

Dear residents

Hereby a status of the construction project now that we have been carrying out the project for about 9 months.

The first two contractors have been going on for quite some time and window replacement has also started up at this point. Although many of you probably think that the renovation project is noisy, filling and disturbing, it is generally going really well. The contractor on the part of the renovation that renovates soil pipes and the contractor who oversees the interior works have worked out their work processes and they are working their way forward according to plan. The contractor who is replacing windows has just started begun in block A, and here clarifications and determination of the best processes are underway, this will provide the best flow and the least disruption for you. Some good news for some of you is that it has been decided to replace kitchens in approx. 300 apartments, see more about this below.

RENOVATION OF SOIL PIPES BY GREENPIPE A/S

Greenpipe has reached over halfway with relining of the soil pipes. The contractor has finished in blocks A, C, E, G, H and F. However, there is still a defect registration and remedying any deficiencies in some of the blocks.

Extended working hours for approx. 300 apartments

After the start of the construction, where soil pipes are renovated and new toilets are installed, it has turned out that there are some apartments where longer working hours are needed than what was originally intended. The reason is that it has proved to be significantly difficult to access the soil pipes for approx. 300 of the apartments.

For the affected apartments, this means that the craftsmen need access for another 5 working days. The 14-day notices will indicate whether we need to work longer in your apartment.

Time schedule

The timetable for when the craftsmen must have access to the apartments will be stated in the 14-day notices. The notice will include a schedule as below.

Short notice

Week 1 - Thursday	Temporary contractor lock (Danalock) will be installed.
Week 1 - Friday	Between 8-11 am the toilet, water and drain cannot be used, as there is work related to the drain to be done in the basement.
Week 2 - Monday-Friday	Greenpipe will work in the apartments. Toilet, water, and drain cannot be used.
Week 3 - Monday-Wednesday following week)	Greenpipe will any resolve deficiencies.
Week 3 - Thursday	Temporary contractor lock (Danalock) will be uninstalled.



Long notice (for the 300 apartments affected)

Thursday week 1	Temporary contractor lock (Danalock) will be installed.
Friday week 1	Between 8-11 am the toilet, water and drain cannot be used, as there is work related to the drain to be done in the basement.
Monday-Friday week 2	Greenpipe will work in the apartments. Toilet, water, and drain cannot be used.
Monday-Wednesday week 3	Greenpipe will work in the apartments and resolve deficiencies. Toilet, water, and drain cannot be used.
Thursday week 4	Temporary contractor lock (Danalock) will be uninstalled.

NOTE: There may be deviations from the schedule, and it is therefore important to keep an eye on the alerts that are sent out.

INTERIOR WORKS BY FINN L. AND DAVIDSEN A/S

FLD has been working on the interior renovation for a little over half a year.

Blocks A and C have been completed, and work is underway in block E. The engineer's deficiency registration and remedying any deficiencies is underway in blocks A and C.

Kitchens

In about 300 of the apartments, the original plan was to dismantle and reinstall the existing kitchens when the contractor had to make the new piping. But we have been so lucky that it has been decided that the old kitchens will not be restored. This means that there will be new kitchens incl. new hobs in the approx. 300 apartments. However, it also means that the craftsmen must have access to the apartments for more days than if the old kitchens were to be reinstalled again.

Noise

Unfortunately, the interior renovation work is a bit noisy, as many have already experienced. This is due to the fact that there needs to be drilled holes in the concrete to get pipes drawn. The craftsmen do what they can to avoid making unnecessary noise, but unfortunately it is not possible to avoid noise when drilling in concrete.

It has therefore been decided to concentrate the noisy work as much as possible in order to reduce the total time period on the day when there is noise.

The new electronic locking systems

The new electronic locking systems for the apartments have presented certain challenges, and we are of course very sorry about that. It is important that you as a resident pay attention to reading the instructions for the system.

You must remember to update your chip on one of the main readers at the main entrances. In addition, you must be aware that by holding the chip in front of your electronic reader on the door, you can turn off the automatic locking function, after which the door is unlocked. You turn on the automatic locking function by holding the chip in front of the reader approx. 5 seconds.

