenette closet door acquires a lock.



In addition to working on the window trim, the carpenters begin to replace the temporary pine railings on the Lobby stairs with the intended maple railings.



The iron workers return to extend the cable railing.



An intermittently rainy afternoon confirms the persistence of the Storage Room leak.



Friday ☁️

The oak floor patching expert shows up and patches the big hole in the Carriage House west office floor, where the stairs used to be.



Can't finish that corner until they figure out the leak.

Looking Ahead

Next week should see the completion of the maple window trim, the cable rails, the Lobby stair rails, and, we hope, the phone access system.

Perhaps we can get some topsoil in the empty spaces in front of the building.

The architect will prepare a "punch list" of remaining tasks.

At the end of the week, our construction loan turns into a mortgage. Event rentals are starting to pick up. The Property Committee contemplates furniture.