

IKHALA TVET COLLEGE: STERKSPRUIT BUSINESS CAMPUS

RENOVATIONS AND SPECIFICATIONS SCHEDULE

WORK ITEM			FLOORS FINISHES		
NO:		FINISH	SPECIFICATIONS	RENOVATIONS	AREA/QTITY
1.	FLOOR FINISH	HEAVY DUTY BLACK COIN RUBBER ROLL	New: 20m long X 1.5m width Heavy-duty recycled rolled rubber flooring with a thickness of 15mm, 20mm –25mm thick, designed for workshop and industrial applications, to offer high impact resistance, superior shock absorption, and slip resistance for enhanced safety and durability. Installed using the glue-down installation method to ensure a secure, seamless surface, reducing movement under heavy loads and high-traffic conditions. The flooring should be resistant to abrasions, oils, and chemicals, providing long-term performance in demanding environments while also reducing noise and vibration.	Remove, all existing Vinyl tiles/floor finishes. Prepare, floor surface and make good in preparation for the new flooring. Install new, heavy duty rubber flooring as specified to manufacturer's instructions and make good.	266.1 m ²
		GRANOLITH FINISH	Existing: 22 mm thick untinted Granolithic finish composed of one part cement, one part fine sand, two parts coarse sand and one part granite that would pass through a 5mm mesh sieve, laid by specialist in panels not exceeding 10sqm divided with approved brass dividing strips. All to be manufactured and installed in strict compliance to the latest SABS approved standards. Colour, pattern and aggregate size to match existing. Floor to be painted with DULUX TRADE FLOORCOTE ENAMEL , which is durable semi-gloss enamel for interior & exterior cement and concrete floors. Apply Coat 1 and, while it is still wet, sprinkle dry, washed silica sand over the surface. (The sand should be sifted through a 250µm sieve and retained on a 210µm sieve. A practical spreading rate is 500 grams of silica sand per square meter of painted floor.) The following day, sweep off any excess sand and apply Coat 2 to seal the surface. Allow overnight drying again before applying Coat 3. Colour to be Dark Sea Grey.	Refurbish, existing granolith floors by patching all holes and cracks with an approved filler. Paint, refurbished granolith floor as specified.	111.5 m ²
		ANTI-STATIC VINYL SHEETING	New: 2mm thick Anti-static vinyl sheeting flooring (PVC) with a perfect permanent conductivity. The conductivity makes the tile free of dust and easy to clean or maintain. Fire-proof rating FV-0 grade. Durable, waterproof, anti-chemical corrosion, heavy load. Colour and end finish to architects approval.	Remove, all existing Vinyl tiles/floor finishes. Prepare, floor surface and make good in preparation for the new flooring. Install new, anti-static vinyl sheeting as specified to manufacturer's instructions and make good.	126 m ²
		NON-SLIP PORCELAIN FLOOR TILES	New: 600mm x 600mm x 9mm thick non-slip porcelain floor tiles in matt finish laid to approved pattern using approved adhesive and grout. All to be manufactured and installed in strict compliance to the latest SABS approved standards. <i>Colour and end finish to architects approval.</i>	Remove, all existing floor tiles/floor finishes. Prepare, floor surface and make good in preparation for the new flooring. Install new, porcelain floor tiles as specified to manufacturer's instructions and make good.	88.2 m ²
SKIRTING FINISHES					
2.	SKIRTING FINISH	MERANTI SKIRTING	New: 19mm x 76mm selected Meranti skirting slightly rounded on top leading edge and ploughed on rear face, steel nailed to walls at 600mm centres. The skirting is to have splayed header joints and mitred angles, complete with 19mm quarter round. Stop, sand down and prepare Meranti wood surfaces. Apply three (3) coats high gloss clear varnish to interior Meranti wood surfaces. All to manufacturer's specifications and recommendations. Note: All linear jointing to skirting to be vertically right angled butt jointed. ALL PAINTING AND FLOOR FINISH TO BE COMPLETE PRIOR TO SKIRTING FIXING. FLOOR FINISH TO BE MASKED DURING FINAL COAT OF SKIRTING VARNISH. All to manufacturer's specifications and recommendations.	Remove, all existing skirting finishes. Prepare, floor and wall surfaces and make good in preparation for the new skirting. Install new, meranti skirting as specified to manufacturer's instructions and make good.	180.02 m
		COVED EPOXY SCREED	New: 6mm thick x 100mm high chemical resistant epoxy mortar screed, laid on prepared and primed wood float cement plaster and sealed (with 1 coat of approved slip sealer) in strict accordance to manufacturer's specifications. 15mm coved junction created at joint with floor epoxy finish.	Remove, all existing skirting finishes. Prepare, floor and wall surfaces and make good in preparation for the new skirting. Install new, coved epoxy screed as specified to manufacturer's instructions and make good.	55.72 m
		ANTI-STATIC VINYL COVED SHEETING SKIRTING	New: anti-static vinyl coved floor sheeting extended onto wall as skirting cove fillet to a height of 100mm, to match floor finish, and fitted with capping strip. All to be manufactured and installed in strict compliance to the latest SABS approved standards.	Remove, all existing skirting finishes. Prepare, floor and wall surfaces and make good in preparation for the new skirting. Install new, anti-static vinyl coved sheeting as specified to manufacturer's instructions and make good.	52.80 m
WALL FINISHES (INTERNAL)					
