

WHAT'S HAPPENING AT RAYMIE JOHNSON ESTATES?

Weekly Update: September 5, 2025

IMPORTANT UPDATES

- Due to materials delays, renovations on the apartments will be delayed by two weeks.

JUST COMPLETED OR NOW UNDERWAY

- The community room has been restructured into a multipurpose space:
 - A meeting room for the construction team
 - A resident lounge during the construction
- The front entrance at the apartments is under construction
 - Please continue to use the side entrance
- Townhome parking lot work has begun
- Excavation for the apartment parking lot expansion has begun

WORK PLANNED FOR NEXT WEEK

- Work on the main apartment entry continues
 - Please continue to use the side entrance
- Townhome sidewalk panels work
- Townhome sidewalk pouring and garage apron work to begin

BE ON THE LOOKOUT

- Work on the first stack of apartment units to begin on September 22

WATCH FOR THESE COMMUNICATIONS

- Before the crew works on your home, you will receive two important notices from Frerichs:
 - Two-week notice
 - 48-hour notice
 - NOTE: If you are not home, the 48-hour Final Notice serves as our intent to enter your unit in your absence

THREE-WEEK RENOVATION CALENDAR

All Details and Dates are Subject to Change

	M	T	W	Th	F
	8	9	10	11	12
SEPTEMBER	- Front apartment entry work continues this week - Townhome sidewalks and garage aprons				
	15	16	17	18	19
SEPTEMBER					
	22	23	24	25	26
SEPTEMBER	Work begins on first stack of apartments ("14/16"): Units 112, 114, 214, 216, 314, 316, 414, 416, 514, 516	Apartment common area work begins			

View the full calendar at www.washingtoncountycda.org/raymie-johnson/raymie-johnson-pg2/

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PACKING AND HANDLING PERSONAL ITEMS AND PETS

- You are responsible for packing smaller items.
- Frerichs will supply boxes and packing materials.
- Contact HOU for:
 - Packing materials before your two-week notice.
 - Packing assistance.
 - Extra temporary storage for packed items.
- Pack items that are on the closet floor.
- Construction personnel will move packed-up items and furniture around in your units as construction takes place.
- Items that are wall-mounted, such as TVs, will be temporarily removed then reinstalled.
- Kitchens and bathrooms will be operable at the end of each renovation day.
- **Do not put any items in the Frerichs construction materials dumpster.**
 - Your trash may be put in Waste Management dumpsters. Please see signs for allowed items.
- Pets may stay in your bedroom while crews are working elsewhere in the unit; if necessary, we will provide a pet carrier.
- You are welcome to stay in your unit during renovations, make use of the Community Room spaces, or access some of the area's amenities.

TOWNHOME QUESTIONS AND ANSWERS

- Basements do not need to be cleared out; however, please make the basement bathroom accessible to construction crews.
- Garages will not be renovated.
- You will have garage access during the parking lot renovation; do not drive on the parking lot while it is unpaved.

DAILY SCHEDULE

- Workdays are Mon. to Fri., 7:00am to 3:30pm.
- Crews will NOT enter your home until 8:00am.

APARTMENT RENOVATION PROCESS

- **Day 1** – Remove vanity and kitchen sink cabinet; replace waterlines, reinstall vanity and kitchen sink to be operable by end of workday.
- **Day 2 and 3** – Remove vanity and kitchen sink cabinet to finish drywall. Reinstall vanity and kitchen sink to be operable by end of workday. Replace light fixtures and the electrical panel.
- **Day 4** – Demo kitchen and bathroom cabinets entirely. Install new kitchen and bathroom cabinets and countertops.
- **Day 5** – Remove and replace kitchen and entry flooring with new LVT.
- **Day 6** – Remove and replace living room LVT. Install new tub surrounds.
- **Day 7** – Remove bathroom flooring and install new toilet. Remove and replace carpet throughout rest of the unit.
- **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.

CONTACT AND TEMPORARY OFFICE INFO

Non-Renovation Questions

- Shatrya Al Aziz Muhammad, HOU
- 651-383-2590
 - salazizmuhammad@housingopportunities.com
 - Office: Apartment #412

Renovation Questions

- Jesse Bruhn, Project Superintendent,
Frerichs Construction
- Office: Community Room Kitchen

Shelter Corporation

- Office: Apartment #404

Canvas Health

- Office: Apartment #208

