

FMW Renovation Update

December 23, 2018

Oh, I am changing, changing, fearfully changing!
— Athulf

Another busy week. The Meeting will never be the same.

Monday 🌤️

After receiving more than a month's worth of rain over the weekend, the site is a soggy mess.

But the Meeting House is dry, and the new drains seem to understand their mission.

Out front, the site utilities crew applies finishing touches (a temporary asphalt patch) to their work on the sprinkler water connection.

Then, rather than return the street to public use, they move a few feet east and attack a brick planter.

The purpose of this exercise is to install cleanouts, which are extra branches in our sewer connections to allow easier maintenance access.



DC Water insisted we add them to our old connections.

By the end of the day, they had made another fine mess.



Inside, the action has moved to the construction entrance, where the concrete crew is grading and preparing for the pour of the Lobby floor.



This last pile of dirt marks the end of the work in the west garden, as trucks and heavy equipment will no longer have access.

On the right, iron workers reset some steel that didn't quite end up where it ought.

On the other side of that wall, Douglas, Monarc's man-of-all-work, jackhammers the corner of the office to prepare for the new floor drain.

In the Assembly Room, duct workers and an electrician continue to add bits, while drywallers continue to add mud and patch wall plaster.



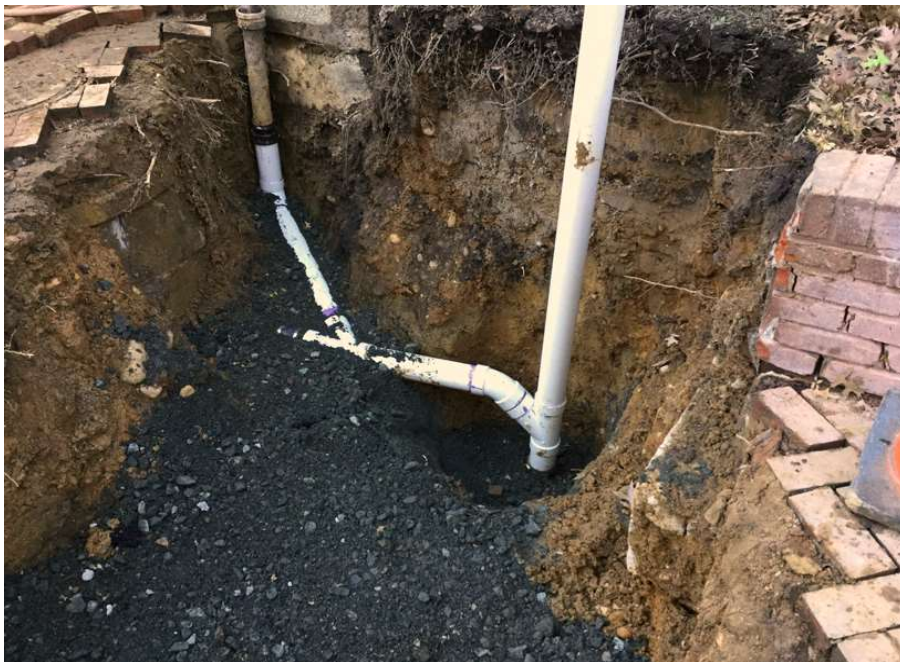
A lively discussion centers around an electrical junction box and a heating supply duct that want to be in the same place in the furnace room.

Tuesday ☀️

The concrete crew continues excavation and leveling for the Lobby slab, while the site utilities trucks haul off three more loads of dirt and debris.



The site utilities crew installs cleanouts in their new dig.



Plumbers install drains in the northeast corner of the Carriage House office and in the Lobby, mostly for condensate from future HVAC units.



Carpenters work on corridor framing and drywallers continue in Assembly Room. The courtyard soil is still too wet from the weekend rain to finish backfilling.

Wednesday ☀️

Carpenters extend deck framing eastward, as concrete workers install two loads of crushed stone for Lobby floor slab.



The last pile of dirt has departed, and the Lobby floor is nearly ready to pour.



The Lobby will fill the space from the patio in the foreground to the elevator pit in the background and the stem walls on the right.