3.	WALLS	EMULSION (PVA) PAINT	New: 2 no. coats of double velvet PVA matt finish emulsion paint to SABS 1586 applied on plastered surface primed and with 1 no. coat undercoat to SABS 681 grade1, in accordance to manufacturer's instructions.	Scrap off old paint, reskim and repaint as specified. WATER DAMAGED WALLS - Repair water ponding on the outside of the building as per the Engineer's directive. - Repair the damaged walls as per Engineer's directive. - New plaster internally: Chop off plaster on walls affected by water ingress on all. Plaster the affected walls and paint as specified. STRUCTURAL CRACKS - Refer to the structural engineer's guidelines for the repair of all structural cracks. HAIRLINE CRACKS IN PLASTER - Chip off around hairline cracks, check if they are not structural cracks. Apply rhinolith and paint as specified. Ensure that the finishing is straight with existing. CHIPPED WALLS - Repair chips and damages on all walls, apply rhinolith to plaster damage/ chips. Apply paint on entire room walls as specified. PAIN ALL INTERNAL WALLS - After all the repairs, paint all internal walls as specified.	
		PORCELAIN WALL TILES	New: 600mm x 300mm x 9mm high glazed porcelain wall tiles, laid on 15 mm thick plaster prepared to receive wall tiles fixed with approved adhesives and grout in compliance to manufacturer's specifications and government standard specifications. Tiles to be laid to full ceiling height. All to be manufactured and installed in strict compliance to the latest SABS approved standards.	Scrap off old tiles, and retile as specified. WATER DAMAGED WALLS - Repair water ponding on the outside of the building as per the Engineer's directive. - Repair the damaged walls as per Engineer's directive. STRUCTURAL CRACKS - Refer to the structural engineer's guidelines for the repair of all structural cracks. TILE ALL INTERNAL WALLS (ABLUTIONS) - After all the repairs, tile all internal walls as specified.	
CEILING FINISHES					
4.	CEILING	SKIMMED GYPSUM CEILING	New: 6.4mm thick gypsum plastered ceiling boards (to comply with SABS 266-1992 or later revision) installed with longer lengths to suit room configurations with Wire Scrim Tape fixed over all joints and plastered with 6 mm thick light weight hemi-hydrate gypsum painted, polished and finished with 3 No. coats of super PVA external quality paint; colour to P.A's approval. Ceiling to be fixed to timber branderwing with all necessary accessories to strict manufacturer's specifications. Colour and finish to match existing.	Remove all existing ceiling boards. Install new gypsum plastered ceiling boards with ceiling trap door and cornice.	480.3 m ²
		EXPOSED TREATED TIMBER WORK	Existing: Varnish finish complying with SABS 723, SABS681 and SABS 630 or later version for primer, SABS 681 or later version for undercoat and SABS 630 or later version type 2 for Finish Coat. Colour to architect's approval approval.	Repair existing timber roof members where broken or damaged, to engineer's instructions. Apply approved timber varnish to all roof timber members to finish.	111.5 m ²
		CORNICE	New: Gypsum cornice must comply SABS 266 and be 6.4mm thick - Fix cornice to wall finish and Rhino-board ceiling with 38mm dry wall screws. - Rhinolith and paint finish - color white to ARCHITECT'S approval	Remove all existing ceiling cornices. Install new gypsum cornices as specified.	
WINDOWS					
5.	WINDOWS	WINDOW FRAME	Existing Steel windows: As existing. New Steel windows: As per window schedules.	Rusted areas: Existing frames to be filed off all rust. Treat affected area with approved rust remover. Paint: Clean entire frame, apply new putty where necessary and apply one coat vinyl wash primer to comply with SABS 723 and two coats emulsion paint to comply with SABS 1586 grade 1. Putty: Fill in all fallen off putty with similar approved.	40
		WINDOW GLASS PANES	New (where cracked): 6mm Panes fixed with putty to comply with SABS 680. The putty shall be delivered on site in sealed containers marked with the SABS mark. New (where stained): 6mm Panes fixed with putty to comply with SABS 680. The putty shall be delivered on site in sealed containers marked with the SABS mark.	Replace all damaged window panes as specified. Measure on site before installation. Replace all stained window panes.	40
		IRONMONGERY	Existing: Replace missing/ damaged window stays and handles/ closers to match existing.	Replace missing/ damaged window stays and handles/ closers to match existing.	40
		CLEANING	Existing: Clean all dirty windows with approved detergent.	Clean all dirty windows with approved detergent.	40
DOORS (INTERIOR)					
6.	DOORS (INT)	DOOR FRAME AND LEAF	a. Frame Spec: Standard 1.2mm in galvanised mild steel door frame with profile matching wall, to comply with SABS 1129, complete with lugs and fixtures, to accommodate door leaf. b. Frame Paint: Washable enamel paint finish complying with SABS 723 for primer, SABS681 for undercoat and SABS 630 type 2 for finish coat. Colour to match existing colours. c. Door Spec: As per door schedule. All painted in accordance with existing colour/ Architect. d. Door Paint: Washable enamel paint finish complying with SABS 723 for primer, SABS681 for undercoat and SABS 630 type 2 for finish coat. Colour to match existing door colours.	Rusted areas: Existing frames to be filed off all rust. Treat affected area with approved rust remover. Painting existing frame: Clean entire frame and door leaf. Apply paint as specified under b. Remove and replace all damaged door frames. Repaint Doors: Clean Carefully existing door and repaint with new as specified under d.	8

