



## FMW Renovation Update

December 2, 2018

If ants are such busy workers,  
how do they find time to go to all the picnics?

—Marie Dressler

**Monday** ☁️

Starts wet; gets wetter.

Not a good day for underpinning, but we can admire the part that sticks up out of the water.



In front of our buildings, mysterious, glowing hieroglyphs appear.



This is not the work of snails from outer space. The plumbers stuck a camera down several of the Meeting's throats to try to pin down the location of our sewer connections. This is their endoscopy report.

Meanwhile, carpenters continue to work on the beams in the west corridor, and masons start to lay up more block in the east corridor. They all knock off early as the rain worsens.

The concrete crew actually does do some work on the underpinning and also on the forms for the west stairs.

The waterproofers are quite busy in the rain, finishing the pipes that will collect water from behind the retaining wall and carry it away.



Water does indeed trickle out, which is better than bubbling up inside the Meeting House as it has been accustomed to do.

Monarc Site Superintendent Steve notes with satisfaction that the new topsoil is a big improvement over the existing clay in terms of mud production.

Tuesday ☀️

*Clay can be dirt in the wrong hands, but clay can be art in the right hands.*

— Lupita Nyong'o

Let's hope our ancient clay falls into the right hands, because it is leaving home at last.



The excavators take out 10 truckloads.

The concrete crew prepares forms for the west stairwell walls on top of the already poured landing.



They also do assorted patching and cleanup of earlier work around the site.

The masons finish off the top of the storage room wall, between and around the beams.



Two electricians continue to wire up the Assembly Room.

Two carpenters continue framing the upper corridor, and floor joists appear.



Three carpenters complete the Quaker House corridor floor joists and start to add subflooring.



Wednesday ☀️

A promising pile of perforated pipe pops up.



Electricians and ductworkers do their thing in the Assembly Room.

The site utility crew continues to excavate and grade to prepare for new topsoil, while trying not to get run over by the cement truck, which is bringing in concrete



to fill in the remaining gap in the underpinning



and create walls for the west stairs.



Thursday ☀️

The underpinning is completed, backfilled and compacted.



Not much to look at, but it's under there somewhere.

The forms come off the new west stair walls.



The site utility workers scrape off another six truckloads of clay. They get down far enough that they bring out their laser level to try to figure out where the bottom is supposed to be.



They unavoidably get in their own way by simultaneously trenching across the yard to lay the stormwater drain connection for the new downspouts. They work late enough that the Mini-Bobcat turns on its headlights.

Carpenters continue to lay subflooring on the corridor, making such progress that the eyepatches are removed from Quaker House Living Room, which can now gaze out on its new terrace.



One can now walk from Quaker House to the white oak tree without suddenly losing altitude.

Electricians continue to wire up the Assembly Room, taking time out to reinstall a conduit in the courtyard that the excavators dug up.

**Friday** 🌧️

Rainy, but not seriously so.

The waterproofers return to tidy up the top of the waterproofing behind the retaining walls, so the backfilling can finish.

The site utilities crew having hit bottom, spread out a layer of new topsoil and till it into the clay and then lay out perforated drainage pipes.



By evening, they have laid out and connected about half the drainage array and buried the pipes in pea gravel.



On the left, you can see preparations for the pouring of the Assembly Room patio. All the drainage work that goes under the patio is in place. The electricians lay out a conduit that goes under the slab and then return to work in the Assembly Room.

The concrete crew also extends work on the west stairs, adding risers and more wall forms.



There are dispatches from the eastern front, where Monarc agents Douglas and Chris start to prepare ramps for work to begin on the bioretention pond. The cast stone provider says they can't handle a slab a large as the proposed stair landings. Plans are revised.

Crown molding configurations are discussed to properly, but just barely, conceal the 300 feet of cove lighting.



As evening light filters in through the liberated Quakers House stairwell window,



we receive the monthly payment request from Monarc — \$359,780 for progress made in November.

### Looking Ahead

In terms of remaining time and spending, we have clearly reached the halfway mark in the construction.

All downhill from here?

Monarc is discussing with roofers how to keep Quaker House dry while they merge the old roof with the new roof. So perhaps a roof is in our future.

The topsoil should all be in next week, the patio poured, and the terraces in roughly their new configuration.

Excavation for the elevator tower pit will begin.

In the Assembly Room, the ceiling bulkheads may start to take shape.

Work in the East Garden and along Florida Avenue will take place, possibly to the annoyance of passing motorists.

The weather will be unseasonably warm, with no snow until April, at the earliest.