

Analysis of offers - Mrs Vaidis

In February 2015, 8 companies visited the Domain. With each of them we have made a tour and discussed the various technical issues and we made a first impression regarding each of them.

At the end of February all 8 companies have send their offers. The estimated cost and the technical choices were analyzed.

The beginning of March a first selection has been mad and the technical choice.

Four companies were left over based on their presentation and technical solutions. Based on these proposals some decisions could already been made such as:

- To put terracotta tiles on the head walls in order to protect the plaster work against rain water and to limit the infiltration of water on the facades.
- To make joints all around the openings and terraces all to protect the plaster work and limit the water infiltration,.
- To covering the technical spaces with plaster tiles in order to limit the appearance of cracks.
- To re make the buried parties of the Grand Bastid in order to limit the water infiltration via the ground. Without this will give a lot of disorder in the basement and on the facades. This work must be effectuated before the restoration of the facades and is will be finished end June/July.

Based on meetings held it was decided to ask the providing companies to give an updated offer taking into account the above mentioned technical choices. In addition to enable more the co-owners to make a final choice visits were organized to the working sites of the remaining companies involved.

The end of May/beginning of June visites to the working sites.

After these visits we have to make a choice which sort of plaster material is to be proposed. The company Pelnaver, Couleurs & Renovation as well as Sud Est Peinture confirm their choice of applying D3 taloché.

The company Arc en Ciel propose to use a layer of fiber mortar and then a layer of mineral paint. In addition they advise they realize the restoration (coating) of the facades in the spring time when the weather conditions are the most favorable.

The end of June the beginning of July after having consulted other companies, suppliers and an expert we show below the products to compare:

Technical aspects	Type of coating	
	D3 taloche*	fiber mortar + paint
Crack resistance	no guarantee	yes
Water infiltration toleration	no tolerance	Tolerance (if not too much)
Solutions		
Treatment “1” of the terraces: Joints all around + joints of the tiles + joints of plinths	Maintenance each 2 years by an enterprise if necessary. But this is not sufficient to avoid plaster letting loose.	2 yearly maintenance by a company. This brings if necessary. But this is the best condition over the years. But this does not replace a liquid sealing which is a choice more certain.
Treatment “2” of the terraces: Liquid sealing** of all terraces	Essential. This solution allows to avoid letting loose of plaster on the facades at the level of Balconies and terraces.	This solution allows avoid letting loose of plaster on the facades at the level of balconies and terraces.
Structuring bands to the facades (See also color chart Grande Bastide proposal 2)	For the 2 cases it is advisable to realize the structuring bands which will cut the facades in several areas. This allows as well in case of disorder of the façade the area to restore is limited by the bands rather than to restore the whole façade.	

*A supplier has proposed to replace D3 taloche by D3 siloxane (which let pass more the water damp but not the water infiltrations. In fact as for the D 3 taloche, it was recommended to stop applying D3 siloxane 25 cm above the ground and to apply on this band of 25 cm a paint based on “” resine Pliolite in order to let the support breath.

The technical descriptions of the proposed coatings (D3 and mortar) are shown in the attachments.

**According to the expert the problem we met with the Grand Bastide is the same for all other building with terraces and balconies at the facades. In fact the sealing of terraces is not an obligation and they are often not sealed in the construction phase of these buildings. But the water infiltration which causes plaster damage is a recurring issue and can only be solved by sealing the terraces and balconies. Other solutions allow plaster damage more slowly but is it not a longtime solution. In the attachments: pictures of water infiltration coming from the first level of the Grande Bastide.

Receipt of updated offers

(attached: an analyses of the offers presented in a framework with technical descriptions and prices.

Comparison of offers

	Type of coating	
	D 3 toloche	fiber mortar+paint
Penalver	€ 138.740,48 TTC	
Couleurs&renovatons	€ 121.018,48 TTC	
Sud-est-Peintures	€ 110.129,00 TTC*	
Arc-en-Ciel		€ 188.745,23 TTC**
<i>Liquid sealing terraces First floor solution 1 *</i>	€ 43.158,50 TTC	
<i>Liquid sealing terraces First floor solution 2 **</i>	€ 58.833,50 TTC	
Amount of work	€ 168.962,50 TTC	€ 188.745,23 TTC

*solution 1; liquid sealing of the existing tiles: if the threshold of the windows allow a uplift of 10 cm against the walls.

**solution 2; liquid sealing of the existing tiles is solution 1 is not possible which means to replace the existing tiles.

NB the sealing offers are only made by Sud –est-peintures because the other companies have not proposed this work. Once the type of work is voted for during the next AGE and if the sealing work realization is withheld other companies could make offers.

Calendar of the work to be carried out

It will be finalized Spring 2016. This will give us a whole winter period to check if the word done on the buried areas is sufficient . And this allow us also to check, based on the water infiltrations shown on the facades , the necessity or not to seal terraces which have not been done yet.

Opinion of companies.

The persons who were present during the various meetings do all agree on the following: during the first meetings with the companies to of them have a different approach by means of their very technical input: they are Arc-en-Ciel and Sud-Est-peintures. This is confirmed during visits of their working sites based on the quality of the finalization of the work.

This does not mean that the other companies are not good or not serious. But we have tried to rank them based on human aspects. In fact the offers allow a financial ranking.

But the way the work will be carried out and especial the end quality cannot be transcribed. The various important criteria may not be neglected

Advice of the project manager (Maitre d'oeuvre)

Technically to arrive at the best quality of the work it is preferable to opt for the sealing of terraces which are not yet done and to choose for fiber mortar for the coating of the GB.