

Extraordinary residents meeting 05/12-17

BR: Casper Finne Rasmussen, Nicklas Uldall Schmidt, Simone Nørrelund and Oluf Kelkjær

Attendance: 82 people

Oluf goes through the Mock-up:

The project is relevant because of the poor condition of the windows and because they are no longer in production. The current windows are from 1990 and is therefore 27 years old, they are being repaired with homemade parts created by the blue men, which is often insufficient. The façade is older: from the 1970's and is therefore 47 years old, which is about the average lifespan for a façade. When the façade was built at first it had problems. The problem was that some people experienced water seeking into their rooms. The dormitory has since put up so called 'water-noses' between each floor. This solved the problem for most rooms but some people living on the upper floors still experience these issues. There is still a general problem with water seeking through. This is a unique opportunity to renovate both windows and façade at the same time, thus saving time and money in the long run.

This is not a new project. The first draft Grønjordskollegiet received and discussed was in April 2015.

The Mock-up has been put up by the engineering company Torkil Laursen A/S. It is equipped with windows from the company "Ideal Combi". This company is family owned and is in the transition of a generations shift. In other words, it's a company who will last for a long time. The blue men have been to the factory and was positively surprised by how easy they are to repair. The window in question is a 3-layer, A-class energy which is the best class. The window is outwards going, which is more efficient than outgoing windows, when it comes to isolation (which we have now). The window can turn 170 degrees, should you have the need to clean the window from the 8th floor. It's equipped with a louvre shutter with insect net if you have the need for fresh air. Other than that, there will be no air duct as seen on the current model, instead there will be fresh air duct (almost like the one we have now) on the right side of the window. The expected lifetime of the windows is 40 years and the "Ideal Combi" has a 10 years guarantee.

The window is moved forward in the façade. This mock-up is equipped with 150mm insulation, while the actual isolation is 200mm. The isolation will be put on top of the existing one, which is why the window must be put further out. This will result in the current windowsill being removed and by that getting a bit more space in one's room. The current isolation is 70mm, so the new one is a significant improvement. The façade comes in two different materials: Rockpanel and STENI. Rockpanel is on the right and STENI is on the left (on the mock-up). STENI has a documented expected life time of more than 60 years while Rockpanel has a certified lifetime of 60 years. They basically have the same lifetime.

The difference between the façade, and what is worth noticing, is the difference on the guarantee. STENI has 40 years guarantee while Rockpanel only has 10, which can be renewed by application every 10 years. Before there was a big price difference, but that's no longer the case.

As for the appearance of the facade, it is available in all RAL-colours, but it's smartest to have the same colour on each building, which Torkil Laursen also recommends. There will be a concrete frame around each block, so it is going to look like the administration building. The concrete frame will be from gable to roof to gable. There will of course still be windows in the gable (the end of the halls).

Questions after the tour:

Will there be done anything about the cold wall at the end of the wall (the gable)?

- Nothing besides the concrete siding, but we will take this up with the administration

About security, is it safe to open outwards when you are so high up?

- There is a child lock and you can turn the window around without leaning out too far.

What function does the concrete siding have?

- It is aesthetic and will make the blocks look like the administration building

Too short notice for the meeting and no materiel in English.

- The announcement must be done at least 8 days before, which is upheld. The project first became relevant and discussed on a resident meeting the 18th of April 2015 and was discussed on a resident meeting the 19th of November 2017. The residents' council apologies for the late notice but it's because of miscommunication with the administration.
**Note1: The residents' council will for the future try to summon a meeting in better time and deliver materiel in both Danish and English if possible.*

Does not understand that the repayment period is 62 years when the façade is only going to last 60 years. How does this fit together?

- When you look at the repayment period, you only look at the energy saving. There will not only be savings on energy but also on maintenance of the windows and façade because water is destroying the walls and therefor is an expense. **Note2: The repayment period for the façade with 200mm mineral wool is 56 years and not 62 years.*

How much do we spend on renovation on the façade?

- 26 million on the actual façade

Is it possible to extend the time for this vote?

- No, because we must decide before the 6th of December

Simone offered to walk through the façade in English for those who were interested. The rest of the meeting proceeded in English.

We moved to the meeting room on the first floor.

Practical stuff

When it comes to energy, we're going to save 709.000 kroner according to Torkil Laursen A/S, which is a significant amount. But it might be more accurate to say that we are going to save 600.000-700.000 kroner in energy spendings. The project will be funded by a rent increase of 7,32% or 135 kroner for a 1-room tenancy. The full rent increase will be in effect when the project is completed, which is expected to be start 2020. It's important to note that the expected rent increase is based on the fact that we don't get any financial support from the municipal and by that, is the worst-case scenario. **Note3: Should the interest rates increase by 2 percentages points, the loan and therefor rent be even more expensive. The loan is based on a fixed repayment rate.*

Time schedule:

There will be no need for rehousing and the only time someone will be in your room is when the windowsill is removed and the placement of hinges for the new windows. As of now the project will not be done by scaffolds, the work itself is done by crane and will therefore not block the view during the whole construction period.

