



FMW Renovation Update

September 23, 2018

Ah ah, oh no, don't let the rain come down.

Ah ah, oh no, don't let the rain come down.

Ah ah, oh no, don't let the rain come down.

My roof's got a hole in it, and I might drown.

— Serendipity Singers

Monday 🌩️

The week begins with a visit from Tropical Depression Florence.

The site looks wet, bedraggled, and deserted.



But you can see that a new wall has been unveiled. The outlines of the Storage Room are clearly visible, as is the door into that room from the new Assembly Room Terrace, and the rough outline of that terrace.

In the Carriage House work area, the plumbers have turned ditch digging into an indoor sport.



They are now working to lay the basis for the recreated kitchenette and the new ADA accessible bathroom. Having discovered that the sewer connection does not go out into the street here, as we thought, they are pursuing it eastward.

On the left, the completed sprinkler connection is now underground waiting for the next step.

On Florida Avenue and Decatur Place, arborists put up new fences to protect the city's trees.



A large new drain line for the new bioretention pond will soon run down the space between the tree and the wall, creating some issues for the sidewalk, the planting bed, and the rush hour traffic.

Some dirt is hauled off, making a little more room for the future.

Tuesday 🌧️

Another wet morning.



Most things wait for the footings, and the footings wait for the sun, which appears too late in the day to be helpful.

Six concrete persons lay gravel for the storage room floor foundation but are gone by 9 am.

The orange hats on top of each steel reinforcement bar are called “anti-impalement caps.” They protect against injury if someone should slip in the mud.

Sand and gravel are delivered for tomorrow’s masonry work.

The plumbers continue to work beneath Carriage House.

Monarc
jackhammers
the Quaker
House Boiler
Room slab to
allow plumbing
and drainage
work for a new
mop sink in the
corner.



Wednesday ☀️

Twenty-seven construction folks emerge from their dens, blinking in the unfamiliar sunlight.

Three masons install block for the foundation of the corridor walls and begin to build up the fourth and last wall of the Storage Room.



Ten concrete workers prepare the way, with crushed stone, a vapor barrier, and reinforcing steel, to pour the floor of the Storage Room and adjoining corridor.





Three electricians install soon-to-be buried conduit to feed future outdoor lights.

Three plumbers continue to assemble copper pipes for Quaker House and Carriage House rooms.

Two surveyors lay out flags for the big, curving north retaining wall.

One inspector finds little to inspect, because the new footing is waiting for the new shoring.

Monarc workers attempt to organize the future and also clean footings to prepare for the waterproofing crew.



Gradually, the chaos and mud is receding and being replaced by bits of order and structure.

At least a quarter of the way through, creeping up on a third.

Plans for adding the Assembly Room renovation to the contract are nearing completion.

Three shoring workers extend the lagging (wood bits) downward to fill gaps exposed by recent excavation work.



Thursday 🌞

Another busy day, with 28 people out and about.

Fifteen concrete workers arrive and immediately set to work.

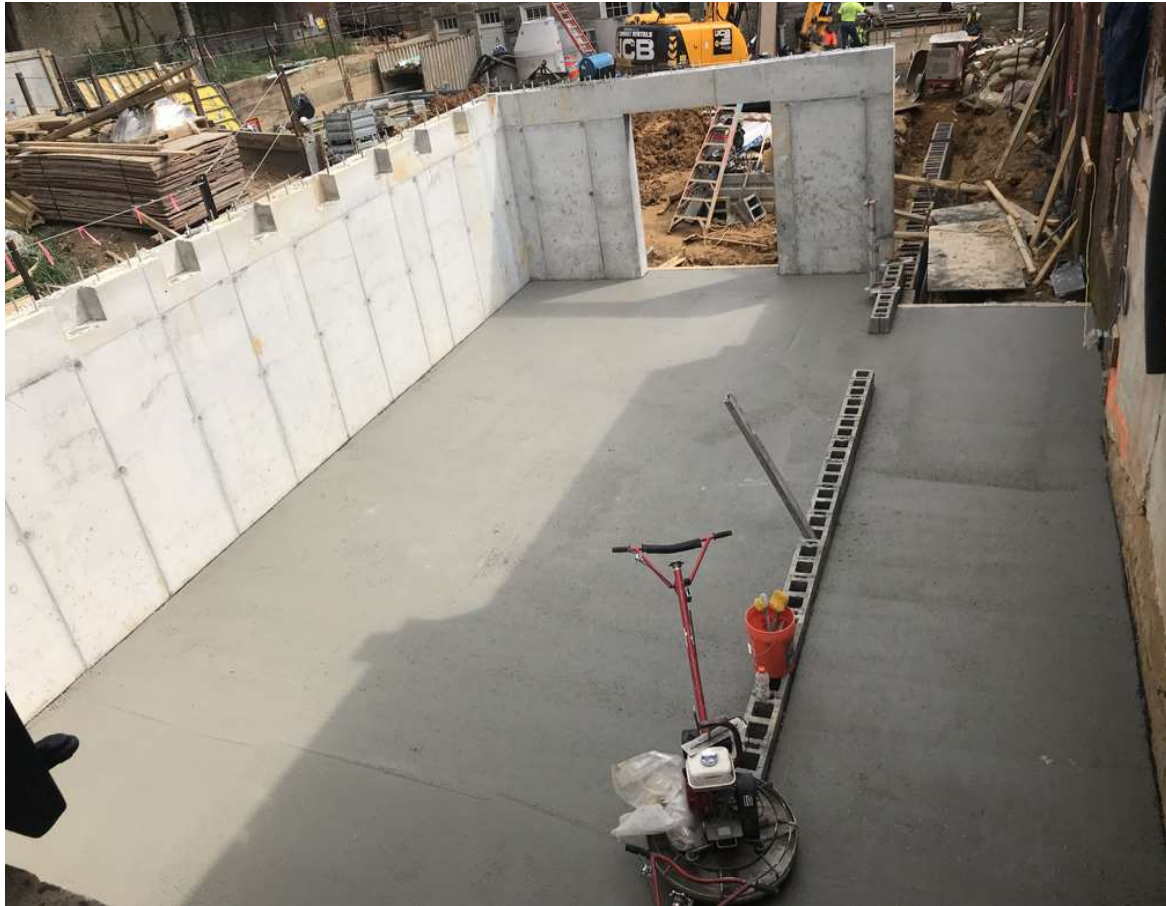
By 7:30, they are pouring the new floor slab:



