



FMW Renovation Update

September 2, 2018

Mud! Mud! Glorious mud!

Nothing quite like it for cooling the blood!

So follow me, follow

down to the hollow,

and there let us wallow

in glorious mud.

— *Flanders & Swann*

A promising week, with the concrete work now expected to begin on Monday with the arrival of big trucks full of gray mud. Rumored sightings of the elusive Street Storm Excavation Permit remain unconfirmed.

Monday ☀️

Langhorne Concrete gets serious. Reinforcing steel is placed.



The first truck arrives.



The first bucket is filled.



And the foundation extends . . .



And emptied.



The wall that will rest on this foundation will hold back the dirt of the upper terrace on the right and will form the north wall of the new Storage Room on the left.

Meanwhile, carpenters finish roughing in the south wall of the attractive, new Carriage House room, leaving openings to dream of French windows.



Tuesday ☀️

Hot and sunny again. A relatively quiet day of preparation and measuring.

Work begins in the old Quaker House boiler room, which will be converted to a maintenance utility room with a level floor and a door into the new corridor. Initial plumbing work is done for a new mop sink.

We receive the fourth monthly payment request from Monarc Construction. This one is for \$239,202, mostly for excavation, shoring, and drainage work, some rough carpentry, and purchase of steel for the next stage. Based on payments, we are about one-fourth of the way through the project.

Yesterday's new foundation has set, ready for the new concrete wall to rise.



The steel forms for shaping the new wall arrive.



Friends may be reassured to know that we pay an independent inspector to monitor the concrete installation, examine the work in detail, test the concrete and the soil and the temperature and the steel placement, and certify that this critical structural element is installed correctly.

Wednesday ☀️

More work on drain lines. More excavation (four truckloads) to clear a little working space. Some preliminary HVAC work in the Meeting House furnace room.

The concrete crew digs a footing for the foundation for the concrete block wall that will separate the new Storage Room from the new ground floor corridor.

They install reinforcing steel.

Then, they pour concrete into it.



The pipe running across the footing is a new drain pipe from the soon-to-be-renovated Quaker House Boiler Room.

Meanwhile, workers continued to cut “beam pockets” (square holes) in the north wall of Quaker House and Carriage House to hold the steel beams that will support the upper corridor.

Carriage House office tenants are understanding when we tell them that for several days they can only get to their offices by going up the main Quaker House stairs, through the new partially-completed room, and through the Asylum Seekers Assistance Project offices.



We have our biweekly meeting with the contractor, architects, and a representative from the bank. Lots to talk about.

The schedule is frequently revised and now has extended a bit, with a completion date in the March/April area. Among the factors at work are:

- The initial schedule was unrealistically compressed to accommodate the extra time it took us to get permit approval.
- The weather has been incredibly wet, although that does not seem to have created delays of more than a few days.
- The big drill got stuck for a couple of days.
- Monarc was late to realize that it needed to get a public excavation permit for the water and sewer connections, and the DC permit wheels are again grinding very slowly.

- Monarc subcontractors sometimes do not show up as scheduled. The DC construction business is somewhat overheated right now, and our small job is sort of a side project that can get bumped on schedules.
- The discussions of waterproofing of the north wall of Quaker House may have slowed things a bit.
- Monarc has belatedly learned that both the windows and elevator vendors require onsite measurements and verification of completed structural work before they will initiate fabrication. That has a dramatic effect on schedule sequencing.

Still, things keep happening, and someday all of them will be history, just like us.

For example, on

Thursday 🌤️

The surveyors draw some lines in the sand, the masons cut more beam pockets, the electricians take delivery on the new lighting equipment, the plumbers clean out the Boiler Room, and the concrete guys start to assemble the big metal forms to shape the new Storage Room wall.



Friday 🌩️

They finish setting one side of the wall panels for pouring the new wall and start to fill in the reinforcing steel.



The plumbers complete the drain from the boiler room.

More work on the beam pockets.

Four more truckloads of dirt depart.

Some iron pipes arrive.



Looking Ahead

More of the same. Concrete, plumbing, beam pockets.

It will be nice to see that first wall poured.

Some prospect of indoor concrete work in the Boiler Room and Carriage House Kitchenette areas.