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PROJECT CASE STUDY

SunSquare Hotel

GARDENS
WESTERN CAPE



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CONTENTS:



01 Summary

02 Project Background

03 Scope of Works

04 Remedial Repair Work

05 Photographic Evidence

06 Challenges & Solutions

07 Project Outcome

01 SUMMARY

This case study represents a comprehensive overview of the external repainting project carried out at SunSquare Hotel, Gardens, Western Cape. The project involved surface preparation, remedial repairs, and full repainting of external walls, trims, and structural elements. The initiative aimed to protect the building envelope, improve aesthetic appeal, and extend the life expectancy of surface materials.

02 PROJECT BACKGROUND

In the popular historic suburb of Gardens, at the foot of Table Mountain, and just south of the city centre, the SunSquare Cape Town Gardens hotel is perfectly positioned for exploring the best of the Mother City, making it a hip hotel in the heart of Cape Town

A detailed paint specification is of paramount importance for an external redecoration project for several key reasons, especially in the context of Gardens, Western Cape, which experiences a Mediterranean climate with hot, dry summers and cool, wet winters:

1. Ensuring Durability and Longevity:

- **Weather Resistance:** Gardens, experiences significant temperature variations, UV radiation, and seasonal rainfall. A proper paint specification will ensure that the chosen paint system can withstand these conditions without premature fading, cracking, peeling, or blistering. This is crucial for minimizing maintenance costs and ensuring the redecoration lasts for a significant period.
- **Protection of Substrates:** The paint acts as a protective layer for the underlying building materials (concrete, plaster, wood, metal). The specification will dictate the correct primers and topcoats to prevent moisture ingress, corrosion, and other forms of damage, thereby prolonging the lifespan of the buildings themselves.
- **Resistance to Biological Growth:** The damp winters in the Western Cape, can promote the growth of mould, mildew, and algae on external surfaces. The paint specification included the use of fungicidal and algaecidal additives to resist this growth, maintaining the aesthetic appeal and preventing potential health issues.
- **Abrasion and Impact Resistance:** Hotels are high-traffic areas. The specified paint has to be durable enough to withstand accidental bumps, scrapes, and general wear and tear, especially in areas like walkways and common spaces.

2.Maintaining Aesthetics and Visual Appeal:

- **Colour Consistency and Retention:** A detailed specification ensures that the chosen colours are accurately matched and will retain their vibrancy over time, despite sun exposure. This is important for maintaining the overall look and feel of the hotel and contributing to a positive environment for the guests.
- **Uniform Finish:** The specification will define the required finish and application methods to ensure a consistent and professional appearance across all painted surfaces.
- **Enhancing Image:** A well-executed redecoration project with a high-quality paint finish can significantly enhance the overall image and appeal of the hotel, contributing to pride and attracting prospective guests.

3. Cost-Effectiveness in the Long Run:

- **Reduced Maintenance Cycles**: While higher-quality paints might have a higher initial cost, their durability and resistance to degradation mean less frequent repainting, saving significant costs in the long term on materials and labor.
- **Prevention of Structural Damage:** By protecting the underlying building materials, a good paint system helps prevent costly structural repairs that can arise from water damage or corrosion.

4. Health and Safety Considerations:

- **Low VOC (Volatile Organic Compounds) Paints:** The specification can mandate the use of paints with low or zero VOCs to minimize the emission of harmful chemicals, ensuring a healthier environment for students and staff, both during and after application.
- Non-Toxic Materials: Specifying non-toxic paints is crucial in an environment where many people live and interact closely.

5. Compliance and Standards:

- **Adherence to Building Codes:** The paint specification can ensure that the chosen materials and application methods comply with local building codes and regulations.
- **University Standards:** Stellenbosch University has its own standards for the quality and appearance of its buildings. A detailed specification helps ensure these standards are met.

