



FMW Renovation Update

October 21, 2018

Chaos is inherent
in all compounded things.
Strive on with diligence.

— Gautama Buddha

A wet Monday is forecast, with increasing sunshine for the rest of the week.

Could be worse.

Monday ☁️🌧️

A wet, muddy site, with a few scattered showers, but work continues.

A lot of the work involves deliveries of our new buildings (some assembly required).

Today's deliveries were in aid of the concrete work on the largest retaining wall, which is tall, curved, battered (leans back a bit) and wide. This will take a lot of forms to shape the wall.

This is the truck that brings them.



The two photobombers are Monarc Construction representatives Steve Lail (Project Superintendent) and his assistant, Douglas Melendez.

Most of the work is done by a varying cast of subcontractors employed by Monarc, our general contractor. These include Blueridge (excavation and site utilities), Atlas (shoring), Langhorne Concrete, A&D (carpentry, etc), Baltimore Waterproofing, District Ironworks, DMY (inspections and testing), Newcomb (electrical), Ivotech (plumbing), S&S (masonry), Webster (HVAC), Currie (surveyors), Care of Trees (care of trees), ACM (demolition, asbestos removal), Jet (roofing), with more to come. But Steve and Douglas are here every day.

Steve struggles with plans, schedules, safety, overall supervision, traffic control, flood control, diplomacy, daily reports, logistics, and looking up at the sky and frowning. Douglas does the more hands-on parts of all that.

Today Langhorne unloads the forms from the truck and clears out drain penetrations through the recently poured stairwall.



The S&S masons (who also do demolition when they can demolish the work of other masons) continue the assault on Quaker House.

The modest hole in the Carriage House wall that they achieved on Friday is widened so much that we can no longer take a picture of it.

In their enthusiasm, they take out more than expected, and Steve has to tell them to quickly put a jack in place to support the new floor above.

Here's a picture of the former bathroom and hallway, taken from *outside* Carriage House. High five!



Office tenants were wearing ear muffs for this, the noisiest part of the work.

Here's the new Boiler Room door from the inside.



More constructively, the masons add bits of block to the top of the stairwell masonry wall to match the profile of the opposite concrete wall.



Precast "stone" steps will arrive and lay between these walls.

Meanwhile, Douglas burrows into the bottom of that masonry wall, trying to locate the drainpipes that had been covered up by it.

The Assembly Room having been certified asbestos-free, work can continue there.

ACM returns and, in a few hours, completely removes the entire acoustic drop ceiling to reveal another, older acoustic drop ceiling.



They start to remove that, but then notice that it was glued in place and declare that the old glue has to be tested for asbestos before they can continue.

While they wait for the test results on the ceiling, they cast a glittering eye of destruction on the Children's Library wall.

Despite all the satisfying smashing, a slow day. Atlas and Langhorne show up in force, ready to complete the shoring and forms for the scheduled pouring of the curved wall footings in the afternoon, but the game is called for weather at 9:30, rescheduling the pour for Wednesday.

Tuesday ☀️

Beautiful day with 28 folks on site.



A dozen concrete and shoring workers ready the foundations of the curved wall for tomorrow's pour, laying steel, setting forms, extending shoring, installing more Nelson studs.

Indoors, five demolition workers continue to trash the Assembly Room.

Here's a view of the Children's Library you have not seen before:



Can somebody find the thermostat?

Three ironworkers weld Storage Room beams and decking.

An inspector takes a sample of the mystery tile adhesive.

Five masons trim up the new openings they created.

Here, they build a new column between a new door and a new hallway. Easier and neater than trying to preserve the brick that was there yesterday morning.



Wednesday ☀️

Ken returns from a quick trip to Wyoming, and points out that the suspicious glue had already been tested and found innocent.

Ironworkers continue their welding.

Concrete workers continue to prepare the curved wall foundation.

In the afternoon, the pour takes place.



The wall is not designed to have a foundation, but the concrete crew feels they want one to stabilize the complex wall forms in the next step.

The top of the blue-green vertical drainage basin marks the future ground level.

The masons continue to improve the door openings.



The new boiler-room door is much neater than yesterday.

The Assembly Room interior decoration committee has changed the look of the place from traditional Church Basement and given it an edgier vibe —

Abandoned Industrial Space/Crime Scene.



We again have access to the Kitchen (Oh, joy!).



Thursday ☀️

First fully sunny day in a long time.

A good crowd, with 23 on site.

Truckloads of Assembly Room bits are carted away.

The waterproofing crew install drainage board and sheeting on the shoring, to provide drainage behind the soon-to appear curved retaining wall.



Nine concrete workers start to lay out the steel and wall panels for that wall.

Three iron workers install more steel above the storage room.



Four masons continue trim up the new openings.

Friday 🌤️

Remember yesterday? That again. Ironworkers welding. Masons trimming up doors. Demolition workers chipping away at the Assembly Room. Concrete workers preparing the retaining wall for pouring.

At week's end, the retaining wall steel and panels are partly complete.



A little order has been restored in the Assembly Room.



And another opening has appeared in the Quaker House wall.



This new opening will be at the end of the corridor, providing access to and from the Quaker House ground floor offices on the west end.

Monarc sends us the October bill. \$397,534, mostly for yardwork (drains and walls).

Looking Ahead

More good weather predicted for next week. Perhaps the monsoon is over.

Many changes in store, as we approach the halfway point.

The pouring of the north retaining wall and adjoining trash alcove will complete the retaining wall work.

With two dry weeks in a row, Quaker House waterproofing should finally happen, and the upper Terrace can be backfilled. The upper patio deck will be poured, and the stairs set in place.

The floor slabs for the Quaker House Janitors Room and for the ADA Bathroom/Kitchenette/Hall area will be poured.

The Assembly Room deconstruction is nearly complete, and construction can begin, with some cutting into the floor slab (for electrical and folding door installation) and installation of ducting, wiring, plumbing and framing.

The East Garden storm water work is postponed to early November.