



FMW Renovation Update

September 9, 2018

Honey, I know we can make it

if we take it

sweet and slow.

— Fats Waller

Short week. Short report.

Monday ☀️



Tuesday ☀️

Pretty much like yesterday, as the concrete crew fails to appear.

The plumbers do show up, and continue work on the inside part of the connection between DC Water and the future fire sprinkler system.

Wednesday ☀️

Progress. The concrete crew finishes the reinforcing steel assembly for the new wall.



Thursday ☀️

The steel passes inspection and the crew adds another layer of form panels, facing the first.



The concrete will be poured over the reinforcing steel between the metal panels.

Meanwhile, three plumbers continue to work on the sprinkler system connection — it's apparently quite a job.

In an exciting new development, the masons, having completed their work on the beam pockets, return and begin laying up concrete blocks to create the opposite wall of the Storage Room, separating it from the new ground floor corridor.



Let's hope there's a door.

Here are the completed beam pockets:



You may notice that the pockets don't run straight across, but rise from left to right.

This is not because the masons got tired toward the end of the week.

The floor of Quaker House Living Room is about 8½ inches higher than the upper floor of Carriage House, so the corridor has to ramp up slightly as it passes between them. The beams that go in these pockets will support that ramp.

Friday ☀️

The plumbers again, but they say they are almost finished plumbing the depths of Carriage House — at least the sprinkler connection part.

And the concrete crew returns to finish setting up the forms and pouring the wall.



Notice the little boxes at the top, inside the form? Those are beam pockets that will hold the other end of the support beams.

On the other side, they make beam pockets by *making* holes in the brick. On this side, by *leaving* holes in the concrete. The boxes keep the concrete out.

The blue thing is a giant vibrator that they use to shake the concrete to get rid of any air pockets.



The inspector takes samples of the concrete to make sure it's the good kind.

Meanwhile, the surveyor draws some more guidelines.

The excavators move the big manholes to make room for the next steps.

Monarc returns the Costa Rican Embassy gate key and waters the plants we had to disturb.

All in all, a good three days, and things are rolling along.

And the waters prevailed,
and were increased greatly
upon the earth

— Genesis 7:18

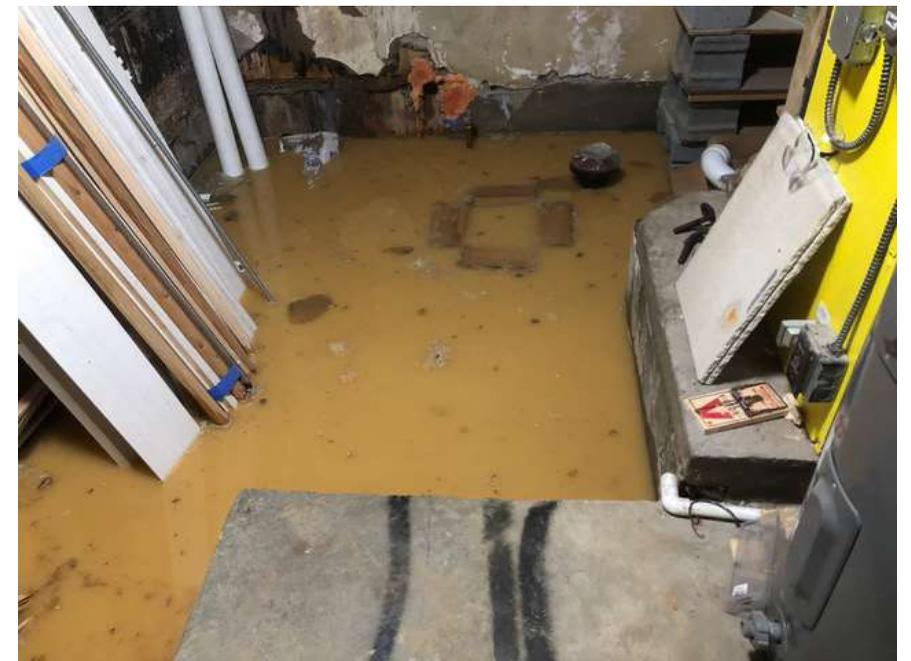
Maybe not such a short week, after all . . .

Friday Evening 🌩️🌧️

Several inches of rain descend in the evening.

The Costa Rica Embassy drain, installed but not yet connected through to the DC Water sewer line, effectively redirects the runoff from the Embassy parking lot into the Meeting House window wells. The furnace room is awash, but has a drain and nothing much to damage.

The plumbing work between Quaker House and Carriage House has opened a hole into the new foundation trench and another hole between the two buildings. The water rises both outside and in.



