



FMW Renovation Update

October 14, 2018

As soon as I had come into this sea, I took by force some Indians . . . they are very guileless and honest . . . they manifest the greatest affection toward all of us . . . of an excellent and acute understanding . . . incredible good will . . . what everyone had was shared with the others . . . they neither carry nor know anything of arms . . . whenever Your Highnesses may command, all of them can be taken to Castile or held captive in this same island, because with 50 men all of them could be held in subjection and can be made to do whatever one might wish.

— Christopher Columbus, 1493

Monday 🌤️

We celebrate Columbus Day quietly, as no outdoor work is permitted on this day.

Indoors a new crew — the asbestos removers — arrive and make preparations.

They entirely wrap the Assembly Room space, like an inside-out Christmas present.



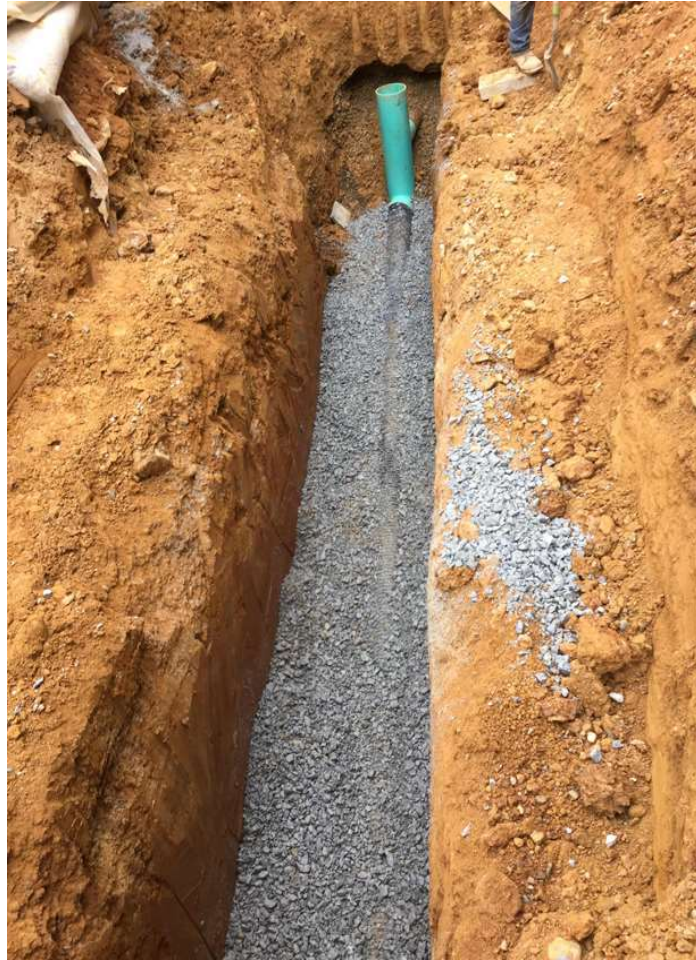
They wrap all the ducts and openings and install large filtered exhaust blowers to vacuum any stray particles out of the air and create a negative pressure environment.

The doorway is now a cross between a triple airlock and a large sandwich bag.

Tuesday 🌤️

Twenty-six workers on site, including seven asbestos removers, who take up both layers of floor tiles. Job complete, except for cleanup.

The drainage crew continues to tie the drainage system together, connecting 8-inch lines that bring water down from the Upper terrace and the Costa Rican Embassy drains.



Inspectors examine the placement of reinforcing steel for the stair wall and take air samples from the asbestos work area.

Two plumbers backfill (put the dirt back in) the Carriage House ground floor work space.

An HVAC installer comes to examine heating system refrigeration lines that will need to be relocated in the Quaker House Boiler Room.

Two masons take care of details — more beam pockets and anchor bolts.

Seven concrete workers install steel and stair risers to prepare for tomorrow's pouring of the stair wall.



Wednesday 🌤️

Another good day with 20 people working on the site.

The Assembly Room is asbestos-free, but still draped like a surgical patient. The asbestos crew starts to pack up.

