



WP A.3 - Temporary Offices for Members (90 Plein Street): Refurbishment of 4th and 5th Floors

Revised Finishes Schedule: 4th & 5th Floors

rev 5: 16/08/2023 Passage wallpaper areas updated; ablutions wall colour noted; Interpreter Room Acoustic wall panel supplier, quantities and colours noted

Issue Date: 16/08/2023

rev 4: 23/06/2023 Passage wallpaper spec changed to new Type F
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rev 2: 06/06/2023 Carpet specifications changed
rev 1: 02/06/2023 Vinyl floor colour finalised, revised window cill and fascia spec noted
rev 0: 31/05/2023 Issued for Construction

LOCATION	STAGE	SURFACE			
		floors	skirting	walls	ceiling
WINDOW CILLS & FACIAS throughout	Existing Finish			melamine wood grain with solid timber edge	
	Spec @ Tender			nil	
	Revised Spec:			clean with sugar-soap, light sand with 220grit, Plascon melamne primer, then paint with Velvagio water-based in colour: Stone Harbour 10YY48/071	
Ablutions (@Lobby & @FE Stairs)	Existing Finish	porcelain tiles	n/a	brick wall, tiled to 2,2m	Lobby toilets: existing skimmed plasterboard ceiling FE Toilets: existing soffit
	Spec @ Tender	New Vinyl Floor Tiles	n/a	a. new 600 x 300 white porcelain wall tile to 1,2m affl b. ex plaster & re-paint from 1,2m affl to ceiling level	Lobby Toilets: New 600x600 Gyprex Vinyl faced ceiling tiles FE Toilets: Existing Soffit, re-painted
	Revised Spec:	Belgotex Sylvan Dryback 1219x177 x 2,5 heavy commercial luxury vinyl plank-tile (10yr com.war) Colour: CEDAR	n/a	a. 600 x 300 white porcelain wall tile to 1,2m affl b. wallpaper "C" from 1,2m affl - ceiling level c. plastered wall colour: White	Lobby Toilets: Retain existing skimmed plasterboard ceiling, allow re-paint FE Toilets: Existing Soffit, allow re-paint
155no. Offices & Waiting Rooms	Existing Finish	carpet tiles	100mm aluminium skirting	a. full-height 90mm drywall b. half-height 90mm drywall with glazed/alu extension	1,2m x 0,6m vinyl-faced lay-in ceiling tiles
	Spec @ Tender	New 600 x 600 Carpet tiles, Canvas Tapestry	New 100mm aluminium skirting by dry-wall contractor	162mm Firestop drywall, primed and painted	New 600 x 600 Fibrotone Minerval Fibre Ceiling tiles with pin perforated finish
	Revised Spec:	Belgotex Accelerate, colour Edit, 500 x 500 x 5 heavy commercial, stainproof SDX, tufted multi scroll loop pile carpet tile.	22x140x3,0 MR profiled timber skirting, Primed & Painted White gloss enamel	a. painted, plascon Corbusier E17-2. b. Alternate Wallpaper "A" or "B" to feature wall @desk per office	Re-ruse existing 1,2m x 0,6m ceiling tiles
Lift Lobby.	Existing Finish	porcelain tiles	n/a	Concrete wall, tiled to 1m, plaster and paint above	skimmed plasterboard
	Spec @ Tender	Vinyl tiles (wood-look)	100mm aluminium skirting	plastered and painted	New 600 x 600 Fibrotone Minerval Fibre Ceiling tiles with pin perforated finish
	Revised Spec:	Belgotex Sylvan Dryback 1219x177 x 2,5 heavy commercial luxury vinyl plank-tile (10yr com.war) Colour: CEDAR	22x140x3,0 MR profiled timber skirting, Primed & Painted White gloss enamel	a. painted, Stone Harbour 10YY48/071 b. Wallpaper "D" to feature walls	Retain existing skimmed plasterboard ceiling, allow re-paint
Interpreting Rooms	Existing Finish	carpet tiles	100mm aluminium skirting	full-height 90mm drywall with acoustic panels	1,2m x 0,6m vinyl-faced lay-in ceiling tiles