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WORK ITEM					
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				Painting existing door: Clean entire frame and door leaf. Apply paint as specified under d.	
WALL FINISHES (EXTERNAL)					
7.	WALLS	PLASTER AND PAINT (ACRYLIC)	New: Apply new 10mm - 15mm plaster on existing brick walls ensuring all surfaces are completely dry, clean, and free from loose contaminants, grease, or dust. Allow to dry and apply approved primer to manufacturer's specifications. Apply at least two coats of a topcoat approved water-based formulation, washable, stain resistant, UV resistant Acrylic paint as per manufacturer's directions.	Scrap off old paint, reskim and repaint as specified. WATER DAMAGED WALLS Repair water ponding on the outside of the building as per the Engineer's directive. Repair the damaged walls as per Engineer's directive. New plaster externally: Apply new plaster the and paint as specified. STRUCTURAL CRACKS Refer to the structural engineer's guidelines for the repair of all structural cracks. HAIRLINE CRACKS IN PLASTER Chip off around hairline cracks, check if they are not structural cracks. CHIPPED WALLS Repair chips and damages on all walls, apply plaster damage/ chips. Apply paint on walls as specified. PAINT ALL EXTERNAL WALLS After all the repairs, paint all external walls as specified.	
		EMBOSSSED PROFILED CORRUGATED IBR SHEETS CLADDING(ONE SIDE)	Existing: 0.8mm thick concealed fixing roofing sheets manufactured from roll-formed from certified steel complying with ISO 550 (3T). The profile shall have three trapezoidal ribs at 203mm centres giving a nett cover of 406mm. The rib height shall be 41mm and provide capillary breaks. The male rib shall have spurs at 285mm centres to ensure a positive double interlocking action at side-laps. Each pan shall incorporate two stiffener ribs. Profiled roof sheets to be coated on one side with Z275 galvanising (commercial quality) to SABS 934 or later editions laid on approve insulation on structural Timber structure incorporating all necessarily accessories such as flashings in strict compliance to Manufacturers instructions.	Apply new approved roof paint to the entire IBR cladding. Colour to match new roof colour.	
ROOFING					
8.	ROOF	EMBOSSSED PROFILED ROOF CORRUGATED IBR SHEETS (ONE SIDE)	Existing: 0.8mm thick concealed fixing roofing sheets manufactured from roll-formed from certified steel complying with ISO 550 (3T). The profile shall have three trapezoidal ribs at 203mm centres giving a nett cover of 406mm. The rib height shall be 41mm and provide capillary breaks. The male rib shall have spurs at 285mm centres to ensure a positive double interlocking action at side-laps. Each pan shall incorporate two stiffener ribs. Profiled roof sheets to be coated on one side with Z275 galvanising (commercial quality) to SABS 934 or later editions laid on approve insulation on structural Timber/Steel structure incorporating all necessarily accessories such as flashings and eave closers in strict compliance to Manufacturers instructions.	Inspect existing roof timber structural members, to be conducted by structural engineer. Repair and replace damaged timber roof members to structural engineer's instruction. Apply new approved water proofing on existing roof. Apply new approved roof paint to the entire roofing. Colour to Architects approval.	
			New: 0.8mm thick concealed fixing roofing sheets manufactured from roll-formed from certified steel complying with ISO 550 (3T). The profile shall have three trapezoidal ribs at 203mm centres giving a nett cover of 406mm. The rib height shall be 41mm and provide capillary breaks. The male rib shall have spurs at 285mm centres to ensure a positive double interlocking action at side-laps. Each pan shall incorporate two stiffener ribs. Profiled roof sheets to be coated on one side with Z275 galvanising (commercial quality) to SABS 934 or later editions laid on approve insulation on structural Timber/Steel structure incorporating all necessarily accessories such as flashings and eave closers in strict compliance to Manufacturers instructions. INSULATION SHALL BE: 4mm Alububble 1983 D10 both sides reflective foil. To be stapled under timber battens as per manufacturer's instructions.	Install new roofing to the new design and specifications to manufacturer's recommendations	
