



Ithaca City Apartments Renovation Notice

General News and Information

Hello from the INHS Construction Team:

Our construction start date is quickly approaching and we hope you are as excited as we are to see improvements begin in your community. **Construction work will begin in January 2018** at apartments on Floral Ave. Please be aware that at various points over the next year, we will be evaluating units and forming construction plans, so you may see contractors in or around your unit. You will receive notice in advance of construction and on-site planning activities.

Most projects will take between two to three weeks to complete. During that time, most of your belongings will need to be moved out of the apartment. Also, all tenants will need to be out of the unit during the day. Tenants will be able to keep their beds, couch, table and chairs, television (up to 42”), one box or suitcase of clothing per person, a box of bathroom supplies and a box of kitchen supplies. Dry or canned goods may stay in the apartment during construction but must be boxed up. All other belongings will be moved to a storage unit provided by INHS, unless you have another plan to store your belongings.

INHS has contracted with two local moving companies to move your belongings at no cost to you. If you think you are going to need the help of the movers hired by INHS, *you must contact us as soon as possible*. If so, we will share your contact information so the movers can be part of planning discussions and talk with you about your specific moving needs.

COMMUNITY MEETINGS: We will be scheduling community meetings throughout the winter and spring months that will be for tenants living in units coming up on the construction timeline. **You will be contacted when there is a community meeting scheduled pertaining to your unit.** The next two meetings are listed below -- you do not need to attend these meetings if you do not live in these units.

Meeting for 402 Seneca and 402 Center St.

January 16, 2018
6:00 PM
Henry St. John building, Suite 103

Meeting for Cascadilla Green

March 14, 2018
6:00 PM
210 Hancock Community Room

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

Please read on for more details on the work to be completed. In addition to these newsletters, 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
- Kim Fezza, Property Manager, 607-277-4500, kfezza@ithacanhs.org

What's Next? See reverse for more information!

UPCOMING WORK and Important Details

Movers

Most of your belongings will need to be moved out of your apartment and into a storage unit before construction can begin. INHS can provide movers to help you, if needed. If you would like help from the movers INHS is partnering with, please let us know **as soon as possible** and we will make arrangements with one of the moving companies. Once you request movers, please understand that we will share your contact information with them so they can discuss your moving needs with you directly.

Moving Kit

INHS will be providing moving kits to all tenants in the construction project. The number of bedrooms in your unit will determine the number of small, medium and large boxes provided. You will also get foam wrap, packing tape, plastic bags and a marker to mark boxes. If you run out of boxes, you may request more and INHS will provide them if possible. Please contact Ann DiPetta for your moving kit!

Packing Tips

- Load heavy items on the bottom of boxes.
- Use pillow cases to pack blankets and bedding.
- Always pack books in smaller boxes.
- Kitchen towels can be used to pack and protect glassware
- Clearly mark the outside of boxes with a marker so you know what's inside. Then you can deliver boxes directly to the right room.

Here are other useful ideas from UHaul:

<https://www.uhaul.com/Articles/Tips/5351/Packing-Tips-For-A-Move-Heres-Everything-You-Need-To-Know/>

Thank you for your patience!

Safes

Small Sentry Safes will be offered to tenants for personal use. This will allow you to lock up valuables, jewelry, documents, or any other item of importance. INHS recommends that tenants take safes with them each day or leave it with a family or friend. Tenants will hold the keys to the safe. Once work is done in the unit, the safe and keys must be returned to INHS.

Upcoming Construction Schedule

Below is the *approximate* construction schedule.

PLEASE NOTE: these dates may change slightly!

- Towerview/380-390 Floral: JAN-MAR 2018
- 356 Floral Ave: MAR-APR 2018
- 402 W. Seneca St.: MAR-JUN 2018
- 402 W. Center St.: APR-JUL 2018
- Cascadilla Green: MAY-AUG 2018
- 110 Esty: JUL-SEPT 2018
- 112 Esty: AUG-SEPT 2018
- 107 Fourth St.: AUG-SEPT 2018
- 113 Fourth St.: AUG-SEPT 2018
- 105 Fourth St.: SEPT-OCT 2018
- 417 Cascadilla: SEPT-OCT 2018
- 418-420 Cascadilla: SEPT-OCT 2018
- 216 Cascadilla: SEPT-OCT 2018
- 108 N. Corn: OCT-NOV 2018
- 602 W. Green: OCT-NOV 2018
- 316 Corn: OCT-NOV 2018

Companion or Service Animals

If you have a companion or service animal you need to let INHS know as soon as possible. If using one of INHS's day lodges, any companion or service animal must be under the control of the resident at all times. INHS will have two day / hospitality lodges available. We may designate one day lodge for tenants with companion or service animals and the other for tenants without companion or service animals, based on the needs of our residents. Guidelines will be outlined in communications directly with tenants whose units are under construction during that time frame.