	Spec @ Tender	New 600 x 600 Carpet tiles, Canvas Tapestry	100mm aluminium skirting	162mm Firestop drywall, primed and painted, with re-used acoustic panels	Gyproc Minerval 600 x 600 acoustic ceiling tile
	Revised Spec:	Belgotex Accelerate, colour Edit, 500 x 500 x 5 heavy commercial, stainproof SDX, tufted multi scroll loop pile carpet tile.	100mm aluminium skirting	162mm Firestop drywall, primed and painted, with re-used acoustic panels + Painted plascon Corbusier E17-2 to all exposed wall surfaces.	1,2m x 0,6m OWAcoustic Premium, Billianto A, 15mm (tender spec actually more expensive)
Board & Meeting Room	Existing Finish				
	Spec @ Tender	New 600 x 600 Carpet tiles, Canvas Tapestry	New 100mm aluminium skirting by dry-wall contractor	162mm Firestop drywall, primed and painted	New 600 x 600 Fibrotone Minerval Fibre Ceiling tiles with pin perforated finish
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LOCATION	STAGE	SURFACE			
		floors	skirting	walls	ceiling
Kitchen & Pause Area	Existing Finish	slate tiles	100mm slate tile	full-height 90mm drywall	1,2m x 0,6m vinyl-faced lay-in ceiling tiles
	Spec @ Tender	New Vinyl Floor Tiles	100mm aluminium skirting	162mm Firestop drywall, primed and painted	New 600 x 600 Fibrotone Minerval Fibre Ceiling tiles with pin perforated finish
	Revised Spec:	Belgotex Sylvan Dryback 1219x177 x 2,5 heavy commercial luxury vinyl plank-tile (10yr com.war) Colour: CEDAR	22x140x3,0 MR profiled timber skirting, Primed & Painted White gloss enamel	162mm Firestop drywall, a. painted, plascon Corbusier E17-2. b. Wallpaper "E" where indicated	Re-ruse existing 1,2m x 0,6m ceiling tiles
Passages	Existing Finish	carpet tiles	100mm aluminium skirting	a. full-height 90mm drywall b. half-height 90mm drywall with glazed/alu extension	1,2m x 0,6m vinyl-faced lay-in ceiling tiles
	Spec @ Tender	New 600 x 600 Carpet tiles, Canvas Tapestry	New 100mm aluminium skirting by dry-wall contractor	162mm Firestop drywall, primed and painted	New 600 x 600 Fibrotone Minerval Fibre Ceiling tiles with pin perforated finish
	Revised Spec:	Belgotex Hard Graft, NexBac Eco Commercial 300 x 1200 x 7mm plank carpet tile Colours: 2/3rd Shaded Hype & 1/3rd Shaded Edge Brick Ashlar pattern, see floor finishes layout	22x140x3,0 MR profiled timber skirting, Primed & Painted White gloss enamel	a. 80% painted, colour Corbusier E17-2 & Stone Harbour 10YY48/071 b. 20% Wallpaper Type "F"	Re-ruse existing 1,2m x 0,6m ceiling tiles
Store Rooms	Existing Finish	carpet tiles	100mm aluminium skirting	full-height 90mm drywall	1,2m x 0,6m vinyl-faced lay-in ceiling tiles
	Spec @ Tender	New Vinyl Floor Tiles	New 100mm aluminium skirting by dry-wall contractor	162mm Firestop drywall, primed and painted	New 600 x 600 Fibrotone Minerval Fibre Ceiling tiles with pin perforated finish
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Wallpaper Specification:					
Reference	Location	Area	Supplier	Description	
A	Offices 50%	914	Design Syndicate - concentric squares Design Syndicate - beige & taupe random hatch Design Syndicate - Green Gold Leaves Design Syndicate - Grass Design Syndicate - black-gold concentric square Design Syndicate - TM2009	MUSE Range, MU - 3204	
B	Offices 50%	893		GRANDECO BOUTIQUE, MU - 3002	
C	Ablutions	86 (was 70)		YEA51302	
D	Boardroom, Lobby	98		GRASS, DLX337 Black	
E	Kitchen / Pause	181		GRANDECO BOUTIQUE, MU - 3305	
F	Passages	272		TIME, forest shadow	

