

1. One of the things I would like to know is why we are planning to put 2 coats of paint on. What would the cost be to do the painting with an undercoat and only 1 topcoat? This is what PW did when they painted originally. They also used the wrong paint, which was applied poorly.

I've never read any paint specification from the manufacturers, which said that it was possible to paint with one coat, and they would offer any guarantee/spec. I'm pretty sure, that you would never receive a full guarantee nor any kind of guarantee.

Some of the committee members (Mike, Gordon) asked me about the real guarantee that the builders are offering. I have read the liability insurance policy of the TKROM, IRIS COLOR and the liability insurance policy of the three companies and all of them clearly say that they will offer the guarantee if only the paint is applied following the MANUFACTURER specification. It means that if you want a REAL spec, the architect couldn't specify whatever he wants. I have been working with the paint manufacturers and their suppliers and they have sent me the paint specification so we have designed the project with this specification.

If you request just one coat, even if the builders say that they are offering a 5/10 years guarantee, i wouldn't trust them.

Regarding to PW works, I cannot say anything because I know nothing about paint works that they did.

2. There are still a lot of buildings that have very little wrong with the areas above the sill. The main problem is the staining below balconies. Buildings started to become occupied in 2007, which means that most buildings would have been painted 10 years ago. Why do we need 2 topcoats if the evidence is that 1 coat could last 10 years?

I agree with you. We have some different problems on the façades such as cracks, stains, lacks of render, railings rust... When we have a problem, if we do not solve it, the problem increases faster and faster, it means that in a short time, it would be much more expensive to solve it and it would probably be messier to solve.

I consider this project as a PREVENTIVE work for the façade in order to prevent for major problems in the future, rather than just a DECORATION project.

If you do not repair part of the cracks, they could cause damp problems on the wall and obviously, it could cause a damp problem inside the apartments.

3. One of the project documents made this statement. "For example a 5-year finish would require repainting to commence again in 2022, not long after we finish the current project.". See the previous points which is evidence that this is not the case. Why would we have to paint again after 5 years? If we use the right paint, having cured the damp problems, there is no reason why we can't go another 10 years, whatever the guarantee. It is not as though the 5-year guarantee means we are using an inferior paint. The paint is the same whatever guarantee we are given, so why would it not last the same length of time?

The guarantees depend on the sort of paint, the specification and the way the builders apply the paint. So it's very important to choose the right quality/cost paint, the architect needs to specify the right works and the builder has to do a proper job, so it means that it's very important to monitor the whole process.

4. La Torre are only using 1 coat. How much are La Torre paying for a similar sized building such as ours?

I went to La Torre to have a look and in my point of view, the wall treatment is not sufficient. They are just applying the primer (adhesive) on part of the walls. They are applying a "one crossed coat of paint", it means two crossed coats at the same time. They do not let dry the first coat.

As you can imagine it's not easy to get a record of that. I spoke to Constuarchena, the builder which is in La Torre and I can only inform you about what he said (I do not know whether it's true or not). I asked about the amount of paint that they are applying and they did not know it. I asked why they are just offering a 5 years spec if they are using a 10 years specified paint, and he responded that they considered that it was not the proper way to treat the walls so they didn't want to offer the maximum guarantee.

I do not know whether it's true or not, but it's rare... If the supplier offers a ten-year spec, why the builder only offers a 5-year one? I wonder... if they have a problem there... do they have a real guarantee??? Although...it's none on my business... and I won't criticize others job, moreover when I do not have full information

5. Using 1 coat of paint could possibly save up to €470,000.

I won't never recommend you to use one coat. If you ask me to do this work, I would ask you to sign a document saying that I'm not responsible of taking that decision because none of the paints that I know, have this specification. (TKROM, IRIS COLOR, VALENTINE, ISAVAL, REVETON, MONTO, etc...). I guess that it's the same specification in the UK.

6. The focus has to be on using Cherry pickers to the maximum. I watched cherry pickers at work in Guardamar a few weeks ago and they have not only got good height, they also have good reach. They don't seem to have to be right up next to a building. It has been said we won't be able to use them much on the Golf course side of the buildings. I believe there are lots of areas where this is not the case. We need to analyse this closely and start to work out just where cherry pickers can be used and make sure the costs reflect this.

At the point, I honestly believe that we should define the best strategy with the trial buildings. Even after the trial buildings works, we will find different situations, different pros and cons and different ways to plan the works.

It's good to have a look what other resorts are doing, but at the end, HR has its own conditioning factors and characteristics. We will try to fix as much as possible the procedures, but we all know that there are no two exact buildings and surroundings.

We do not have a fixed procedure for all the buildings and we won't have it, we need to define now the proper strategy and later, suit the strategy to every single building. We will need to combine both methods and match the methods with the garden requirements.