

# Raymie Johnson Estates Apartment Renovation

Resident Information Packet



# Introduction

- Frerichs Construction is a St. Paul based general contractor
- We have been in business since 1983
- We have renovated over 15,000 occupied units
- Barry Vulcan - Vice President
- Jesse Bruhn - Project Superintendent
- Derek Olson – Assistant Project Manager
- Project partners - Electrical, mechanical, flooring, painting
- Frerichs Construction carpenters and laborers



# Construction Project Info

- All workers can be identified by:
  1. Hardhat
  2. Hi vis shirt/vest
- Work hours:
  1. Construction begins at 7am everyday M-F.
    1. We will NOT enter your apartment until 8am.
    2. We use the 1<sup>st</sup> hour to stage material and prep for the day
  2. Workday ends at 3:30pm.
- Dust management:
  1. Air scrubbers will used during the intensive days to help maintain air purification.
  2. Most of the construction tools are hooked up to a vacuum or bag.

# Summary of Renovation (Common areas)

- New maintenance Garage/Shed.
- New community patio area.
- Garden area.
- Pet relief area.
- All new windows.
- New mail area.
- New reconfigured office space.
- New renovated community kitchen.
- New TV and game area.
- New storage area.
- New 3<sup>rd</sup> floor laundry room (in place of tub room).
- New 5<sup>th</sup> floor Library.
- Corridors get all new flooring and paint.

# Summary of Renovation

- New entry and interior doors.
- Patch and paint kitchen and bathrooms walls and ceiling.
- Replace kitchen, entry, hallway, and bedroom flooring.
- New cabinets and countertops in kitchen and bathrooms.
- New refrigerator, range and range hood.
- New marble shower surrounds.
- New LED lighting in the bathrooms.
- New electric baseboard heating and AC's.
- Replace sliding window with casement windows (LR window)
- New blinds.

# How Will This Happen?

1. Resident notices
  1. Resident Meeting
  2. 14-day Notice
  3. 48-hour Notice
2. Moving
  1. Frerichs Construction will Provide packing materials for you to pack up your belongings.
  2. Construction Personnel will move packed up items and furniture around in your units as construction takes place.

# Schedule

## Apartments

14/16 Stack	9/8 – 10/1
10/12 Stack	9/15 – 10/8
19/18 Stack	9/22 – 10/15
17/15 Stack	9/29 – 10/22
13/11 Stack	10/6 – 10/29
03/01 Stack	10/13 – 11/5
05/00 Stack	10/20 – 11/12
09/07 Stack	10/27 – 11/19
08/06 Stack	11/3 – 11/26
04/02 Stack	11/10 – 12/5