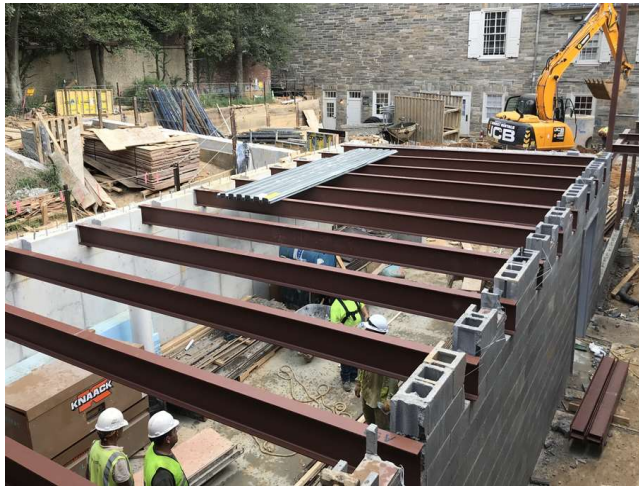
Past the third layer of the airlock, you can just see our new floor treatment — ancient black mastic on concrete slab.

The hygienist takes two-hour air samples to certify the room asbestos-free.



The site utilities guys remove an excavator and trench box, giving welcome work space.

On the left, ironworkers unload beams and install them on the Storage Room roof, which will also be the Quaker House brick patio.



Now the beam pockets and bearing plates installed by the masons are put into service.



On the right, the concrete crew finishes the forms for pouring the

stairway wall and in the afternoon the pour is completed.

We are surprised to learn that DC Water is probably OK with our moving the new manhole on Florida Avenue five feet south from where it is on the plan in order to have less impact on the big street tree. They say we should check with the inspector to confirm.

We have our biweekly meeting with the contractor and architect representatives. We mostly talk about scheduling. We may be able to get access to the Kitchen (through the Assembly Room) very soon.

Thursday 🌧️

Rain and rumors of rain. A quieter day.

Three ironworkers continue to set beams for the Storage Room roof.

Seven concrete workers move stuff around and start to dig footings for the long curved north wall and strip off the forms from yesterday's pour to reveal the new stair wall.

A moment of excitement in the afternoon, as the hygienist calls to tell us that the tests show the Assembly Room air is safe, and we can enter it again to see the stripped down floor.

A few minutes later, another moment of excitement when he calls to say that he has discovered that DC requires more tests than our neighboring jurisdictions, and we can't enter the room after all. He returns for two hours in the evening to sniff the air some more.



Friday ☀️

Bright and busy.

Three ironworkers weld steel beams and top them with metal decking. The Storage Room now has four walls, a floor, and a ceiling and officially achieves Room status.

Eight concrete workers continue to excavate for footings of the curved north wall, while three shoring workers extend the wooden lagging downward into the new depths.



What is a corridor, then, if it has no doors?

To keep us from learning the answer to this question, seven masons return to the corridor with burglar tools and attempt to break into Quaker House.



And the former Carriage House Kitchenette has visions of a bright new tomorrow.



The elegant new window totally transforms the appearance of the boiler room.



The picture window on the left will be the hallway from the corridor to the Quaker House man stairs. The window on the right will be the doorway from the corridor to the new ADA bathroom.

The white sheeting is our new security barrier, just in case the burglars come back.

As shadows fall, the outlines of the new Quaker House Terrace are visible.



The Quaker House doors on the upper level will open onto a foyer space with two sets of double doors opening onto the brick patio and grass and trees on the right.

Although it looks level from this viewpoint, there is still a gaping trench along the north side of the Storage Room and Quaker House.

Monarc is trying to figure out how to deal with water that continually leaks out of the bank, so they can finish the waterproofing and foundation drains on these walls and fill in this canyon.



Which they very much need to do, because they still have to create a new poured concrete stairway up at the far corner of Quaker House, which is getting more and more isolated by the new work.



Our Monarc team is racing to get all this yardwork done and throw up some buildings before winter really sets in, but there is only one construction entrance, so the concrete crew and the drainage crew have to take turns.

And the entrance is right where most of the building needs to happen.

Refreshingly, the Assembly Room work is not in the way of any of this and can proceed as a separate project in the next two months.

Looking Ahead

The wraps should come off the Assembly Room on Monday, and the two ceilings and the Children's Library wall should come down in the coming week.

The masons will enlarge the two holes in Quaker House and add two more.

More drainage work and high hope of installing foundation drains and waterproofing for Quaker House.

The foundations for the north retaining wall will be set and poured.

So will the missing floors of the Carriage House dungeon (once and future bathroom, hallway and kitchenette). And so will the upper patio, AKA Storage Room roof.

More excavation in the lower patio, approaching final grade.

The work is heating up as the air is cooling off.

October and November will see a lot of changes.

Each invoice is larger than the last.

One of your farseeing Owners' Representatives has just

decamped for the snowy uplands of Wyoming, where the WiFi does not blow clean across the plains.

The other plans to be off the coast of Malta when the October invoice arrives.