You will receive instructions when the door / lock is installed. The Evolock user guide can also be found on the dorm website on the right under RELEVANT LINKS:

<https://oek.dk/En-baeredygtig-fremtid-paa-Oeresundskollegiet>



Storage room in the basement

The residents who have rented storage rooms in the basement have had their belongings moved to a temporary location in the bicycle cellars. The relocation of things largely follows the overall schedule. You will be notified as soon as your belongings are back in the storage rooms.

Time schedule

The timetable for when the craftsmen must have access to the apartments will be stated in the 14-day notices. The notice will include a schedule as below.

Short notice (ie where kitchens are not replaced)

Friday week 1	Mounting and photo documentation of temporary workers' lock (Danalock)
Monday – Friday week 2	Water is closed. Kitchen and/or bathrooms cannot be used
Thursday – Friday week 2	Electricity shutdown
Monday – Friday week 3	Water is closed. Kitchen and/or bathrooms cannot be used
Wednesday – Friday week 3	Mounting of doors
Wednesday week 3	Distribution of resident shortlist
Friday week 3	Deficiency review
Monday – Wednesday week 4	Rectification of deficiencies
Thursday – Friday week 4	Disassembly of temporary workers' lock (Danalock)

Long notice (ie where kitchens are replaced)

Friday week 1	Mounting and photo documentation of temporary workers' lock (Danalock)
Monday – Friday week 2	Water is closed. Kitchen and/or bathrooms cannot be used
Thursday – Friday week 2	Electricity shutdown
Monday – Friday week 3	Water is closed. Kitchen and/or bathrooms cannot be used
Monday – Friday week 4	Kitchen cannot be used
Wednesday – Friday week 4	Mounting of doors
Wednesday week 4	Distribution of resident shortlist
Friday week 4	Deficiency review
Monday – Wednesday week 5	Rectification of deficiencies
Thursday – Friday week 5	Disassembly of temporary workers' lock (Danalock)

NOTE: There may be deviations from the schedule, and it is therefore important to keep an eye on the alerts that are sent out.

EXTERNAL WORKS AT THE CAPITAL BUILDING CENTER PRICE A/S

Block M has had all windows replaced, and in March the renovation project started on the window replacement on all blocks that are connected to Vandrehallen. The first stage is blocks A, C and E.

Time schedule

The timetable for when the craftsmen must have access to the apartments will be stated in the 14-day notices. The notice will include a schedule as below.

Day 1, 2, 3	Installment of windows
Day 4	Finishing works
Day 5	Advisor supervision
Day 6	Hovedstadens Bygningsentreprise will resolve any deficiencies.

NOTICES

One must be aware of the notices that are issued. The notices state when drains, water and electricity are shut off, as well as when the craftsmen need to enter the apartments.

In addition to the general 3 months' notice required by the Tenancy Act, a more detailed notice is sent out for each of the three contracts 14 days before the work is started and again an additional reminder 3 days before.

The notice states how to get ready for the work in the apartment. For example, tidy up in the hallway, empty out closets and move things away from the area in front of the windows. All guidelines are described in the notification.

COMMUNICATION

The renovation project makes a big effort to keep you informed about the construction work. It is a balance to communicate adequately: Not too much and not too little.

You can always stay informed on:

- The dorm website
- Mails
- Info screens

OVERALL SCHEDULE FOR THE RENOVATION

The time schedule for the renovation will be revised on an ongoing basis, since, as in all construction cases, unexpected things happen. Especially in relation to the tasks that lie some distance in the future, there may be changes. On top there are uncertainties on the schedule in relation to the external works, as this work has only just started and in the startup phase it will be determined what best processes and hereby time schedule will be.

Blok	2022												2023											
	Marts	April	Maj	Juni	Juli	Aug.	Sept.	Okt.	Nov.	Dec.	Jan.	Feb.	Marts	April	Maj	Juni	Juli	Aug.	Sept.	Okt.	Nov.	Dec.		
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