



FMW Renovation Update

November 18, 2018

Things fall apart;
the centre cannot hold

— *W. B. Yeats*

Monarc continues their race against the seasons, hoping to get the project indoors before winter sets in, while weather sources gleefully predict an unusually snowy winter.

Monday 🌤️

Monarc puts a bandage on a widening crack in the Embassy wall.

The bandage is actually a monitor, to determine whether the crack is continuing to grow, now that the new retaining wall is in place.



Another monitor is on the Carriage House wall, to see if an ancient crack will be affected by the new construction.



A nice day for the postponed concrete pour, unfortunately rescheduled for rainy Tuesday.

In the Assembly room, four plumbers plumbing.

Three electricians pull new circuits, install floor boxes in the trenches that have been cut into the floor.

The also remove the disconnects from the Embassy wall that served the AC compressors that used to be there.

A fairly quiet day.

Tuesday 🌧️

A rainy night leaves a wet, muddy site, and the drainage crew decides not to proceed.

But the rain eases off, and the concrete crew excavates for the Lobby footings and installs the steel.



Then they pour the foundation.



The guy with the orange stripes is standing where the Lobby stairs will be.

An inspector inspects the steel and takes samples of the concrete.

In the Assembly Room, the installation of HVAC ducts begins and an electrician continues to wire up the new room.

In an important step forward, a DC Water representative stops by and says that it will be OK to move a new manhole 10 feet south to avoid annoying a street tree. This resolves a concern of the DC arborists well enough that long-postponed work in the East Garden can soon proceed.

Wednesday ☀️

The concrete crew rolls forward, preparing to pour piers on top of the new Lobby foundations and a floor slab for the new Carriage House corridor.



They also "grout bearing plates for patio steel at upturn beam." Probably just as well.

Ducting and electrical work continues in the Assembly Room.

The site utilities crew dumps the big pile of stone into the trench north of Quaker House and the Storage Room.



They carry away two more truckloads of clay.

They're going to need more stone.

Thursday ☁️

"Bizarre . . . Sneaky . . . the worst November snowstorm in nearly 30 years," says the Washington Post.



No concrete pouring or masonry today.

In the Assembly Room, the concrete workers prepared to fill in the electrical conduit trenches that had been carved in the floor.

An electrician continues wiring up the Assembly Room.

Ductworkers installed ductwork.



Friday 🌞

Concrete workers complete the piers on the Lobby foundation and masons set to work to add blocks to the foundation.



Alas, the blocks do not end up in quite the right line. The masons try to correct and run out of blocks. To be continued.

The concrete crew also pours the floor slab for the Carriage House Corridor.



And promptly wraps it in plastic to provide a dry work space for the next steps.



Two carpenters “start to install ledger board at upturn beam.”

Apparently that’s this:



This sturdy piece of wood, now being bolted to the concrete upturn beam (which is also tastefully accessorized with bearing plates), marks the transition between the concrete Storage Room deck and the wooden Quaker House Living Room foyer floor.

Carpenters back in business at last!

Then, the concrete workers fill in the electrical conduit trenches, restoring the Assembly Room slab to flatness.



Elsewhere in the Assembly Room, plumbers plumb, and electricians electrify.



And HVAC workers install ducts.



Looking Ahead



In the Assembly Room, the electricians are about half done.

Boxes are full of LED lighting strips and controls for the cove lighting.

The stairs to the Assembly Room door have been replaced by a graceful access ramp.



Soon the bulkheads and lighting will be installed, followed by the floor and the acoustic ceiling.

The present Assembly Room west door and two windows will be demolished and replaced by temporary plywood until the real doors arrive in Early January. So we will have a gorgeous new Assembly Room for Christmas, as long as you don't look west.

The foundation of the north wall of the Lobby is nearly complete.

The foundation for the south wall has not begun. The reason they are rushing to complete the outlines of the north wall is that the window manufacturer will not start to fabricate the windows until the structure can be inspected and measured.

They must do that quickly to get the windows on the way to arrive in January.

They will now cover the foundation up so that trucks can come back in, complete the fill in the upper terrace (more stone, and then topsoil), replace the evil clay in the lower garden with sandy topsoil, and remove the equipment.

Meanwhile, steel and wood will start to rise up in the corridors. Plumbing and electrical work will begin between Quaker House and Carriage House.

Underpinning work will begin at the east end of Carriage House as the first step in raising the elevator tower quickly, so it can be inspected the elevator cab fabrication can begin.

We're about half done.