SANITARY FITTINGS					
9.	SANITARY FITTINGS	WATER CLOSETS	New WCs: Install new WCs. Refer to the "SANITARY ACCESSORIES SCHEDULES"	Remove existing WC; and install new ones as specified with all new fittings as per manufacturer's recommendation.	16
		PARAPLEGIC ABLUTIONS	New Paraplegic: Install new Paraplegic ablutions. Refer to the "SANITARY ACCESSORIES SCHEDULES"	Install new paraplegic ablutions as specified with all new fittings as per manufacturer's recommendation.	2
		URINALS	New Urinals: Install new Urinals. Refer to the "SANITARY ACCESSORIES SCHEDULES"	Install new urinals as specified with all new fittings as per manufacturer's recommendation.	9
		WASH HAND BASINS	New Vanity Wash Hand Basins: Install new vanity wash hand basins. Refer to the "SANITARY ACCESSORIES SCHEDULES"	Install new wash hand basins as specified with all new fittings as per manufacturer's recommendation.	20
		TOILET ROLL HOLDERS	New Toilet Roll Holders: Install new toilet roll holders. Refer to the "SANITARY ACCESSORIES SCHEDULES"	Install new toilet roll holders as specified with all new fittings as per manufacturer's recommendation.	18
		MIRRORS	New Mirrors: Install new mirrors. Refer to the "SANITARY ACCESSORIES SCHEDULES"	Install new mirrors as specified with all new fittings as per manufacturer's recommendation.	22
		PAPER TOWEL DISPENSERS	New Paper Towel Dispensers: Install new paper towel dispensers. Refer to the "SANITARY ACCESSORIES SCHEDULES"	Install new mirrors as specified with all new fittings as per manufacturer's recommendation.	8
		HAND DRYERS	New Hand Dryers: Install new hand dryers. Refer to the "SANITARY ACCESSORIES SCHEDULES"	Install new hand dryers as specified with all new fittings as per manufacturer's recommendation.	8
		SANITARY BINS	New Sanitary Bins: Install new sanitary bins. Refer to the "SANITARY ACCESSORIES SCHEDULES"	Install new sanitary bins as specified with all new fittings as per manufacturer's recommendation.	8
		SOAP DISPENSER (Wall Mounted)	New Soap Dispensers: Install new soap dispensers. Refer to the "SANITARY ACCESSORIES SCHEDULES"	Install new soap dispensers as specified with all new fittings as per manufacturer's recommendation.	18
		SOAP DISPENSER (Hands free)	New Soap Dispensers: Install new soap dispensers. Refer to the "SANITARY ACCESSORIES SCHEDULES"	Install new soap dispensers as specified with all new fittings as per manufacturer's recommendation.	2
		SANITARY TOWEL DISPOSAL BINS	New Sanitary Towel Disposal Bins: Install new sanitary towel disposal bins. Refer to the "SANITARY ACCESSORIES SCHEDULES"	Install new sanitary towel disposal bins as specified with all new fittings as per manufacturer's recommendation.	13
		SIDE GRAB RAILS (with centre flange)	New Side Grab Rails: Install new side grab rails. Refer to the "SANITARY ACCESSORIES SCHEDULES"	Install new side grab rails as specified with all new fittings as per manufacturer's recommendation.	2
		BACK GRAB RAILS (flush valve toilet)	New Back Grab Rails: Install new side grab rails. Refer to the "SANITARY ACCESSORIES SCHEDULES"	Install new back grab rails as specified with all new fittings as per manufacturer's recommendation.	2
		GRAB RAILS 300MM LONG (pull handle)	New Grab Rails: Install new side grab rails. Refer to the "SANITARY ACCESSORIES SCHEDULES"	Install new grab rails as specified with all new fittings as per manufacturer's recommendation.	2
10.	LEAKAGES	• Inspect all Plumbing pipes off leakages. • Replace all damaged and cracked Pipes with similar and approved piping. • Prepare all surfaces before reinstallation of new Sanitary fixtures			
11.	SIGNAGE	New approved Aluminium engraving sign plate for all Toilet entrances.			
PLEASE NOTE: 1. Engineer to inspect all slabs for leakages and cracks before retiling and repainting 2. Remove all Sanitary fittings 3. Inspect all plumbing and fix all leakages 4. Scrap off all paint work, prepare walls for repainting 5. Repair and fix all doors & door frames 6. Repair, clean and fix all windows, window frames and panes 7. Scrap off all tiles & prepare for re screeding and retiling 8. Prepare all surfaces before reinstallation of sanitary fixtures 9. All existing drainage samps to be cleared and cleaned thouroghly and replaced with similar approved 10. Replace all pipes to the manhole					

