



FMW Renovation Update

July 8, 2018

Do the difficult things while they are easy and do the great things while they are small. A journey of a thousand miles must begin with a single step.

— Lao Tzu

Monday ☀️

A quiet week, as the contractor waits for reinforcements to arrive. And yet, if you look closely, change is inevitable.

The security system subcontractor raises his bid quite a bit, and we start over again explaining to a new subcontractor how much we like simplicity.

Tuesday 🌞

Masons continue patching and filling.

Wednesday 🎆

A lot of noise, but not much gets done.

Thursday 🌤️

An encouraging day. We have our biweekly Meeting with the contractors, who inform us that the shoring guys who couldn't come until the 16th can now hardly wait to begin.

Also, they are moving immediately to put a roof above the Carriage House deck, reversing the usual order of things. The roof will help protect the extensive demolition and reconstruction below, when they take the deck roof off and tear up the ground floor. Then they will build back up to the new roof.

As we meet, they are already doing the preparative masonry work, including a new pocket in the Quaker House wall to receive the ridge beam.

The work on the Costa Rica Embassy drain is also about to begin and ominous stirrings are seen in the East Garden.

The contractors agree that they don't really need parking at night or on Sundays, so they will go back to DDOT to try to get revised parking signs that are kinder to our neighbors and to us.

In the afternoon, we stop by DCRA and, after a mere hour's wait, we talk to a structural reviewer, who agrees that there is nothing for him to review and signs off on the Assembly Room plans but decides that we need to go up to the sixth floor to talk to the Historical Preservation Review Board



office. They also agree that there's nothing for them to worry about and sign off. By that time, Issuance is closed for the day.

An inspector visits from DOEE to talk with our civil engineers about the very detailed requirements they will enforce for exactly how the East Garden storm water bioretention planter is constructed and maintained.

Friday 🌤️

The morning begins with issuance of the building permit for the Assembly Room renovation for a permit fee of about \$4,700. We carry away a new permit to post in our trophy case.

The window contractor raises the proposed cost of the windows and doors by \$30K and a discussion begins.

We get an updated schedule from Monarc which continues to show that they expect substantial completion to occur in February.

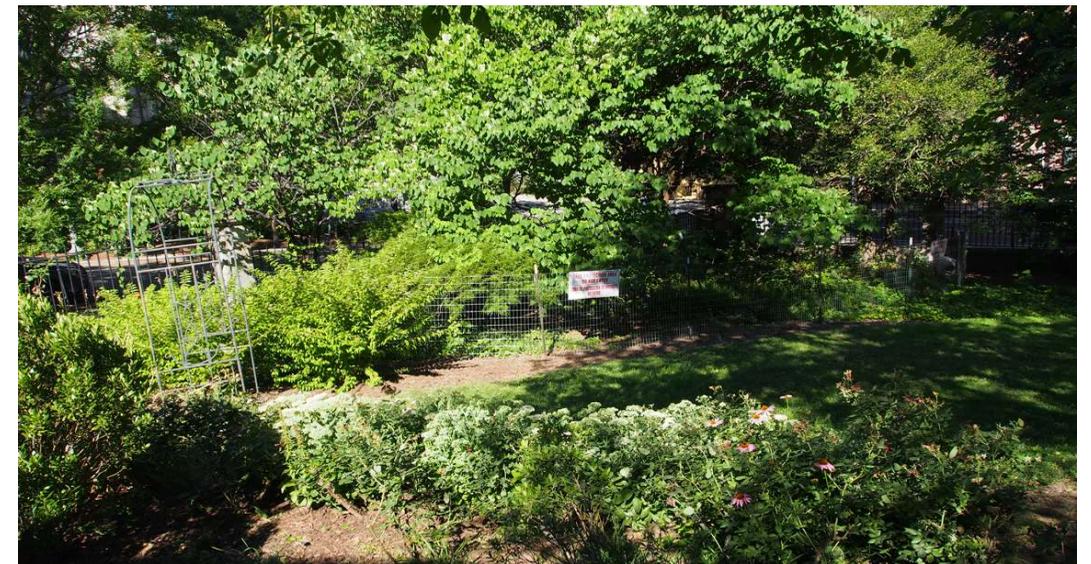
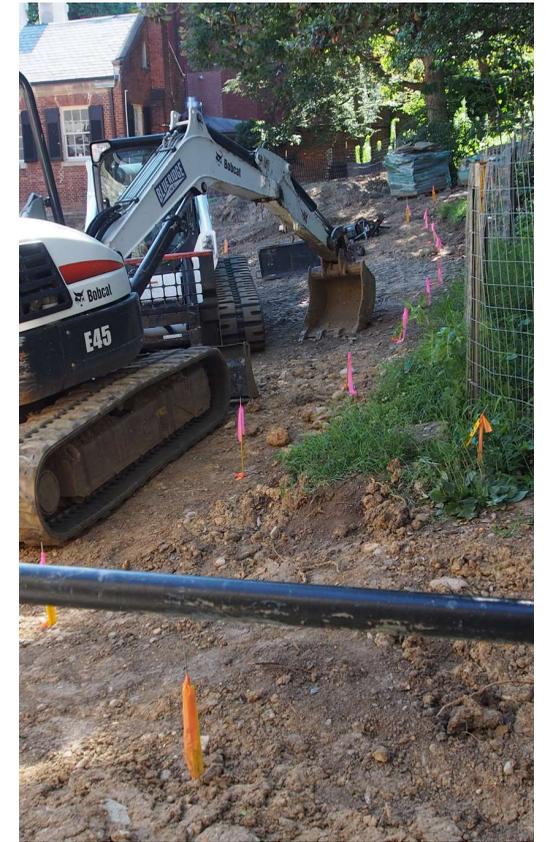
A DCRA computer sends us a note to tell us that an application for a Certificate of Use has been generated on our behalf. That would give us permission to operate a sidewalk café in front of the Meeting House, so we suspect that they meant to apply for a Certificate of Occupancy.

A drill rig appears on site, ready to install the big steel beams that promise to arrive on Monday.



Meanwhile, a surveyor has laid out the outline of the new retaining wall in colorful little flags.

In the East Garden, a tree-protection fence has popped up to defend the landscape against invasion.



Thus stymied, the contractor rips out all the plants in the Embassy rain garden.



Looking Ahead

On Monday, we imagine that the big steel will arrive and the drillers will drill big, deep holes, encountering no inconvenient rocks, and plant the beams firmly in concrete, ready to hold up the retaining wall forever.

Also, the drain basin for the Embassy drain will arrive and installation will begin.

Framing work on the new roof between Quaker House and Carriage house will begin.

In the following week, a pedestrian passage will be constructed under the Carriage House deck to allow the Carriage House tenants to continue to come and go during the destruction and construction to follow.

Demolition of the Quaker House boiler Room will begin.

Drainage work will begin with the upper courtyard.

Truckloads of dirt will continue to depart as the courtyard takes shape.

The weather will cooperate with all this, and no rain may ever fall till after sundown.

In Camelot.