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03 SCOPE OF WORKS

Scope of works

	External Surfaces		
Number	**Description**	**Product**	**Spread rate ***
Spec 1	Main Building Walls – Cement Plaster (Previously painted)	Dekro Plaster & Masonry Primer Super Fibretex	7m²/l 6m²/l
Spec 2	Parapet Walls & Horizontal Surfaces	Dekro Plaster & Masonry Primer Fibre Reinforced Super Fibretex	7m²/l 4m²/l 6m²/l
Spec 3	Window Tile	Hydrolock Primer Super Fibretex	10m²/l 6m²/l
Spec 4	Boundary Walls	Dekro Plaster & Masonry Primer Super Fibretex	7m²/l 6m²/l
Spec 5	Ceilings – Previously Painted with Acrylic	Pure Matt Acrylic	8m²/l
Spec 6	Asbestos Gutters & Downpipes	Dekro Plaster & Masonry Primer Super Fibretex	7m²/l 6m²/l
Spec 7	PVC Conduit and light boxes (Previously painted)	Dekro Plaster & Masonry Primer Super Fibretex	7m²/l 6m²/l
Spec 8	Painted Wood – Fascia's, Soffits, Sprockets, Doors & Door Frames	Non Drip Enamel	8m²/l
Spec 9	Varnished Wood – Window Frames etc.	Timbertek	8m²/l
Spec 10	Painted Metal Railings	Acri 700	8m²/l
Spec 11	Exterior Walkways	Acri 700	8m²/l
	Internal Surfaces		
Spec 12	Ceilings	Pure Matt Acrylic	8m²/l
Spec 13	Walls	Pure Velvet	9m²/l
Spec 14	Painted woodwork – Skirtings, Doors etc.	Non Drip Enamel	8m²/l

- **Average surface texture – primers will vary vastly in surface coverage depending on the roughness and porosity of surface. Refer to technical data sheet**

Exclusions

- Waterproofing other than specified
- Roof repairs
- Inside of opening windows
- Window repairs other than specified
- Glazing

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04 REMEDIAL REPAIR WORK

01 ***Hairline Cracks:***
These are very fine, surface-level cracks often in paint or thin coatings. Repairs typically involve cleaning the crack and applying a flexible sealant or paint that can accommodate minor movement.

02 ***Plaster Cracks:***
These are wider cracks within the plaster layer. Repairs involve opening the crack slightly, cleaning it, filling it with a suitable plaster compound, and then re-texturing and painting the area to blend with the surrounding surface.

03 ***Plaster Repairs:***
This is a broader term encompassing various issues with plaster, including cracks, holes, or delamination (where the plaster separates from the underlying surface). Repairs range from filling small defects to removing and replacing larger damaged sections, ensuring proper bonding to the substrate.

04 ***Spalling Repairs:***
Spalling refers to the crumbling or flaking of concrete or masonry surfaces. Repairs involve removing loose and damaged material, cleaning the exposed area, applying a bonding agent, and then patching with a compatible repair mortar or concrete. For significant spalling, reinforcement may also need repair or replacement.

05 ***Expansion Joints:***
These are designed gaps in a building's structure to accommodate movement due to temperature changes or settlement. Remedial work involves inspecting and cleaning these joints, and replacing any damaged or deteriorated sealant or joint filler to maintain their flexibility and prevent stress on adjacent materials.

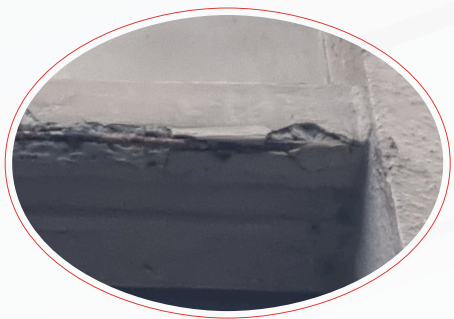
06 ***V-Joints:***
These are typically control joints in masonry or plasterwork, creating a deliberate line of weakness to control where cracking occurs. Repairs involve cleaning out any debris or failed sealant and reapplying a flexible sealant to maintain their function and appearance.

07 ***Frame to Masonry Joints:***
These are the junctions where structural frames (steel or concrete) meet masonry walls. Repairs address issues like cracking or gaps due to differential movement. This often involves cleaning the joint and applying a flexible sealant or installing compressible joint fillers to allow for movement while preventing water ingress.

