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## The Renovations Are Almost Finished at Habitations Thomas-Chapais

From August 2008 until now, most of the renovations at Habitations Thomas-Chapais have been already completed. In the apartments, all that is left are the finishing touches on the kitchen range hoods and the ventilation system in the bathrooms. This last phase will be carried out over the next few weeks and should be completed at the end of May.



Allée Dumont



Rue de Forbin-Janson

To date, a total of \$2.5 million has been invested in renovations at Habitations Thomas-Chapais. The windows and patio doors of the apartments and common areas have been replaced. New glass doors have been installed at the main entrance to the buildings and the first flight of steps inside has been replaced. In addition, the ventilation system in the bathrooms has been cleaned and changed, and new kitchen range hoods have been installed in all the apartments.

It has been quite a hectic undertaking, but the correction phase is going well: After receiving calls from a number of tenants who noticed some flaws in the renovations already carried out, we arranged to have inspections conducted during the week of January 26 in order to take note of the defects that had to be corrected. Workers have already started on the repairs that were noted and the rectifications that needed to be made. The OMHM also inspected the bathroom ventilation system and, in so doing, came to the conclusion that further work needed to be done in order for the system to be really efficient.

Despite all the inconveniences that such renovations are causing, we hope to improve your environment, safety and security for a long time to come. And we thank you for your patience and cooperation for this last phase of the work.

# AN EXPLANATION OF THE WORK

Renovating, repairing and improving	Advantages
A new grille for the bathroom ventilation system will be installed in all the apartments.	Operations of the system will be optimized, air extraction will be improved and there will be less humidity.
In the apartments where there is no valve in the outside vent of the kitchen range hood, such a valve will be installed.	Cold air leaks from outside to indoors will be better blocked.
Repairs or rectifications are under way to correct the flaws in the work carried out over the past few months.	The final results of the work will be in keeping with the agreements reached with the contractor.

## ODOURS COMING FROM THE RANGE HOOD

A number of tenants have reported that cooking odours were coming from their new range hood. After a more in-depth examination of this matter, the OMHM noted that this problem existed even before the new range hood was installed, but was less noticeable. Since the new range hoods are more efficient, this increases the air flow that can carry the odours from one apartment to the other. Due to the configuration of the ventilation ducts, all the range hoods evacuate the air through the one and only duct that leads to the roof of the building. The situation is therefore difficult to correct, as it would be necessary to redo the individual ducts up to the roof, for each apartment, and that would involve reducing the space in the rooms to install this new ventilation duct.

## INSTALLATION OF A VALVE IN THE DUCT OF THE KITCHEN RANGE HOOD

In the apartments that don't already have one, a valve will be installed in the outdoor duct of the kitchen range hood in order to prevent cold air leaks. This work requires the expertise of three specialized workers who will have to **come inside your apartment at different times.**

## AIR LEAKAGE THROUGH THE NEW WINDOWS

A number of you took the opportunity of the first inspection to mention that cold air from the new windows was leaking into their apartment. After looking into the matter, two problems were noted:

- The majority of the windows were poorly closed. It's only normal, at the beginning, for the windows to be more difficult to shut tight, because the rubber weather-stripping around each one is new and stiff. To make sure that your windows are fully closed, just follow the steps explained in the guide enclosed with this *Reno Update* bulletin.
- Due to the cold temperatures in winter, the caulking around the windows couldn't be carried out, but this has now been done around all the windows.

## THE TENANTS' ROLE

There have been many comings and goings on the part of the workers since the start of the work in your apartment. However, we are appealing to your patience, one last time, as that's what is now needed to complete all the renovations. Following all the remarks made by the tenants and the inspection conducted by the OMHM, further work was considered necessary in order to obtain results that are satisfactory to everyone.

The OMHM team is therefore once again seeking your cooperation for the additional work that will require frequent visits from workers.

### INSTALLATION OF THE NEW GRILL IN THE BATHROOM

The work will be carried out in four steps:

- Starting on March 30, a worker is supposed to carry out the work involved in repairing the plaster (the gypsum) around the opening of the ceiling, under the existing grill.
- A painter will then paint the whole ceiling white.
- Starting on April 13, a worker will install the new ventilation grill.
- A specialized worker will come and adjust the grill and check that the air is being extracted with the same force from one floor to the next.

Please note that **several days may go by between each step carried out** by the various workers.

### FINAL INSPECTION

Once the installation of the new grills of the bathroom ventilation system has been completed, **a team** made up of Project Director Isabelle Breault, Project Supervisor Martin Martel and Liaison Officer Caroline Stewart **will inspect the inside of your apartment** to check that all the corrections requested have been carried out and that everyone is satisfied with all the work done and that it is all up to standards.

If you're not at home during the inspection rounds, we will leave a note on your door. If you believe that any **corrections requested have been forgotten**, please report them to us by phoning **514 872-OMHM (6646)**, and mention that this work concerns the Thomas-Chapais construction site.



### THE CONTRACTOR WILL NOTIFY YOU IN ADVANCE

**When it comes time for the workers to come into your apartment to carry out the work there, the contractor will let you know in advance.**

**Make sure that you are at home** at the time indicated by the contractor. If you expect to be away at the specified time, you must find **someone you can trust to be there in your place**. You may also contact the contractor directly by phoning 514 596-0476 to make another appointment.

UNDER NO CIRCUMSTANCES DOES THE CONTRACTOR HAVE THE RIGHT TO GO INTO YOUR APARTMENT IN YOUR ABSENCE TO CARRY OUT THE WORK.

Norgéreq Itée is the general contractor coordinating the work at Habitations Thomas-Chapais. The various renovation crews normally work Monday to Friday, 7 a.m. – 5 p.m.; however, sometimes they might work more hours than that, under certain exceptional circumstances, to keep pace with the overall work schedule.

# THE OMHM TEAM AT HABITATIONS THOMAS-CHAPAIS

## MAJOR PROJECTS TEAM

- ◆ Liaison Officer:  
**Caroline Stewart**
- ◆ Project Supervisor:  
**Martin Martel**
- ◆ Project Director:  
**Isabelle Breault**



## YOUR BUILDING STAFF

- ◆ Maintenance and Repair Workers:  
**Daniel Giguère and Michel Bernier**
- ◆ Rental Agent:  
**France Morin**
- ◆ Community Organizer:  
**France Parent**



## PREVENTION AT THE WORKSITE

To **prevent accidents**, make sure you keep far away from the contractor's equipment.

## FOR INFORMATION ON THE WORK

**The OMHM is at your service.**

One single phone number for maintenance, repairs and extermination:

**514 872-OMHM (6646)**



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**RENOUPDATE** informs you about the **major renovation projects** planned for your building.

**RENOUPDATE** notifies you about the **consultation projects** designed to sound out your opinion.

**RENOUPDATE** is published because everyone—the OMHM staff, tenants and the contractors' workers—must get involved in order to improve the quality of life in the buildings.

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