Supplier Contact Information					
Belgotex Carpet & Vinyl Flooring	wallpaper	stephan@desyn.co.za	Design Syndicate - Stephan Dagher, 011 434 1330		
		renee.montiere@belgotex.co.za	Belgotex - Renee Montiere , +27 21 763 6903		
		renee.montiere@belgotex.co.za			
		nelson@kbacflooring.co.za	KBAC - Nelson Da Silva , 021 464 4320		
Acoustic Ceiling tile & repalcement tiles to existing ceilings	porcelain wall tiles (ablutions)				
	Timber Skirting	quentin.jonathan@swartland.co.za	Swartland - Quentin Jonathan, 083 447 5204		
		blamb@owacape.co.za	OWA - Bevan Lamb, 021 531 7511		
Acoustic wall tiles - Interpreter rooms		blamb@owacape.co.za	OWA - Bevan Lamb, 021 531 7511		
		Mark.LeGrange@saint-gobain.com	Mark Le Grange, 072 380 6019		
			20 boxes Oyster (2 panels per room) PLUS 4 boxes Acai , 4 boxes Tangerine, 2 boxes Ginger (1 panel per room)		



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	Spec @ Tender			nil	
	Revised Spec:			clean with sugar-soap, light sand with 220grit, Plascon melamne primer, then paint with Velvagio water-based in colour: Stone Harbour 10YY48/071	
Ablutions (@Lobby & @FE Stairs)	Existing Finish	porcelain tiles	n/a	brick wall, tiled to 2,2m	Lobby toilets: existing skimmed plasterboard ceiling FE Toilets: existing soffit
	Spec @ Tender	New Vinyl Floor Tiles	n/a	a. new 600 x 300 white porcelain wall tile to 1,2m affl b. ex plaster & re-paint from 1,2m affl to ceiling level	Lobby Toilets: New 600x600 Gyprex Vinyl faced ceiling tiles FE Toilets: Existing Soffit, re-painted
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	Spec @ Tender	New 600 x 600 Carpet tiles, Canvas Tapestry	New 100mm aluminium skirting by dry-wall contractor	162mm Firestop drywall, primed and painted	New 600 x 600 Fibrotone Minerval Fibre Ceiling tiles with pin perforated finish
	Revised Spec:	Belgotex Accelerate, colour Edit, 500 x 500 x 5 heavy commercial, stainproof SDX, tufted multi scroll loop pile carpet tile.	22x140x3,0 MR profiled timber skirting, Primed & Painted White gloss enamel	a. painted, plascon Corbusier E17-2. b. Alternate Wallpaper "A" or "B" to feature wall @desk per office	Re-ruse existing 1,2m x 0,6m ceiling tiles
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Store Rooms	Existing Finish	carpet tiles	100mm aluminium skirting	full-height 90mm drywall	1,2m x 0,6m vinyl-faced lay-in ceiling tiles
	Spec @ Tender	New Vinyl Floor Tiles	New 100mm aluminium skirting by dry-wall contractor	162mm Firestop drywall, primed and painted	New 600 x 600 Fibrotone Minerval Fibre Ceiling tiles with pin perforated finish
	Revised Spec:	Belgotex Sylvan Dryback 1219x177 x 2,5 heavy commercial luxury vinyl plank-tile (10yr com.war) Colour: CEDAR	100mm aluminium skirting	162mm Firestop drywall, primed and painted Painted plascon Corbusier E17-2	y

