

YOUR EXPERT PLUS OFFERS YOU SERVICE PLUS!

COMFORT
SAFETY
EXPERTISE

SUNNYBROOK VILLAGE CONDOMINIUM

The Client

Built over forty years ago, the Sunnybrook Village residential complex, located in Dollard-des-Ormeaux in the West of Montreal, includes 413 condominium units, among which 262 townhouses, 73 garden homes and 78 apartments.

History of the Project

In 2007, Sunnybrook's management signed a guaranteed service contract with Gaz Métro Plus for the maintenance of boilers and water heaters of its town houses and apartments. In December 2008, Steve Antoniou, a member of Sunnybrook's board of directors in charge of contracts, contacted Gaz Métro Plus in view of obtaining a quotation for a guaranteed service contract for the hot air heating systems of its 73 garden homes.

The Challenge

The project's greatest constraint was of a budgetary nature. The budget authorized by the co-owners for the maintenance of the heaters did not allow Mr. Antoniou to embark into such a major project. He therefore had to seek approval from the co-owners for the heating system replacement project. Thanks to the system-rental option with a buyback possibility provided by Gaz Métro Plus, Mr. Antoniou was able to present a feasible project which received the go-ahead from the co-owners.

Between April and September 2009, Gaz Métro Plus carried out the replacement of 73 hot air systems in the garden homes. The over-dimensioned first-generation heaters at 70% efficiency were replaced by third-generation machines with more suitable dimensions and 92% efficiency.

The Results

Today, thanks to the energy savings realized, Mr. Antoniou is in the process of completing the buyback of the row houses' heating equipment fleet. In addition to energy savings of over 25%, the new heaters, to the great joy of the residents, have numerous benefits:

- They occupy 50% less space;
- They're much quieter;
- They require less maintenance;
- And, co-owners could choose their own options such as air-conditioning, ventilation or the addition of a humidifier.

According to Mr. Antoniou: "Gaz Métro Plus identified the specific needs of our condominium complex. Thanks to their expertise, the professionals at Gaz Métro Plus were able to provide us with solutions that were much more beneficial than those we'd considered initially. They were able to understand the issue associated with the budgetary constraints of condominiums, that is, of having all major projects approved by the co-owners. We are grateful for Gaz Métro Plus's flexibility since without the rental option we could never have gone ahead with this project."

Once again, Gaz Métro Plus is proud to have been able to offer a **PLUS** to its client.

