

FMW Renovation Update

April 21, 2019

Kings do not touch doors.

They don't know this joy — to push, affectionately or fiercely before them one of these large panels we know so well, then turn back to replace it — to hold a door in their arms.

The pleasure of grabbing one of these tall barriers to a room abdominally, by its porcelain knob; this swift body-to-body encounter by which your movement is slowed for a moment, the eye opens, and the whole body adapts to its new surroundings.

With a friendly hand, one holds a bit longer before firmly pushing it away and shutting oneself in — which is pleasantly confirmed by the click of the powerful, well-oiled latch.

— Francis Ponge

Monday 🌞

Six window installers on the job. Windows are complete except for half of the Lobby curtain wall.



The sprinkler crew works in the Quaker House attic.

Three HVAC workers *complete* the installation of line sets.

The next step is to install the six new indoor units in the Lobby and new corridors. A seventh unit, in the New Storage room, is already installed and working.

Three electricians install lights in the upper corridor.

Masons continue to lay bricks on the upper patio.



They can't complete the far corner. Last night's rain revealed a leak in the patio waterproofing there, so some more work is needed.

Douglas punches yet another hole in the now tattered Meeting House wall.



This hole will hold one end of the big Douglas (no relation) fir beam that will support the front entrance canopy.

Tuesday ☀️

An official DC holiday, so no construction work can take place, and even if it did, we certainly wouldn't take a picture of it.

Wednesday 🌤️

Six carpenters again, but not such dramatic results to look at, as they mostly readjust previous window installations, rather than making new ones.



They also construct frames in the Lobby and corridor ceilings to hold the HVAC cassettes that will heat and cool those spaces.

They also prepare for tomorrow's inspection — a major milestone that will allow part of the project to move out of the mechanical rough-in stage. Next, insulation, drywall, and fixtures can move in.

An HVAC worker relocates a line set to its final home, troubleshoots a balky rooftop compressor, and installs the first of the new ceiling cassette units in the new Carriage House Room.



A waterproofer reapplies waterproofing along the leaky west wall of the Storage Room.

Five electricians continue fire alarm and electrical work and prepare for the inspection.

The masons wait for the arrival of more 8x8 pavers to complete the brick patio.

Two security system installers start to run power, control, and data lines here and there.

A lot of meetings and planning goes on, including a meeting between the contractors, a civil engineer, the green roof installer, and a city inspector, to work through the details of that part of the project. Other meetings with the security system, flooring, and electrical subcontractors and with the cast stone fabricator address future work.

Thursday 🌤️

Douglas cuts into the elevator shaft, making a notch to hold the other end of that big Douglas fir beam.