The municipal of Copenhagen has been sent an application for financial support for the project. This support can either be complete, partial or none. A complete funding means we only must pay 2,25% in annual fees for the loan compared to the current 4,82%. If they choose partial funding, we must pay between the 2,25 and 4,82%.

When will there be someone in our room?

- The windowsills and hinges will most likely be done simultaneously and won't last for long. We don't know this for certain but is something that we will appeal to the administration/board.

Julie 4501

Will the founding of asbestos prolong the process?

- The company is very experienced in projects like this, it is already a part of the time schedule. Torkil Laursen has done renovations on building from the same time as ours, and done even bigger projects than this one.

Mads 6604

Will the raise in rent be permanent?

- The loan itself will last 30 years, so in a sense it is permanent

Jacob 3205

What will the effect be if we say no?

- We won't have a choice the next time because there are no more spare parts for the windows
- The green area might be destroyed by the machines, so we'll have to replant it and then destroy it again when the façade-renovations must be done
- It will be much more expensive, in terms of time and money if we wait.

Christian 2822

Is there going to be 200 kr. raise?

- Somebody misunderstood completely, and it is not going to happen

Jossie 2211

When will this happen? When will the whole thing take place?

- Oluf goes through the time schedule for the renovation:
This was done in the number of months certain parts of the project would take and not in specified months
Pre-survey of statics and environmental screening: august 2018 to September 2018
Projections: august 2018 – September 2018
Regulatory procedures (estimated): September 2018 – October 2018
Offer to main contractor: October 2018
Licitation: November 2018
Stand-still period: November 2018
Contract with entrepreneur: November 2018
Sample field/ reference field: December 2018 – January 2019
Production time for windows and facade panels: December 2018 – February 2019
Construction site establishment: February 2019
Construction: November 2019 – marts 2020
Delivery: marts 2020
This is based on the time schedule Torkil Laursen has presented in the latest draft

The period which is to be expected to be the noisiest is 'construction' which is 16 months. They are going to do block by block, so the average work time for each block is 3 months and a week.

**Note4: it's 17 months and therefore roughly 3,4 months for each block*

Kasper 4307

Doesn't understand the time schedule, will the Torkil Laursen be the ones to do the project

- Most likely. They are the engineering company behind.

Inge 6514

When it goes into bidding and they bid for it, do we have to take the cheapest?

- We can pick in one of two ways. Either pick the one that is the cheapest or the one that makes most sense in relation to the project. Example is the time it takes to produce a certain part.

Is the company going to consider the exams periods?

- As of now, no

Simone:

The resident explained its concern about the workers starting too early in the morning (before 7 am)

If they start too early, you should write us, and we will take care of it.

Nikolaj 4705

Do you have any idea how noisy it's going to be?

- They will make certain parts on site and must drill into the building. That is going to be the noisiest part.

Matilde 1702

Regarding the window, are the one in the mock-up going to be the one they choose.

- Yes

Jossie 2211

Is the rent going to go down to compensate for noise

- No

Matilde 1702

Is the raise permanent?

- Yes, the loan itself is 30 years. **see previous question*

BR informed:

As of now we have 5 million when we loan money, and the rental raise is based on a capital of 6 million. To reach the goal of 6 million in capital there has been discussed a rental raise of 40 kroners in august 2018. This is a decision which will be made in a board meeting.

If there is a rental raise of 40 kroner in august 2018 the rent will be raised 95 kroner when the project is done (expected to be the start of 2020). So, the total rent raise is still 135 kroner. A rental raise in august 2018 will also help with unforeseen expenses.

Jacob 3205

If we vote no, is there going to be permanent raise?

- Yes, the rent will be raised to put money aside for new windows.

Inge 6514

The raise is for both the windows and the façade, did you do the calculations for them separately

- No, we have not. The façade alone is 2/5 of the project cost. A very rough estimate of the windows alone could therefore be 3/5 of the project cost.

Mads 4520

When the rent raised last time I was told it was because of the windows?

- The summary of a previous board meeting (19.04.16) states that the previous raise was due to the fact that the rent hasn't been raised in a long time. This is to keep the rent up with inflation **note5: It has been raised once in the past 10 years.*

Gustav 4521

You said that the current façade is only estimated to last for 5 years, is this estimate professionally done?

- Yes, it is from the engineers
- It is 5-10 years and not just 5 years.

Marcell 4517

Is there an official expiration date for the building itself? Is it worth it to change the façade?

- We don't know if there is an expiration date nor when this might be

Kasper 2109

What are you going to do about the gables on the end of the building?

- We will make a competition for the residents of the dormitory as to what the gables should look like.

Inge 6514

Is there going to be a price difference in the colours? (gables)

- No

Matilde 1702

Do you have a picture of what is going to look like?

- On the meeting paper is a draft. Without the reed beside the windows though.

The eligible voters then got an election bill they were to cross of and put in a box

The voting results were

Blank	3
No	6
Invalid	1
Yes	71
Total votes	81