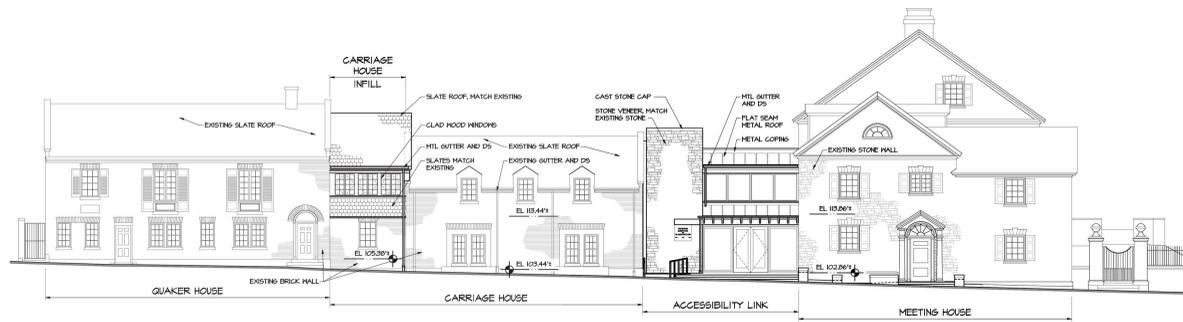


Monday ☀️

Winter has been fairly forgiving up to now, but the site today has a new look.



## FMW Renovation Update

January 20, 2019

The north wind doth blow,  
And we shall have snow,  
And what will poor robin do then?  
Poor thing.

He'll sit in a barn,  
And keep himself warm,  
And hide his head under his wing.

— *English traditional*



Our supervisor was unable to lure any workers out of the barn, except Douglas and his shovel.

An iron worker stopped by to drop off steel for the upper Lobby structure.

So . . . three people on site today.

The snow looks pretty, but it makes the site dangerous as it conceals holes, sharp objects, and tripping hazards.

Unfortunately, the weather models say that this is very likely the beginning of a month or two of very cold weather.

The hope is to get enough done on the good days to get much of the project enclosed and heated, so that the next steps can continue.

**Tuesday** 🌞

Sunny but too cold for outdoor masonry. Indoor work continues.

The lintel in the ground floor hall (former office) is built into the wall with bricks and blocks.



Upstairs, masons are doing the same thing to the Parlor wall, which receives the second lintel.



Two electricians continue to revise wiring in the lower hallway.

Carpenters continue to tune up the trim in the Assembly Room, create temporary framing for the Storage Room door, and reduce the framing of the skylights in the new infill room.



The complex design of the rooflines through that area dictates that the skylights must be a little smaller than earlier specified.

Because of the snow, the eternally pending bioretention pond work continues to pend.

The Lobby beams can't go in until Friday at the earliest, pushing the pouring of the front patio into next week. Weather permitting.

**Wednesday** 🌤️

Carpenters continue to sand trim in the Assembly Room.

They also dip back into the ground floor of Carriage House and add blocking (cross braces) to the framing between the kitchenette and the ADA bathroom, to support future attachments to the future wall.

This signals the resumption of interior work, once the shingles are on and the new roof is shedding water. The shingles will go on if the snow melts before the next snow.

They also add temporary doors to the storage room



and to the Quaker House lower corridor.



This converts those spaces from outdoors to indoors-ish, which will allow work to go forward as the weather worsens.

They also add guardrails to the upper work areas

Out on the street, the site utilities crew carries off a Bobcat excavator. For the first time in a long time, there are no excavators at the Meeting. They will be back soon to work on the East Garden, but the west side is solidly in the construction phase.

A surveyor comes by and re-establishes survey points for the bio-retention pond.

An electrician continues to rewire the new hallways that will connect the Meeting House to the Lobby.

Douglas demolishes the nice corner bookshelves in the Parlor. Seems a shame, but they must get them out of the way to install ventilation for the bathrooms below, since the present bathroom exhaust fans would blow into the Lobby and front entrance.

In the morning, the biweekly OAC meeting with the customary congenial contingent. Tri, Daniel, Steve, and Gabriela from Monarc. Ken, Merry, and Neil from FMW. Richard and Evan, architects. James from Sandy Spring Bank is not present, since they are not discussing a pending payment application. They review outstanding information requests, current construction concerns, and schedules — particularly the action-packed next two weeks.

Monarc sends reinforcements



to clear away snow and clutter.



Preheating the blocks, the masons add more of them to the elevator tower, carrying it up above the Carriage House roof.



Unfortunately, they overlook a detail on the plans.

This wall is not intended to carry all the way to the Carriage House brick wall.



Instead, it should step back (as it does at the top) to provide what the architects call a "reveal" (really more like a "hide"), softening the transition between stone and brick.

So some chipping will have to take place, before the stone can be added.

**Thursday** 🌤️

The ironworkers install the vertical plates for the windows facing the Quaker House patio.



The carpenters run out of wood but assist the ironworkers with the installation.

Speaking of windows, today was your last chance to look out through Assembly Room west windows.



Douglas walls them off to suppress the dust as they are removed, along with the wall below them.

These attractive barriers will be part of the Assembly Room ambiance until March, when the new windows and doors will finally be delivered.

Douglas also demolishes the north window of the office, below the new lintel.

Leroy, another Monarc employee, introduces a paint roller to the Assembly Room.



The main event today was removal of the needle beams by five scaffolding workers.



The operation was a success, but there will be some scarring.



The masons dig right in, opening up the wall even more to build up the new lintel on this side.



And they continue to improve the elevator tower.

Friday 🌤️

With the scaffolding out of the way, the next critical step is to finish installing the Lobby steel.

The ironworkers' truck arrives, and steel is hoisted.



In the now enclosed Quaker House lower corridor and Storage Room, carpenters continue framing.



And ceiling components appear.  
The masons are busy with construction and destruction.



On the one hand, they are building up the outside of the lower lintel, filling in the hole they made yesterday.



On the other hand, they are sawing through the wall below the Assembly Room doors and windows and chipping away at the stone.



Destruction wins again.



Electrical work, ductwork, and painting continue in the Assembly Room. By the end of the day, it's looking almost convalescent.



Monarc makes a sincere effort to clean up the workspace on Fridays, on the theory that if they build it, we will come.



At the end of the day, the sun goes down again.



The Lobby steel is mostly in place, although you can still see five or six beams waiting on the Lobby floor.

For a four-day week, quite a lot done.

## Looking Ahead

Another four-day week ahead, but Monday will be too cold to work outside anyway.

Next week, steel will be complete.

The Parlor hall lintel will be done.

Weather permitting . . .

The second floor Carriage House corridor floor will be framed.

The cast stone garden stairs will be delivered and installed.

The bioretention pond work will leap the Phelps Place wall and land in the East Garden.

Paint, lighting, the heating diffusers, other mechanical trim, and folding walls will be added to the Assembly Room, with ceiling and cork floor to follow soon after.

Slate shingles will be added to the new Quaker House addition and the Carriage House corridor roof will be framed.

The front steps and wheelchair ramp will be poured.

Fire alarm and sprinkler work will break out here and there.