

Summary of the information meeting about the renovation of the façade

Vilhelm Kiær Kollegium 26 February 2019

You can with advantage read this summary together with the slides from the meeting. You can find the slides on the website, kiers.dk

Why renovate?

- Three years ago, the first talks about the renovation were brought up.
- A lot of the shutters and the windows are not functioning properly. Some of the shutters are so worn that they have fallen off the façade.
- The metal plate by the window is very cold and leaky.
- Mould may be found – we are trying our best to avoid it. Please inform us if you find mould, as it must be removed.
- PCB is damaging to the environment and may among other things be cancer-causing and affect the immune system. Fortunately, The PCB is on the outside of the façade and does not affect the indoor climate. The PCB has gone to the new joints - from the last time the windows were changed - via the concrete.
- The traffic noise penetrates the walls easily. The walls towards Herredsvej especially have a lot of traffic noise.
- The rooms are *very* hot during the summer. The allowed maximum for days yearly with more than 27 degrees Celsius in the rooms is 100 – It is estimated that it is 245 hours yearly today. With the new windows it will be around 36-76 hours yearly (17-31 if the shutters are pulled down).

What is renovated?

- All the PCB will be removed. PCB is in the exterior joints and in the concrete plates.
- The present shutters will be reused and adjusted to the new windows, as residents' representatives previously have wished for shutters that look like the present.
- A glass covering 100 cm above the floor will be placed in all rooms because of a legal requirement in the building regulations.
- A new façade will be added, and it will be re-insulated, so it will practically be a new building.
- The doors and the access control system will be changed in the end walls.
- There will be insulated extra between the earth and the foundation.
- If you like, please see the mock up (block 19) for an example of the result. Please note that the mock up does not represent the exact result exactly. E.g. the colours will be more uniform after the renovation.
- During the renovation a scaffolding with castor will be set up. The scaffolding can be moved around depending on where the façade work is.

Wall partition in the room and shared kitchen

- A wall partition in the room will be installed to minimize inconveniences as much as possible.
- The carpet will be covered so that it won't be damaged. If, however any damages occur, please report this, so that you won't be liable for the damage when you move out.
- Electrical heaters will be set up in all rooms and they can be switched on all year round.
- TV sockets will not be led into the room with the partition. If you have need of that, please contact the hall of residence.
- It is mentioned there may be need of a socket in the left side of the room. This will be investigated with the developers.
- In the kitchen it will be necessary to remove the two outermost kitchen cupboards. It will be investigated whether this really is necessary. If they must be removed a temporary substitute will be found.
- The couch will be disassembled and a third of it will be removed. The rest will be pushed together.
- The wall partitions will stay in a room for max 8 weeks (this however cannot be guaranteed during the holiday season)
- Electricity from the heaters will come from transformer stations in the area. Cables will be led from the from the corridor, along the left wall of the rooms. (see the broken line in the slides).
- A door with a window or a window and a door will be set up – the door can only be opened from inside by the resident.
- The wall partition will be made of plywood on the inside, insulation in the middle and a thin sheet of wood on the outside to hold the isolation in place. The wall partition is in modules and will be assembled through the window of the room and re-used from block to block.
- NB If you have hung up your own curtains etc. it is important to take them down. But leave screws, nails and fittings in the room wall.
- In case of burglary through the wall partition report it initially to your own house contents insurance. If you and your insurance company need help, the insurance company of the hall of residence will be able to help and decide which company is liable.
- You can hang curtains etc. on the wall partitions.

Storage of furniture

- It is possible to storage furniture etc. in a basement room during the renovation
- It is only the caretakers who will have access to the basement rooms used for storage.

Timeframe for the renovation

- The renovation will be done in the offered order (this is also what the developer wants).
- It is not decided yet when the common building is to be renovated. We will try to renovate it during a holiday where the building is not used very much.
- The renovation may be shorter than expected, as the developer is prepared to do the renovation quicker that offered.
- Week 2+3: Cutting in the concrete, is going to make A LOT OF noise.
The developers will do as much as possible to limit the noisy activities.

- Week 3+4+5+6: Drilling in the concrete will make as much noise as a percussion drill.
- Week 5+6: Set up of the partition walls.
They will come in through the windows to disturb as little as possible.
- From week 5-11: Seven weeks with wall partition according to the presentation of developer.
- Covering/curtains after week 10+11 when the partition walls are taken down, but no shutters have been mounted yet.
- Doors in the end walls will be changed as the last thing – we don't know the exact time yet.

Study room

- A study room will be set up in a room in the common building.
- Alternative study places are at your own education institution, Hasle Library or at your fellow students'.

Rent

- All of it costs about 67 m DKK
- The rent will rise with 273,- DKK, when the block is finished. We will notify you 3 months before.
- We have not included heating savings in the budget.
- Why don't we re-house and renovate the hallways and bathrooms?
The hall of residence does not have enough liquidity to renovate both the rooms and facades at the same time. New wardrobes for the rooms would alone cost around 11 m DKK. We have prioritized the renovation of the façade.

Insurance

- We *strongly* recommend you to take out a house contents insurance, that also covers rehousing. You should do that even though the developer has a liability insurance that covers if it can be proved that the developer has made a mistake.

Information

- Information will be put on kiers.dk/uk. The caretakers will also put information on Facebook.
- During the renovation we have meetings with the developers every fortnight at least. Relevant information during the renovation on the block, will be posted on the entrance door of the block in question. In that way the relevant residents will know what is going to happen.
- Access to your room will be notified 1-2 weeks before.

Access to rooms

- The developer must notify you again at least the day before they need access to your room. The notification note will be placed by your room door and it will describe what is going to be done in your room.
- If your carpet is for example stained while they have been in to your room, please contact the caretakers and/or Torben – they will do whatever they can to help.
- The developer must behave probably – please let us know if you experience otherwise. He is used to renovate building that people still live in.
- A question is asked about whether it would ease the inconveniences if three rooms are renovated three at time. The answer is no. When you e.g. do the concrete cutting in one single week, it is avoided that the noise will be spread over a long period of time.
- Torben will do whatever he can to ensure that the residents will be notified more than 1-2 days before the partition wall will be set up/taken down in a room.
- Questions are asked about possible alterations of the announced rent increase. A significant rise of the announced rent increase is unlikely, as it requires huge changes in the expenses, given the size of the project and length of the loan period.