An hour later, they have completed a flat slab, with the aid of modern gadgetry like this self-leveling construction laser.



And by mid-morning, both the storage room and the adjoining corridor are complete.



An inspector takes more concrete samples.

They also excavate north of the Storage Room, preparing to pour the foundation of the new outdoor stairs that will connect the upper and lower terrace levels:



Three shoring guys are also busy extending the lagging downward into the new hole. Three more truckloads of dirt leave our site.

If you look closely, you can see the Nelson studs that they earlier spot-welded to the vertical steel pilings. The wall will be poured over these studs, which help attach the wall to the pilings.



Three Arborists invade the East Garden, laying out more mats to protect the tree roots from the excavators.

They also trench and cut some roots that would otherwise be shredded by the work.



Outside the walls, they uncover roots of the street trees, because the DC arborists want to be notified of any roots greater than two inches that will be affected by the planned drainage work.

Three plumbers work inside Carriage House. The latest addition is this big, copper pipe, which we hope will be of no use.



It will connect to a hydrant on the outside wall of Carriage House.

The Fire Department would pump water into that hydrant to add pressure to our fire sprinkler system if that ever becomes necessary.

Our construction site is muddy, crowded, sloping, and very wet.

Monarc Construction spends a great deal of time and attention to keeping the streets clean, as the District is quite fussy about not having mud tracked onto the streets or washed into the sewer system.

When a truck comes on site, its wheels are washed on the way out, to prevent the mud from spreading.



All in all, a busy and productive day.

Friday 🌤️

Friday dawns a bit wet, which slows the work. Three waterproofers deliver materials and start to prep the Quaker House north wall, but it's a little too wet for waterproofing.

A truck from the excavation contractor carries off two more loads of dirt.

Two plumbers continue to add bits of plumbing to Carriage House.



Fortunately, eleven concrete artisans appear and start arranging steel for the scheduled pouring of the stair foundation.



An inspector pronounces the steel well placed and the pouring proceeds.

By the end of the day, the foundation is in place.



The row of steel rods closest to the shoring will anchor the retaining wall along the upper terrace. The nearer row will anchor the right side of the stairs, descending left to right from the top of the Storage Room, with the bottom landing at the far right.

Four masons come and grout the blocks that will support the corridor wall along Carriage House.



There is a poured concrete foundation underneath, but from here this wall will rise up in steel, wood, glass, stone, insulation, etc.

The masons also brought materials to finish the Storage Room south wall.

Monarc digs a trench along the Quaker House wall to keep the muddy water that oozes from the bank from hindering the delayed waterproofing work.

As the week ends, the Storage Room begins to earn its name.



Looking Ahead

Concrete and excavation is suspended for a while, as the plan for next week is to start the water and drainage connections in the street. This will block truck access to the construction site, since the main drain will run under the present construction entrance. It will also block traffic and make everybody unhappy

The weather forecast takes a turn for the worse at the end of the week, but we're hoping for the best. Plumbing will continue, in any case.