There is no front foundation wall, because the wall load will be carried by the elevator tower and the Meeting House. The floor slab will extend past the wall to become the front patio and steps.

This is the last slab. It's all upwards from here, so this is a major milestone. Scheduled for tomorrow (but the weather is not looking good).

An electrician installs conduit that will be under the Lobby floor, and plumbers connect Lobby drains out to a stormwater line in the Lobby corner.



The iron workers were scheduled to start setting posts on the Lobby wall today, but when they got here, the hydraulic lift on their truck refuses to lift.

In the Assembly Room, drywalling and ductwork continue.

In the Terrace Room, an interesting development.

The Monarc schedule has shown the Meeting House interior work (Parlor, new hallways, etc.) as starting in March and finishing up in late May. We said we would rather have the Meeting House finished and returned to use earlier than that.

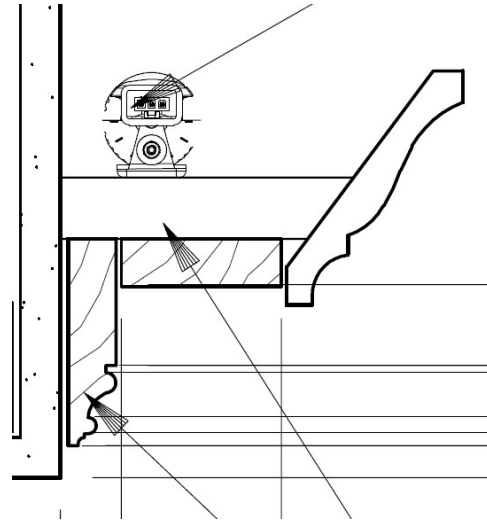


Today, at our biweekly meeting, Monarc presented a new schedule that calls for them to tear into the Meeting House next week.

Hardly time to say goodbye to the Parlor, but this does mean that we may have the Meeting House work all complete in March.

We also had an interesting discussion with Monarc and the architects about the moulding that supports and conceals the cove lighting around the bays in the future Assembly Room.

The sense of the meeting was this — The architects label it “three-piece crown mold”. We count four. Monarc says it’s five. Can’t agree on everything.



Outside, carpenters continue to work on the corridor deck, putting in joists for the tricky bit where the corridor rises up from Carriage House to Quaker House level.



Thursday

Sure enough. Rain.

Can't pour today.

Rescheduled to next week.

In the nice, dry Assembly Room, drywallers skim coat bulkheads.

In the street, work is complete. All is quiet and traffic flows again.



Meanwhile, the masons, frustrated in their plan to build something today, suddenly erect siege engines and attack the Meeting House with weapons of mass destruction.



The Meeting House wall is soon filled with holes (beam pockets).

In the Parlor, so far, only one broken window pane and a bandage on the ceiling.



The concrete crew installs insulation on foundation walls.

The site utilities workers grade the lower terrace again, this time filling in all the way to the walls.

Now the final grade is complete, although a little wet.



The Meeting House looks very uncomfortable.



Friday 🌧️

An alternately rainy, sunny day.

The last dirt pile has retreated around the corner.



Inside, the assault on the Parlor continues, as the carpenters start framing the new corridor wall.



The Parlor furniture hastily takes refuge in the Library.



Looking Ahead

The ironworkers' truck is still not fixed. There's some concern that the truck should perhaps not venture onto the new floor slab, so the pouring of the slab may be delayed.

Ahead are two four-day weekends, so there are only three workday left in the year. We have a bit of a break in the work.

In the meantime, the Assembly Room is starting to look a little more respectable.

In the next week or two, new lighting will appear, followed by a new ceiling.

the Lobby floor slab will extend, and Lobby steel will rise.

Shingles will show up on the new Quaker House roof.

Roof framing will appear next to Carriage House.

Fire alarm wiring will blossom in all directions.

More destruction and construction in the Parlor and in the office below, which means the Construction Supervisor is looking for a new home.

As always, stormwater work in the East Garden is confidently predicted. Someday, the prediction will come true.