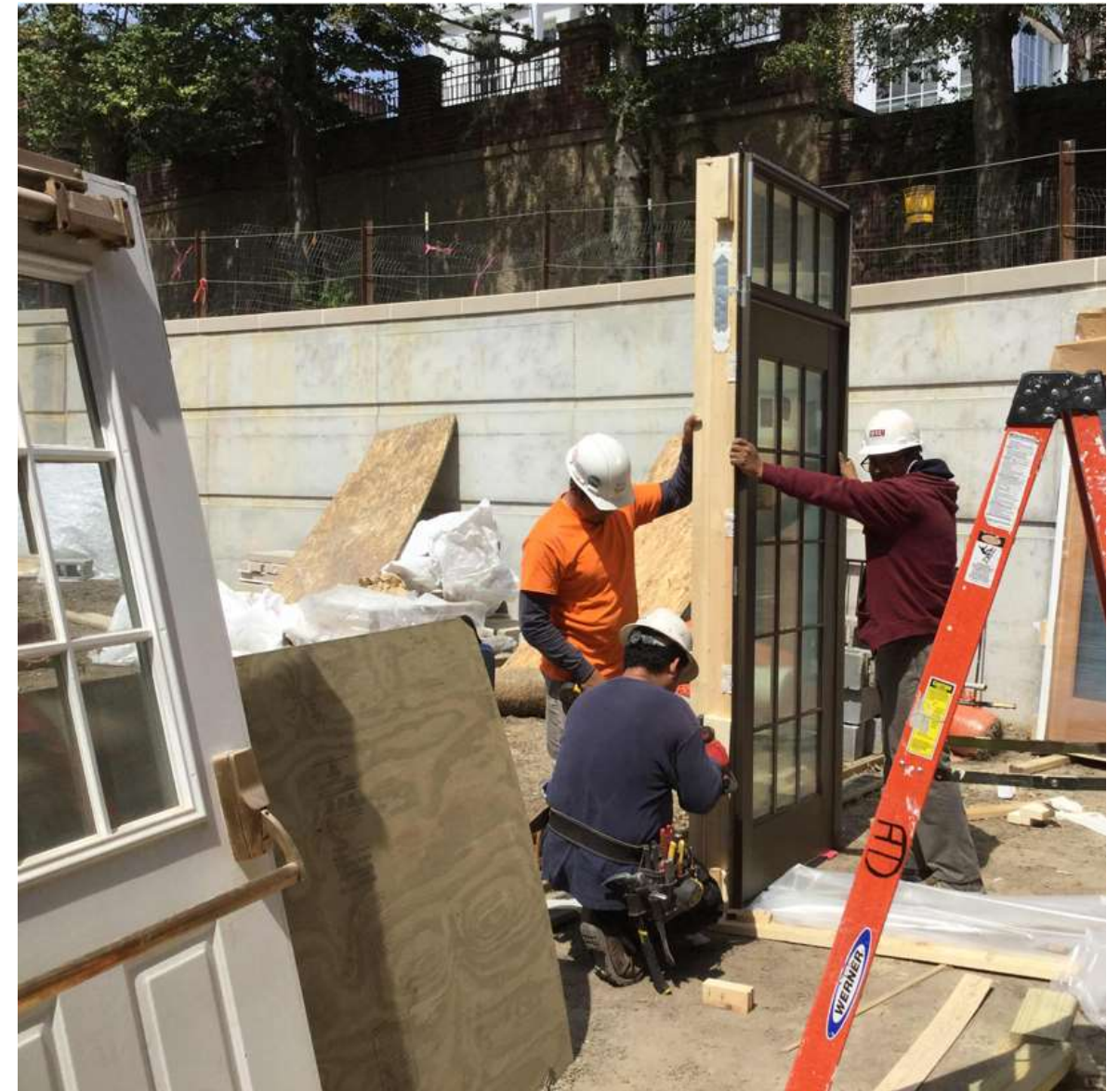
The sprinkler installer, nearly done, arrives early to pump up the system for inspection.

Two HVAC workers continue installation of the indoor cassette units.

The electrical and security contractors continue wiring.



The six carpenters install the new Assembly Room doors.



Old door on the left, new door on the right.



The kitchen door, attracted by all this activity, migrates toward the Assembly Room.



Friday 🌩️

Two sprinkler installers relocate one sprinkler head to make room for an HVAC cassette and then start packing to leave.

Three HVAC workers install the cassette units in the upper corridor.

Four electrical workers continue to wire up more lights.

Douglas finishes construction of safety barriers to support the imminent elevator installation.



The six carpenters continue to create spaces in the framing for HVAC cassette units and install the Storage Room exterior doors.



Looking Ahead

The Lobby entrance roof will be added.

The windows and most of the doors will be completed.

Drywall will appear, making corridors feel like corridors and rooms feel like rooms.

The elevator will arrive and be installed.

Maybe some bathroom fixtures, too.

A second layer of flooring will be added to the upper corridor and Lobby.

The door of the tiny Assembly Room bathroom will be demolished and then reinstalled around the corner.

We still don't have the latest schedule update, but the countdown continues . . .

