

**FMW Renovation Update**

**July 29, 2018**

When that I was and a little tiny boy,  
 With hey, ho, the wind and the rain,  
 A foolish thing was but a toy,  
 For the rain it raineth every day.

— Wm Shakespeare

**Monday** ⚡☁️

The day begins, after flooding in the Meeting House on Saturday and Sunday, with this cheery forecast from the morning Post:

**Monday**



**Tuesday**



**Wednesday**



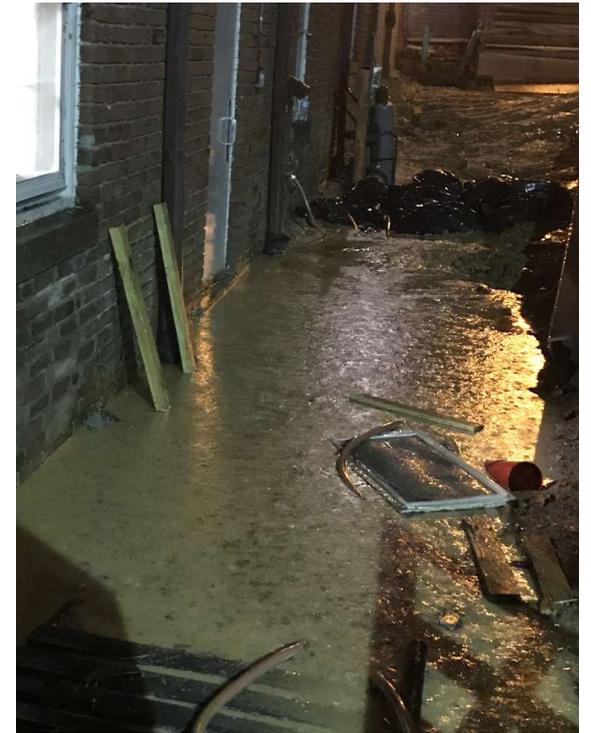
**Thursday**



**Friday**



On the bright side, despite the Post’s forecast of “A Firehose in the Sky”, the water did not reach the Carriage House threshold:



Monarc supervisors showed up on Sunday morning to help and on Monday implemented further anti-flooding measures, digging channels and installing silt fences.

## Tuesday 🌧️

Wet forecast; muddy site. The daily report for all the trades is “No work today.”

Planning, meetings, subcontractor visit.

There is some concern about how to properly treat and waterproof the ground floor of Quaker House, which will be below the level of the new upper terrace.

Quaker House was built in 1924, and the rear ground floor is constructed of hollow terra cotta structural blocks (think, flowerpots), which were briefly popular in that period, before concrete blocks displaced them. These blocks are quite strong and water resistant, but they can be fragile.



## Wednesday 🌧️

Weather moderates a bit, and drilling resumes. Three more holes down, five to go.

More plywood arrives to replace that ruined by the rain.



A crack has appeared in the Embassy wall, probably caused by the combination of nearby excavation and rain.

We receive the third monthly payment request from Monarc Construction.

This one is for \$163,615, for the things — shoring, drains, new Carriage House deck roof — that they have been working on this month.

Thursday 🌤️

The sun returns and everybody gets busy in the mud.

The drilling reaches the point where the shoring of the major retaining wall along the north can begin.

The excavators bring in a bigger shovel and a traffic jam ensues.



But they manage to haul off three big trucks full of back yard.

The lower terrace begins to subside toward its new level.



The framing of the roof continues with addition of several more sticks.

Monarc provides us with an almost final estimate of the cost of the Assembly Room renovation. The ceiling will cost a lot less than expected, the floor will cost a lot more, but the total is not terribly far from the budget. A great relief, as this is the last major unknown in the contract price.

Friday 

What a difference a day made  
Twenty-four little hours  
Brought the sun and flowers  
Where there used to be rain  
— Dinah Washington

Despite the weatherperson's threats, the predicted thunderstorm does not show up until after the end of the workday.

The drill plants the last piling in the last hole.

With the shoring ready for action, the shovels get busy and send away four more trucks full of mud.



They chew of half of the kitchen alcove and the lower terrace continues to get down.



The roof over the Carriage House deck is covered with plywood and temporary waterproofing.



They also install roof jacks (just to the right of the roof in the above picture) to support a platform so they can temporarily relocate the heat pump compressor (now on the deck) to provide continued service to Carriage House during the work.

The protection of the roof opens the way for the work beneath, so the plumbers show up and rip out the plumbing in the kitchenette and bathroom, while Monarc workers dismantle the cabinetry.



The reason for all this deconstruction is that this area connecting Quaker House with its former garage has a ceiling (the Carriage House deck) that is an old sloping flat roof that must be replaced by a level interior floor. Below it is a floor slab that has been sinking for reasons that are unclear. The replacement floor needs to be at two different levels connected by a ramping hallway. Everything but the front and back brick walls must be removed and rebuilt.

### Looking Ahead

We are now about one-seventh of the way through the work.

In the next week, the work moves into Quaker House and Carriage House, with demolition of the Carriage House deck area, including construction of a temporary interior passageway to enable Carriage House tenants to get through that area without fear of demolition.

Demolition will also begin in the Quaker House Boiler Room in preparation for filling in the old boiler pit, installing a mop sink, and connecting it to the future corridor.

The outlines of the new lower terrace will appear, as excavation lowers the hillside to the level of the Assembly Room floor, and the outlines of the new retaining walls become visible. Concrete trucks may appear, as the footings for the retaining wall are laid out and poured.

With the kitchen alcove out of the way, drainage work will continue, with the installation of drain basins and large drainpipes to gather the flow from various drains and connect it all to the city combined sewer line below Decatur Place.

Weather permitting, of course. It looks like the work will be dodging thunderstorms in the coming week.