Wallpaper Specification:					
Reference	Location	Area	Supplier	Description	
A	Offices 50%	914	Design Syndicate - concentric squares Design Syndicate - beige & taupe random hatch Design Syndicate - Green Gold Leaves Design Syndicate - Grass Design Syndicate - black-gold concentric square Design Syndicate - TM2009	MUSE Range, MU - 3204	
B	Offices 50%	893		GRANDECO BOUTIQUE, MU - 3002	
C	Ablutions	86 (was 70)		YEA51302	
D	Boardroom, Lobby	98		GRASS, DLX337 Black	
E	Kitchen / Pause	181		GRANDECO BOUTIQUE, MU - 3305	
F	Passages	272		TIME, forest shadow	

Supplier Contact Information					
Belgotex Carpet & Vinyl Flooring	wallpaper	stephan@desyn.co.za	Design Syndicate - Stephan Dagher, 011 434 1330		
		renee.montiere@belgotex.co.za	Belgotex - Renee Montiere , +27 21 763 6903		
		renee.montiere@belgotex.co.za			
		nelson@kbacflooring.co.za	KBAC - Nelson Da Silva , 021 464 4320		
Acoustic Ceiling tile & repalcement tiles to existing ceilings	porcelain wall tiles (ablutions)				
	Timber Skirting	quentin.jonathan@swartland.co.za	Swartland - Quentin Jonathan, 083 447 5204		
		blamb@owacape.co.za	OWA - Bevan Lamb, 021 531 7511		
Acoustic wall tiles - Interpreter rooms		blamb@owacape.co.za	OWA - Bevan Lamb, 021 531 7511		
		Mark.LeGrange@saint-gobain.com	Mark Le Grange, 072 380 6019		
			20 boxes Oyster (2 panels per room) PLUS 4 boxes Acai , 4 boxes Tangerine, 2 boxes Ginger (1 panel per room)		



WP A.3 - Temporary Offices for Members (90 Plein Street): Refurbishment of 4th and 5th Floors

Revised Finishes Schedule: 4th & 5th Floors

rev 5: 16/08/2023 Passage wallpaper areas updated; ablutions wall colour noted; Interpreter Room Acoustic wall panel supplier, quantities and colours noted

Issue Date: 16/08/2023

rev 4: 23/06/2023 Passage wallpaper spec changed to new Type F
rev 3: 19/06/2023 Passage wall finishes specified ; Kitchen wallpaper spec corrected (previously incorrect on this schedule but was correct in drawings)
rev 2: 06/06/2023 Carpet specifications changed
rev 1: 02/06/2023 Vinyl floor colour finalised, revised window cill and fascia spec noted
rev 0: 31/05/2023 Issued for Construction