GENERAL NOTES		
* ALL DIMENSIONS ARE IN mm AND MUST BE CHECKED ON SITE AND DRAWINGS MUST NOT BE SCALED. * THIS DRAWING MUST NOT BE SCALED. FIGURED DIMENSIONS ONLY TO BE USED. * DISCREPANCIES, ERRORS AND DIMENSIONS ARE TO BE REPORTED TO THE ARCHITECT (EARLY OVER) IMMEDIATELY THEY BECOME EVIDENT FOR RECTIFICATION OR CLARIFICATION BEFORE ANY CONSTRUCTION MAY COMMENCE. * ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCING SETTING OUT, WORKSHOP DRAWINGS OR CONSTRUCTION. * ALL MATERIALS AND CONSTRUCTION MUST COMPLY WITH THE NATIONAL BUILDING REGULATIONS (ACT NO 103 OF 1977) INCLUDING ALL AMENDMENTS, SANS 10600 AS WELL AS THE BY LAWS OF THE LOCAL AUTHORITIES. * ALL MATERIALS MUST BE FIXED AND FINISHED STRICTLY TO MANUFACTURERS SPECIFICATION, UNLESS OTHERWISE SPECIFIED. SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL PRIOR TO MANUFACTURE OR INSTALLATION. * COPY RIGHT AND RIGHT OF REPRODUCTION OF THIS DRAWING OR ANY PORTION THEREOF IS RESERVED BY GREENFIELD RESOURCES.		

LEGEND TO FINISHES:

CEILING
FINISH

FLOOR
FINISH

WALL
FINISH

SKIRTING
FINISH

A	20-09-2025	DESIGN DEVELOPMENT
REV. NO.	DATE	DESCRIPTION
		REVISION

Department:



higher education & training
Department: Higher Education and Training
REPUBLIC OF SOUTH AFRICA

Client:



IKHALA
EDUCATION & TRAINING COLLEGE

Principal Agent:



GREENFIELD RESOURCES
INTEGRITY | EFFICIENCY | AGILITY

Project:	ALTERATIONS & ADDITIONS TO IKHALA TVET COLLEGE STERKSPRUIT BUSINESS CAMPUS	
Master Plan Reference:	IKHALA TVET COLLEGE: STERKSPRUIT BUSINESS CAMPUS	
Drawing:	RENOVATION AND SPECIFICATION SCHEDULE	
Status:	STAGE 3: DESIGN DEVELOPMENT	
Drawn By:	M M	Drg. No:
Checked By:	T N	P 25006 DWG A012-03 MM
Scale:	As Shown	Rev. No:
Date:	20-09-2025	A
Project No:	P 25006	