



# Ithaca City Apartments Renovation News

## General Information

Hello from the INHS Construction Team! We hope you are as excited as we are to see improvements begin in your community.

This is the first of many newsletters and notices you will receive on the project as it progresses. The purpose is to provide you with details on what you can expect, how to prepare for the work to be done, and any additional information for your safety. It is **VERY IMPORTANT** that you **READ ALL NOTICES** and **READ ALL SECTIONS** carefully, and share information with your children and other household members.

**We will begin physical work in January 2018.** Much of the work to be done is inside your apartment, and will affect services or access to your home. We will meet with you **about two months in advance** to create a plan for moving your belongings out of the unit during construction. Also, contractors will periodically need access to the inside of your apartment in the next few months to take measurements for kitchen cabinets, bathtub inserts, etc. You may also see contractors walking around the outside of the buildings inspecting siding, roofing and building entrances. When work is scheduled in your apartment or requires an interruption of service (television, etc.), you will receive at least 10 day notice with specific instructions.

There is a lot of work to be completed in a very short year. The construction team works very hard to pre-plan and coordinate the work to be completed as quickly as possible with the least amount of disruption. Work will continue throughout the winter months. We apologize for any inconveniences in advance.

Please read on for more details on the work to be completed. In addition to these newsletters, we will hold informational open houses periodically. You can also find updates on our website: <https://ithacanhs.org/ica/>

If you have **QUESTIONS** about renovations please contact your property management representatives:

- Ann DiPetta, Relocation Specialist, 607-342-0637, [ICA@ithacanhs.org](mailto:ICA@ithacanhs.org)
- Kim Fezza, Property Manager, 607-277-4500, [kfezza@ithacanhs.org](mailto:kfezza@ithacanhs.org)

**What's Next?**  
**See reverse for more information**

# UPCOMING WORK and Important Details

## CONSTRUCTION / START DATE

### Starting January 2018

Our construction schedule has changed. Originally the work was going to begin at Cascadilla Green apartments in September, but construction will now **begin at TOWERVIEW on Floral Avenue in January 2018**. Please stay tuned for other construction timeline updates, coming soon.

### **Examples: Interior Work**

- Window replacements
- Flooring replacement
- Hot water & heating system equipment replacements
- *\*Some heat & hot water service outages will apply for short periods of time*
- Kitchen cabinets, sink and faucet replacements
- Bathroom vanity, sink & faucet replacements
- Shower/tub & toilet replacements
- Entry door & lock replacements
- Fresh paint

### **Examples: Exterior Work**

- Roofing
- Siding
- Entry step, porch & railing replacements

## PETS

Pets or service animals cannot stay in your apartment while it is being renovated. Please make special arrangements for them to stay with a friend, family member or at a kennel. Please notify us if you have a pet or service animal, and if you need help finding a kennel.

## IDENTIFICATION / SECURITY

INHS will issue contractor ID badges to anyone under our direction working on site. If ANYONE asks for access or entry to your apartment they **must either be accompanied by an INHS property maintenance representative or have proper ID**. DO NOT allow anyone else in your apartment.

## CHILD SAFETY

Please supervise children and do **NOT** allow them to play in or around construction work areas. Keep children off of work equipment and away from dumpsters and storage containers. Please observe signage/barricades/caution tape as these are NOT safe areas to play. Children may NOT be left at home alone when construction is underway.

## SERVICE OUTAGES / ACCESS

Please be aware that some of the work to be done will require brief outages of power, heat, or water/cable TV/internet services. Some of this is apartment specific and some will affect entire buildings/areas all at once. Please be patient. We will do our best to keep outages short and restore services as quickly as possible. If services have not been restored by 5:00 PM on the date the work is scheduled, and we have not notified you otherwise, please notify property maintenance of the problem. The day lodges provided by INHS will have free television and Wi-Fi services.

## ACTIVE SATELLITE DISHES/ANTENNAS

All satellite dishes and antennas **will be removed** from buildings during construction. Please let us know if there are any attached to your unit AND if you currently receive service and are planning on continuing your service after construction.

## CREATE A MOVING PLAN

About two months before construction begins on your unit, we will contact you to set up a meeting with our relocation specialist who will provide the construction schedule and help develop a plan for moving your belongings out of the unit. **The majority of your belongings will need to be out of the unit during construction, and will be moved back in once the work is done**. We will provide packing supplies and movers if needed.

**Thank you for your patience!**