LOCATION	STAGE	SURFACE			
		floors	skirting	walls	ceiling
WINDOW CILLS & FACIAS throughout	Existing Finish			melamine wood grain with solid timber edge	
	Spec @ Tender			nil	
	Revised Spec:			clean with sugar-soap, light sand with 220grit, Plascon melamne primer, then paint with Velvagio water-based in colour: Stone Harbour 10YY48/071	
Ablutions (@Lobby & @FE Stairs)	Existing Finish	porcelain tiles	n/a	brick wall, tiled to 2,2m	Lobby toilets: existing skimmed plasterboard ceiling FE Toilets: existing soffit
	Spec @ Tender	New Vinyl Floor Tiles	n/a	a. new 600 x 300 white porcelain wall tile to 1,2m affl b. ex plaster & re-paint from 1,2m affl to ceiling level	Lobby Toilets: New 600x600 Gyprex Vinyl faced ceiling tiles FE Toilets: Existing Soffit, re-painted
	Revised Spec:	Belgotex Sylvan Dryback 1219x177 x 2,5 heavy commercial luxury vinyl plank-tile (10yr com.war) Colour: CEDAR	n/a	a. 600 x 300 white porcelain wall tile to 1,2m affl b. wallpaper "C" from 1,2m affl - ceiling level c. plastered wall colour: White	Lobby Toilets: Retain existing skimmed plasterboard ceiling, allow re-paint FE Toilets: Existing Soffit, allow re-paint
155no. Offices & Waiting Rooms	Existing Finish	carpet tiles	100mm aluminium skirting	a. full-height 90mm drywall b. half-height 90mm drywall with glazed/alu extension	1,2m x 0,6m vinyl-faced lay-in ceiling tiles
	Spec @ Tender	New 600 x 600 Carpet tiles, Canvas Tapestry	New 100mm aluminium skirting by dry-wall contractor	162mm Firestop drywall, primed and painted	New 600 x 600 Fibrotone Minerval Fibre Ceiling tiles with pin perforated finish
	Revised Spec:	Belgotex Accelerate, colour Edit, 500 x 500 x 5 heavy commercial, stainproof SDX, tufted multi scroll loop pile carpet tile.	22x140x3,0 MR profiled timber skirting, Primed & Painted White gloss enamel	a. painted, plascon Corbusier E17-2. b. Alternate Wallpaper "A" or "B" to feature wall @desk per office	Re-ruse existing 1,2m x 0,6m ceiling tiles
Lift Lobby.	Existing Finish	porcelain tiles	n/a	Concrete wall, tiled to 1m, plaster and paint above	skimmed plasterboard
	Spec @ Tender	Vinyl tiles (wood-look)	100mm aluminium skirting	plastered and painted	New 600 x 600 Fibrotone Minerval Fibre Ceiling tiles with pin perforated finish
	Revised Spec:	Belgotex Sylvan Dryback 1219x177 x 2,5 heavy commercial luxury vinyl plank-tile (10yr com.war) Colour: CEDAR	22x140x3,0 MR profiled timber skirting, Primed & Painted White gloss enamel	a. painted, Stone Harbour 10YY48/071 b. Wallpaper "D" to feature walls	Retain existing skimmed plasterboard ceiling, allow re-paint
Interpreting Rooms	Existing Finish	carpet tiles	100mm aluminium skirting	full-height 90mm drywall with acoustic panels	1,2m x 0,6m vinyl-faced lay-in ceiling tiles
	Spec @ Tender	New 600 x 600 Carpet tiles, Canvas Tapestry	100mm aluminium skirting	162mm Firestop drywall, primed and painted, with re-used acoustic panels	Gyproc Minerval 600 x 600 acoustic ceiling tile
	Revised Spec:	Belgotex Accelerate, colour Edit, 500 x 500 x 5 heavy commercial, stainproof SDX, tufted multi scroll loop pile carpet tile.	100mm aluminium skirting	162mm Firestop drywall, primed and painted, with re-used acoustic panels + Painted plascon Corbusier E17-2 to all exposed wall surfaces.	1,2m x 0,6m OWAcoustic Premium, Billianto A, 15mm (tender spec actually more expensive)
Board & Meeting Room	Existing Finish				
	Spec @ Tender	New 600 x 600 Carpet tiles, Canvas Tapestry	New 100mm aluminium skirting by dry-wall contractor	162mm Firestop drywall, primed and painted	New 600 x 600 Fibrotone Minerval Fibre Ceiling tiles with pin perforated finish
	Revised Spec:	Belgotex Accelerate, colour Edit, 500 x 500 x 5 heavy commercial, stainproof SDX, tufted multi scroll loop pile carpet tile.	22x140x3,0 MR profiled timber skirting, Primed & Painted White gloss enamel	162mm Firestop drywall, a. primed and painted, Stone Harbour 10YY48/071 b. Wallpaper "D" to feature walls	1,2m x 0,6m OWAcoustic Premium, Billianto A, 15mm

rev 5: 16/08/2023 Passage wallpaper areas updated; ablutions wall colour noted; Interpreter Room Acoustic wall panel supplier, quantities and colours noted