Little damage, other than cleanup.

Rain soaks a section of the new Carriage House subflooring, warping some of it.



The central event, however, is the failure of the sump pump that was supposed to keep water from filling the low spot outside the kitchen door.

The pump is not up to the task, and the discharge hose flails around and ends up pumping water back into the hole until the bottom of the kitchen door is under water.

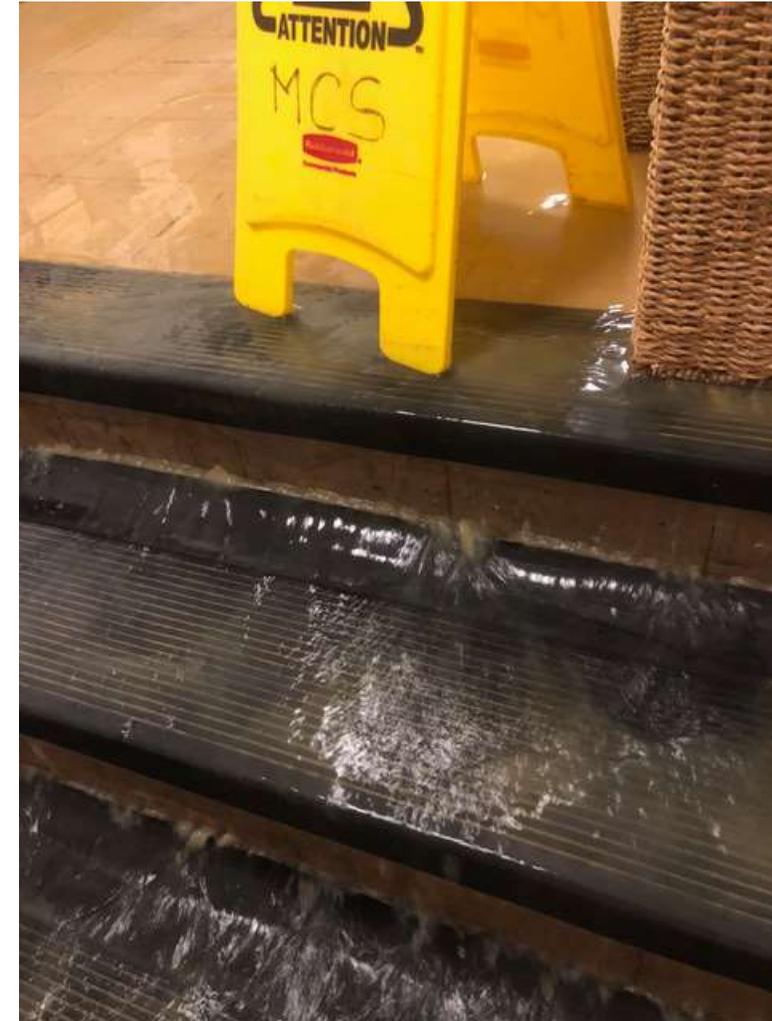


It doesn't help that the manholes awaiting installation were moved on Friday to make room for future concrete work, and ended up partially blocking the drainage channel Monarc had dug from the kitchen ponding area.

Hundreds of gallons of water flow under the door and out into the Assembly Room.



The river then flows out into the hall, invades the vault and the main office, and eventually cascades down the steps, branches left into Decatur Place Room, and eventually exits by the front and side doors.



Laurie, our bookkeeper, working late on the annual audit is soothed by the gentle sound of falling water, until she notices that her floor is under water.

She alerts the authorities, and Ken Orvis, Jon deWitt, Merry Pearlstein, and David Miller work far into the night, battling flood and mud.

Saturday ☁️

McDonald Cleaning Service sends a four man crew in the morning with serious equipment to clean up the mud.

Sunday ☁️

The Decatur Place Room carpet is drying in the Assembly Room, which smells like a herd of wet sheep.

A large crowd of Friends maneuvers for coffee and soup in the other end of the Assembly Room.

The mud is once again on the outside, where it belongs.

The Decatur Place Room cork floor is warped in places.



The new Carriage House subfloor may need some repair.

And Ken, taking no chances, has caulked the kitchen door shut for the present.

Looking Ahead

The new wall that was poured on Friday will be unveiled.

The concrete crew will continue, extending the corridor foundation towards its predestined encounter with the elevator and adding the east wall of the Storage Room.

The masons will continue stacking up the south wall of the Storage Room, AKA the north wall of the corridor.

The plumbers will dig out the mud and finish the sprinkler connection.

Depending on the elusive permit, which really should issue this week, something may happen on the eastern front.

