



RAVOUX HI-RISE MODERNIZATION

FACT SHEET



280 Ravoux St

About the St. Paul Public Housing Agency

- Serves over 22,000 St. Paul residents
- Owns and manages 4,273 affordable homes and apartments
- Maintains 99% occupancy in public housing - 21 consecutive years and counting
- Collects 99% of all rents
- Completes approximately 30,000 (emergency & non-emergency) maintenance work orders each year
- Partners with SPPD for community policing - ACOP - 30 years

The St. Paul Public Housing Agency (PHA) invested \$4.33 million to replace the plumbing systems and modernize the kitchens and bathrooms in the 220 apartment homes and in the common areas at Ravoux Hi-Rise, to preserve them for current and future generations of low-income residents of St Paul. The construction project was 100% funded by HUD's Capital Fund Program. Ravoux Hi-Rise maintained high occupancy throughout the modernization.

Summary of Ravoux Hi-Rise Plumbing Modernization

Located in the Rondo neighborhood of St. Paul, Ravoux Hi-Rise provides 220 one bedroom apartments in an 8 story building that sits on a two acre plot of land near the Minnesota State Capitol building. The original plumbing system from the building's construction in 1970 was developing small leaks and pipe blockages, causing inconvenience for residents and staff, and requiring frequent maintenance repairs. After modernization, the plumbing, kitchens, and bathrooms in all 220 apartments have been renovated, greatly enhancing the quality of life of the residents. New solid maple kitchen cabinetry and new flooring in kitchens and baths give the apartments a modern look, and water pressure throughout the building is markedly improved.



Progress photo



After photo

Master Plan

Planning for the Ravoux Plumbing Modernization began in October, 2015. Focus groups generated advice and support from residents, maintenance and management staff. Service providers and staff met with the Ravoux Hi-Rise Resident Council to provide updates on the project plan. After much discussion and planning, staff held several “town hall” meetings in January 2017 to explain the overall construction project, and respond to residents’ questions about temporary moves and other concerns. The PHA hired Stanley Consultants to prepare construction documents for the renovation while staff prepared bid documents for other parts of the project that were outside the scope of the major renovation work.

Communication with Residents

The PHA and the design team held open houses and community meetings, with interpreters present. The designers provided samples of materials and drawings to help residents understand the planned improvements in their apartments and common spaces. PHA staff met with residents 4 to 6 weeks before each move, and then worked with each resident one week before their actual move date to make sure they were ready for the move. The PHA then provided all moving services to move residents from their permanent unit to the temporary unit and back again.

Maintaining Unit Occupancy

Residents were able to stay in the same building while the plumbing modernization work was completed in their units. For temporary relocations within the building, 26 Ravoux apartments (“hotel units”) were held off the rental rolls. Each resident moved into a “hotel unit” for 3 weeks while the renovation work within their apartment was completed.

Outcomes

Resident Satisfaction

Ravoux Hi-Rise residents are delighted with their renovated apartments as shown by comments like these:

- “My water pressure is so much better now.”
- “The new kitchen cabinets and countertops are beautiful.”
- “It feels like a brand new apartment with the fresh paint and new cabinets.”

Project Details

- Replaced 50 year old supply and waste piping with new cast iron waste and copper supply piping
- Renovated kitchens with new maple cabinetry and stainless steel sinks
- Renovated bathrooms with new flooring, sinks, shower wands, and medicine cabinets
- New paint throughout the units
- Cleaned exhaust ducts throughout the building

PHA Maintenance and Operations

Maintenance calls for plumbing leaks and backups at Ravoux Hi-Rise have been greatly reduced. The installation of all new water shut-off valves throughout the building will save time and cost for any future plumbing calls. Vacant units can be prepared quickly for re-rental because of the fresh paint, new kitchen and bathroom flooring, and new cabinetry and plumbing fixtures. Future maintenance costs will be reduced because existing building materials were replaced with longer-lasting materials such as copper supply piping, solid maple cabinetry, and new sinks.

Financial

The average per-dwelling-unit cost for the extensive plumbing modernization of the 220 housing units was \$19,681. The aggressive 3 week construction schedule (per unit) shortened the overall project schedule, which helped cut the cost of the overall construction. Construction was completed February 15, 2017. The final overall cost for the entire project was \$4,334,594. All temporary units were prepared, and leases signed for full occupancy by March 16, 2017.



After photo - Ravoux kitchen