Issue Date: 16/08/2023

rev 4: 23/06/2023 Passage wallpaper spec changed to new Type F
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rev 0: 31/05/2023 Issued for Construction

LOCATION	STAGE	SURFACE			
		floors	skirting	walls	ceiling
Kitchen & Pause Area	Existing Finish	slate tiles	100mm slate tile	full-height 90mm drywall	1,2m x 0,6m vinyl-faced lay-in ceiling tiles
	Spec @ Tender	New Vinyl Floor Tiles	100mm aluminium skirting	162mm Firestop drywall, primed and painted	New 600 x 600 Fibrotone Minerval Fibre Ceiling tiles with pin perforated finish
	Revised Spec:	Belgotex Sylvan Dryback 1219x177 x 2,5 heavy commercial luxury vinyl plank-tile (10yr com.war) Colour: CEDAR	22x140x3,0 MR profiled timber skirting, Primed & Painted White gloss enamel	162mm Firestop drywall, a. painted, plascon Corbusier E17-2. b. Wallpaper "E" where indicated	Re-ruse existing 1,2m x 0,6m ceiling tiles
Passages	Existing Finish	carpet tiles	100mm aluminium skirting	a. full-height 90mm drywall b. half-height 90mm drywall with glazed/alu extension	1,2m x 0,6m vinyl-faced lay-in ceiling tiles
	Spec @ Tender	New 600 x 600 Carpet tiles, Canvas Tapestry	New 100mm aluminium skirting by dry-wall contractor	162mm Firestop drywall, primed and painted	New 600 x 600 Fibrotone Minerval Fibre Ceiling tiles with pin perforated finish
	Revised Spec:	Belgotex Hard Graft, NexBac Eco Commercial 300 x 1200 x 7mm plank carpet tile Colours: 2/3rd Shaded Hype & 1/3rd Shaded Edge Brick Ashlar pattern, see floor finishes layout	22x140x3,0 MR profiled timber skirting, Primed & Painted White gloss enamel	a. 80% painted, colour Corbusier E17-2 & Stone Harbour 10YY48/071 b. 20% Wallpaper Type "F"	Re-ruse existing 1,2m x 0,6m ceiling tiles
Store Rooms	Existing Finish	carpet tiles	100mm aluminium skirting	full-height 90mm drywall	1,2m x 0,6m vinyl-faced lay-in ceiling tiles
	Spec @ Tender	New Vinyl Floor Tiles	New 100mm aluminium skirting by dry-wall contractor	162mm Firestop drywall, primed and painted	New 600 x 600 Fibrotone Minerval Fibre Ceiling tiles with pin perforated finish
	Revised Spec:	Belgotex Sylvan Dryback 1219x177 x 2,5 heavy commercial luxury vinyl plank-tile (10yr com.war) Colour: CEDAR	100mm aluminium skirting	162mm Firestop drywall, primed and painted Painted plascon Corbusier E17-2	y

Wallpaper Specification:					
Reference	Location	Area	Supplier	Description	
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B	Offices 50%	893		GRANDECO BOUTIQUE, MU - 3002	
C	Ablutions	86 (was 70)		YEA51302	
D	Boardroom, Lobby	98		GRASS, DLX337 Black	
E	Kitchen / Pause	181		GRANDECO BOUTIQUE, MU - 3305	
F	Passages	272		TIME, forest shadow	

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Acoustic Ceiling tile & repalcement tiles to existing ceilings	porcelain wall tiles (ablutions)				
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		blamb@owacape.co.za	OWA - Bevan Lamb, 021 531 7511		
Acoustic wall tiles - Interpreter rooms		blamb@owacape.co.za	OWA - Bevan Lamb, 021 531 7511		
		Mark.LeGrange@saint-gobain.com	Mark Le Grange, 072 380 6019		
			20 boxes Oyster (2 panels per room) PLUS 4 boxes Acai , 4 boxes Tangerine, 2 boxes Ginger (1 panel per room)		