## Apartment Common Areas

9/23 – 3/19/26

## Replace Apartment Sliding Windows & AC Units

12/1 – 12/31

## Apartment Parking Lot

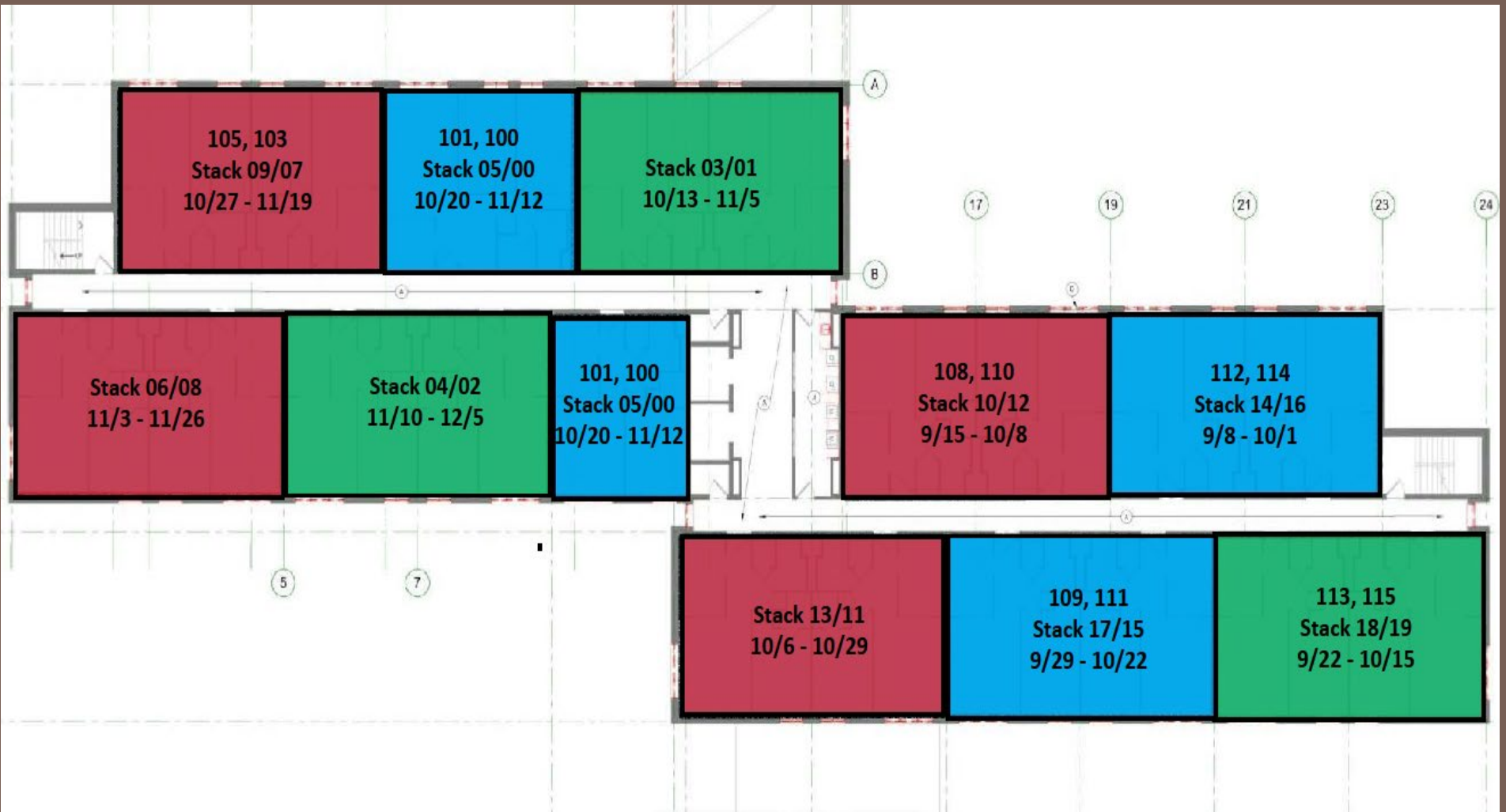
9/25 – 10/3

(Final Lift Spring of 26)

## Sitework

8/18 – 11/25

# Stack Locations





# Sequence

Day 1 – Remove vanity and kitchen sink cabinet; replace waterlines, re-install vanity & kitchen sink so its operable before end of workday.



Day 2 and 3 – Remove vanity and kitchen sink cabinet to finish drywall. Re-install vanity & kitchen sink so its operable before end of workday. Replace light fixtures and the electrical panel.

# Sequence

Day 4 – Demo kitchen and bathroom cabinets entirely. Install new kitchen and bathroom cabinets and countertops.



# Sequence

Day 5 – Remove & replace kitchen and entry flooring with new LVT.

Day 6 – Remove & replace living room LVT. Install new tub surrounds.

Day 7 – Remove bathroom flooring and install new. Install new toilet. Remove and replace carpet throughout rest of the unit.





# Sequence

Day 8 – Replace toilet accessories, entry door and frame. Replace closet doors.

Day 9-11 – Paint throughout. Install new appliances.

Day 12 and 13 – Punchlist.



# Thank You

We would like to thank you in advanced for your patience during the construction process.