08 ***Exposed Horizontal Surfaces and Waterproofing:***
This refers to areas like balconies, roofs, or walkways that are susceptible to water damage. Remedial work involves identifying the source of leaks or deterioration, repairing any cracks or damage to the substrate, and then applying or repairing the waterproofing membrane or coating to prevent further water penetration. This might involve patching, resealing, or complete replacement of the waterproofing system.







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Dekrosure QUALITY ASSURANCE

PHOTOGRAPHIC EVIDENCE - BEFORE & PREPARATION









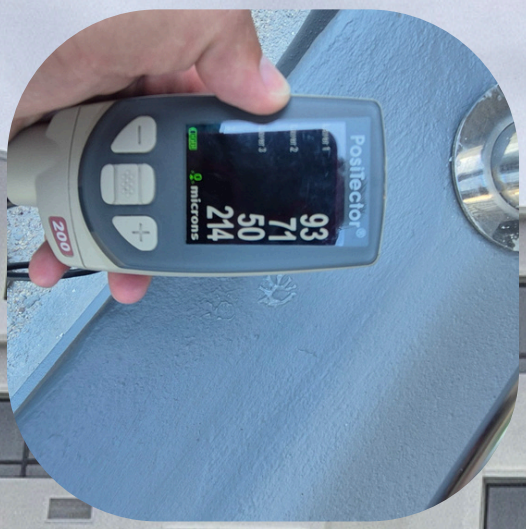




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PROJECT COMPLETION



















06 CHALLENGES & SOLUTIONS

Repainting the SunSquare Gardens Hotel presented a unique set of challenges, which required careful planning and tailored solutions:

Challenges:

- The Western Cape has a Mediterranean climate with hot, dry summers, with significant temperature variations, UV radiation and cool, wet winters with seasonal rainfall.
- Disruption to guests: As this project was undertaken during peak season, consideration as not to disrupt the guests had to be taken to ensure minimum noise levels during the remedial repairs phase.
- Tight Timeframes: To minimize disruption, repainting projects often have tight deadlines, requiring efficient project management and execution.
- Waste Management: Proper disposal of paint waste and cleaning materials according to local environmental regulations had to be considered.
- Security: Ensuring the safety of equipment and materials overnight and managing access to different areas of the mall during and after operating hours is important.

Solutions:

- ***Climate-Appropriate Paint Systems:*** Dekro's Green Generation Products, labelled with the green daisy, indicates that they are friendly to both us and the environment. They have been specifically formulated to contain zero levels of any harmful substances including VOC's, APEO, MEG, Formaldehyde, Ammonia and Solvents.
- ***Thorough Surface Preparation:*** Surfaces were high pressure washed, and primed to enhance adhesion and prevent moisture-related issues. For metal surfaces, proper rust treatment and anti-corrosive primers and top coats were applied.
- ***Phased Approach and Flexible Scheduling:*** The project was broken down into manageable phases and the painting was scheduled as not to affect the guests and staff.
- ***Experienced Contractors:*** Hamiltons Painting Contractors were employed for this undertaking, and all factors were taking into consideration.
- ***Detailed Project Management and Communication:*** A comprehensive project plan with clear timelines, communication protocols, and a contingency plan as well as weekly site inspections conducted by Dekro Paints to ensure the specification was being followed, was put into place to ensure the project runs smoothly.
- ***Eco-Friendly Practices:*** Responsible waste management practices were implemented for the cleaning of equipment and products with low VOC (Volatile Organic Compound) from the Dekro Paints Enviro Range were used.
- ***Collaboration and Stakeholder Management:*** Regular site meetings were conducted with Hotel Management and Hamiltons Painting Contractors to ensure the project ran on schedule and all deadlines were met.

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07 PROJECT OUTCOME & CONCLUSION



The project was completed within 18 months, adhering to safety and environmental standards. The client expressed satisfaction with the visual transformation and professionalism of the team. Post-project inspection revealed no defects, and a 7-year product guarantee was issued.

Products Used:

- **Dekro Masonry Primer**
- **Dekro Fibre Reinforced**
- **Dekro Super Fibretex**
- **Dekro Non Drip Enamel**



