

Letter of the Conseil Syndical to the inhabitants of the Grand Bastide

Dear members,

We arrive at a decision point where we have to make a choice, which enterprise will carry out the coating of the Grand Bastide. Three members of the CS together with the project manager Madam Vaidis have been very active in the choice making process. We have seen 8 companies and regarding the four companies selected their working sites have been visited and off course their offers have been studied. We fully share what Mrs Vaidis has written in the document that you will find attached and we invite you to read it carefully.

In this letter we like to present you our perception and choice. We give you below our ratings we have given to the four remaining companies on various criteria.

	Price asked	Quality of the contacts	Visit working site
Arc en ciel	5	9	9
Couleurs et Rénovation	8	5	5
Pénalver	7	6	7
Sud Est Peintures	9	9	9

	Offer quality	Esthetical quality of proposed solution	Total
Arc en ciel	9	9	41
Couleurs et Rénovation	6	7	31
Pénalver	7	7	34
Sud Est Peintures	9	7	43

As a result of this ranking it appears two companies come out clearly. They are Arc en Ciel and Sud est Peintures. Curiously the most expensive and the cheapest company. Their solutions proposed are also totally different. The one company

proposes to use fiber mortar and the other D 3 taloche (see the impact of these different choices in the notes of Mrs Vaidis).

We consider that Arc en Ciel has proposed the best solution (quality of result, long term guarantee) but it is also the most expensive.

The overall total cost can be shown as follows:

		Sud Est Peintures	Arc en Ciel	
1	Corridor ceiling	33.200	33.200	*
2	Sealing work	52.700	52.700	**
3	Coating	110.130	188.800	
4	Sealing of terraces	43.160		***
	Total	239.190	274.700	
	Compensation MGM	208.000	208.000	
	Coating cost (3+4)	153.290	188.800	
	To reimburse members	54.710	19.200	
	Additional contributions with realization terraces sealing	(Included) 0	23.960	

(*) already perceived in 2014

(**) perceived July 2015 and October 2015

(***) the choice of a fiber mortar doesn't need the sealing of the terraces (but of course it's an added value)

We consider that **the best solution is presented by Arc en Ciel** (result quality, long term warranty) but it's also the most expensive. This is the preferred choice of the Conseil Syndical and the Project Manager.

For a realization in **D3 taloche**, we defend, according with the Project Manager, **the choice of Sud Est Peintures**. In this case there is a mandatory link with the terraces sealing. It's necessary to preserve the work on a long term. The sealing is essential with a D3 Taloche.

We ask you to choose between these two companies. Each has his own approach.

Arguments summary:

Arc en Ciel (fiber mortar) :

- Very high rendering quality (smart solution, upscale),
- Cover the defects even with oblique light,
- Prevent the appearance of cracks in the wall,
- Moisture evacuation,
- Really long term solution.

Sud Est Peintures (D3 Taloché) :

- Good rendering quality (more standard solution, classical),
- Doesn't cover all the defects,

- Cracks will appear after years. But the D3 taloche allows partly repairs (for example with an I3 you need to repaint all the wall),
- The humidity will leave traces, so the sealing is essential,
- Approach more medium term.

For the Conseil Syndical

Luc Germentier - Denis Martin - Jan Velthuysen