

Jordan Tower I Renovation Project

Resident Packet #2 – Preparing for Construction

What's in this Packet?

Contractor & HRA

Funding Paperwork

Building & Grounds

Relocation Information



For this project to go as quickly and smoothly as possible, it is very important that you cooperate with the HRA staff and contractors.

Please follow the guidelines and instructions provided.

Contractor Information

Project One Construction serves as the General Contractor for this project. They are a reputable, experienced contractor in Minnesota, specializing in occupied renovations, and have collaborated with various public housing agencies.

All the staff involved in the planning process will meet soon to discuss the project and the information that is known so far. In this meeting, some of the details will begin to be outlined. As HRA staff finalize the details, they will be shared with everyone.

Funding Paperwork

We know it has felt like a long time since the conversations began on this project. Due to the project's complexities and requirements, there is a very long lead time in preparing for a project of this size. Once the HRA, architect, and contractor complete the initial paperwork, the file will be sent to the closing department at Minnesota Housing. It usually takes Minnesota Housing about 4-6 weeks to close on the paperwork.

The anticipated start of construction is in September or October 2026. At this time, the estimated total construction duration is approximately six to seven months. Given the many moving parts involved in coordinating the project, the timing could change depending on the requirements that must be completed before construction begins and on any issues that may arise once construction starts.

Building and Grounds Preparation

As we work on the plans for this project, there will be disruptions to the building and grounds. Staff will inform residents which areas will be affected and when the disruptions will occur.

One disruption is that the Jordan Tower I parking lot will be closed once the contractor begins mobilizing project materials. HRA staff are working on options for residents who park in this lot. More details will be provided to those who park there. All other residents will need to know that access to the parking lot will be unavailable once mobilization starts.

The entire first floor will be unavailable for activities during construction. Staff will ensure access to the elevator and exits as required. There will be adequate signage and notification to ensure the safety of those in the building.

In addition, the contractor may need to use the lobbies on each floor to store construction materials and move items during the unit work. Prior to the construction starting, a notice will be given to remove any items that may be personal to a resident, as items left in the lobbies may be disposed of or moved.

Relocation Information

During one phase of the construction, some work may require a disruption to the water service during the day. Notices will be sent to residents with instructions and in plenty of time to plan accordingly. HRA staff will share the options available to all residents during this phase.

For the unit relocation, the HRA and the contractor will finalize the schedule and the duration of the unit's out-of-service period. This information will be shared with all residents as soon as the details are finalized.

As staff work through these details, some items to be shared include:

- A diagram to show where items need to be in the unit during construction.
- A checklist to assist residents in preparing their unit for construction and in identifying which items should be made ready to be moved.
- Movers will be available to help with the approved larger items, and a list will be provided for those choosing to use the HRA-supplied units.
- All items left in the unit during construction will be secured. The plans for securing these items will be shared with all residents.

The Temporary Relocation Agreement has been useful in planning this relocation of residents. The HRA would like to thank all residents for answering the questions in the recent agreement.

Preparation of Unit

As you prepare for the project, please note that all items in the kitchen, bathroom, and hallway closets must be removed from those areas during construction. As we approach the start of the project, we plan to provide containers. This is a great time to declutter these areas. However, please do not send these items down the trash chute. Staff is working on disposal options, and more information will be provided soon.

Thanks for helping us maintain open, supportive communication. As we near the start of construction, we will provide frequent updates as staff secure the details.

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