

FMW Renovation Update

August 19, 2018

A good traveler has no fixed plans
and is not intent upon arriving.

— Lao Tzu

Monday ☀️

A sunny day, but things are fairly quiet. The masons — eagerly awaited because the waterproofing of Quaker House is the critical next step — do not appear.

The demolition crew continues to hollow out the connecting link between Quaker House and Carriage House.

Today the floor slab mostly disappears, and the sky is visible through the ceiling.

(It's actually a blue tarp, but the point is, you can see it.)

The whole ceiling is being replaced because it was a sloping roof and now has to be a flat floor at a slightly higher elevation. Also, termites ate the joists.

The floor is being replaced by two rooms at different levels and a ramping hallway between the levels.



The plumbers come and cut and cap the plumbing and drains. An electrician reroutes electrical lines out of the way of the work.

At the end of the day a huge flatbed trailer appears, and a large and small excavator clamber aboard.



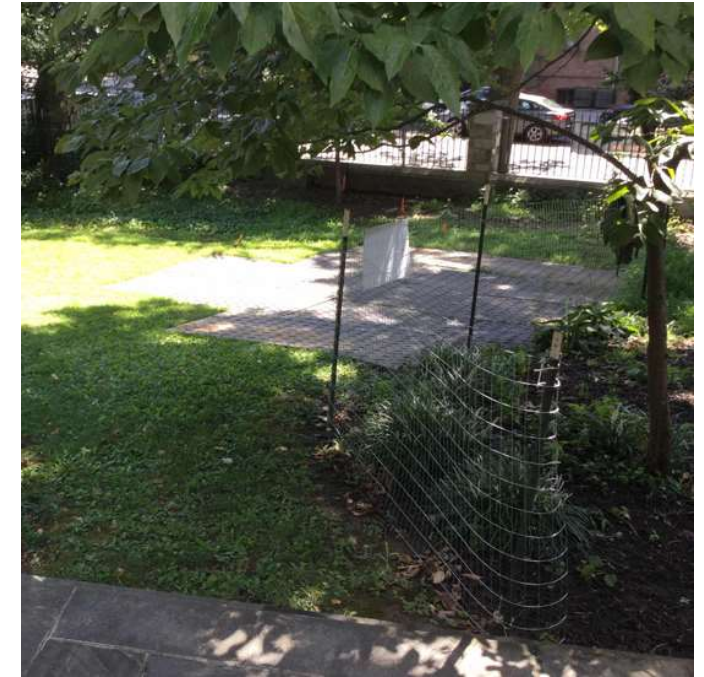
We receive a long-awaited estimate of the cost of including the Assembly Room renovation in the construction contract. The \$239K estimate is only \$12K higher than the budgeted allowance, so the project budget is unharmed.

Tuesday ☀️

Arborists arrive and lay down heavy matting around the excavation work area in the East Garden for the excavation machines to walk on. The hope is that this will provide some protection for the oak tree roots which run fairly close to the surface all over the garden. They also use air knives to punch holes in the soil all around the oak tree and pump in air and mulch to encourage the roots. It turns out that the roots of the mighty oak are easily discouraged, so we're hoping for the best.

The demolition crew finishes off the Carriage House deck.

Meanwhile, back on the critical path, masons parge the upper part of the ground floor north wall of Quaker House, which, you may remember, is essentially a stack of 88-year-old square flower pots covered with tar.



The rest of the construction is waiting for this area to be waterproofed and filled in.

Another current obstacle is that Monarc has learned that there's another permit needed to finish the storm drains, which have to be connected to the DC drain that runs along Decatur Place, and also to make the new water connection for the sprinkler system.

We have the permit to make the connections under the street, and they have the permit to block traffic on the street, but it turns out they need a permit to cut into the street and sidewalk, so we are now waiting for the DC permit system again.

Everything else goes on top of the drains and water lines, so several next steps are now on hold.

Wednesday 🌤️

A very quiet day. A little plumbing, a little demolition.

But we do have our biweekly OAC meeting with Monarc.

A continuing discussion is that how much soil improvement is needed to make the newly excavated ground support a healthy and attractive lawn. If we need to bring in several truckloads of topsoil and or soil amendments, we need to do it quickly, while we still have access between the buildings.

We also talk about moving toward a more rational keying scheme than the 50 different keys that now open our doors.

And we begin our discussion of the Assembly Room estimates and possible adjustments.

Thursday 🌤️

The water-proofing crew "installs a bituminous membrane" on the north wall of Quaker House.



In other words, they slapped some more tar on it.

The Carriage House deck having been demolished, the carpenters begin to reconstruct it, a little higher, more level, without the termite holes.

Below, the plumbers dig up the old drains and pipes, so they can be replaced/relocated.

Drainage board is delivered. A layer of drainage board will go between the tarred wall and the filled-in dirt to catch water and channel it down to a foundation drain at the bottom of the wall.

Friday 🌤️

A little more electrical work and carpentry in Carriage House . . .



Here, you can see the new sill plate bolted across the wall, which will support the new floor. You can also see the beginnings of the pedestrian walkway on the left for use by our tenants during the work.

We give Monarc a check for \$239,202 for the previous month's work.

Looking Ahead

This week we are looking forward to seeing carpenters frame in the floor and the south wall of the new Carriage House room. We should also see the first steps in new plumbing and electrical work there.

Work will proceed on the waterproofing of the Quaker House north wall.

Concrete trucks are expected to appear on Wednesday to begin the pouring of the foundations for the new retaining walls.

The new slab for the Quaker House Carriage House connection space may also be poured.