Drywall Partition with Double Door – Sound Department, The Playhouse Company

1. Scope of works

Supply, install and paint one standard drywall partition, 8.0 m long × 2.5 m high, with one double wooden door, at the Sound Department, The Playhouse Company, Durban.

The works include:

- Setting out, lightweight steel stud framing, fixing to floor, soffit and abutting walls
- Flexible sealing at all perimeters
- Gypsum plasterboard to both faces, taped, jointed and finished ready for paint
- Framed opening, hardwood door frame, pair of solid-core wooden doors and ironmongery
- Priming and painting both wall faces; sealing and varnishing the doors, frame and architraves
- Protection of the existing building, daily clean-up, removal of waste, and handover

All work must comply with SANS 10400 (National Building Regulations), the board and framing manufacturer's installation guide, and the Employer's site rules. Noisy work is to be scheduled around rehearsals and performances as agreed with the venue.

2. Design basis

The partition is a 132 mm thick standard drywall partition: 102 mm steel studs at 600 mm centres. Net board area is approximately 33 m² after deducting the door opening.

Item	Value
Wall length	8.000 m
Wall height (floor to soffit/ceiling)	2.500 m
Wall thickness (finished)	132 mm
Gross area per face	20.00 m²
Door leaves	2 No. × 813 × 2 032 mm, solid core
Structural opening in drywall	1 720 mm wide × 2 090 mm high
Opening area	3.59 m²
Net area per face	16.41 m²
Net area, both faces (boarding and painting)	32.82 m²
Steel framing perimeter (floor + soffit + 2 ends)	19.27 m (floor track omitted across the opening)

Concept drawing

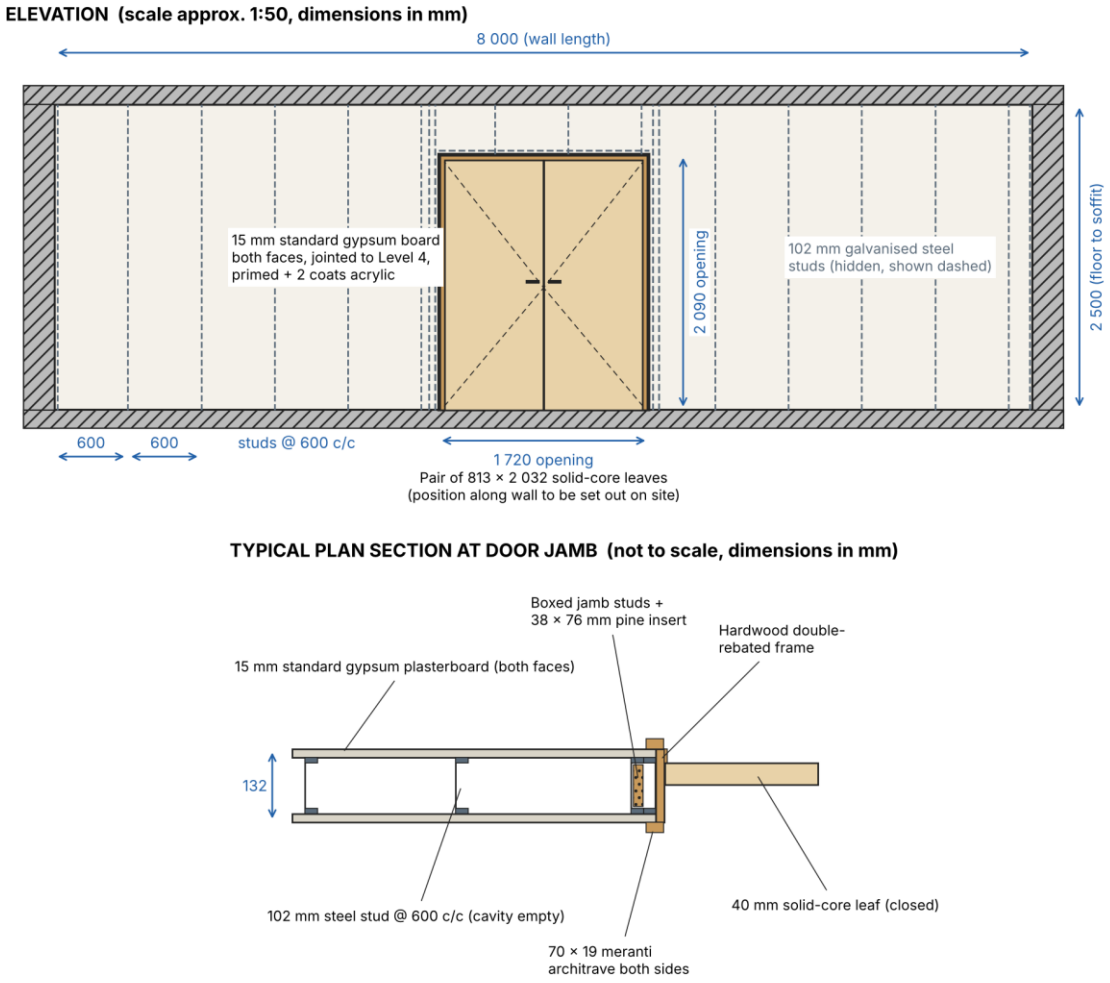


Figure 1 – Concept elevation and typical plan section of the standard drywall partition. Indicative only; the door position and final dimensions are to be confirmed on site.

3. Technical specification

3.1 Framing

- Galvanised light steel, 0.55 mm min. thickness: 102 mm floor and ceiling tracks and 102 mm studs from one approved system.
- Studs at 600 mm centres, full height, cut 10 mm short of the soffit to allow for deflection. Screw studs to tracks with 13 mm wafer-head self-drilling screws, both flanges.
- Door opening: double (boxed) jamb studs each side with a 38 × 76 mm treated SA pine insert running full height. Head track over the opening with cripple studs at 600 mm centres above. Cut the floor track out across the opening and turn it up 150 mm at each jamb.

3.2 Boarding

- 15 mm standard gypsum plasterboard to SANS 266, tapered edges, 1 200 × 2 700 mm sheets cut to height, one layer each side.
- Fix boards vertically with 32 mm bugle-head drywall screws at 300 mm centres in the field and 200 mm at board edges, 10 mm in from edges. Stagger joints on opposite faces by one stud. No joint may fall on a door jamb line; board over the head in one piece per side where possible.
- Leave a 5–10 mm gap at floor and soffit and fill with flexible acrylic sealant on both faces.

3.3 Jointing and finishing

- Tape all joints and internal angles with paper jointing tape bedded in jointing compound. Apply two further coats of finishing compound, feathered out, and spot all screw heads three times.
- Finish to Level 4 (smooth, ready for low-sheen paint). Sand lightly between coats and remove all dust before priming.

3.4 Door and frame

- Frame: kiln-dried hardwood (meranti or equal) double-rebated door frame, 32 mm min. thickness, full width of the 132 mm wall, for a pair of 813 × 2 032 mm leaves. Screw-fix through the timber jamb inserts at 3 points per jamb and 2 at the head, packed plumb and square. Seal the frame-to-wall gap with flexible acrylic sealant both sides.
- Leaves: 2 No. solid-core wooden doors to SANS 545, 813 × 2 032 mm, min. 40 mm thick, hardwood veneer or primed face to suit finish.
- Architraves: 70 × 19 mm meranti both sides, mitred, glued and pinned.
- Optional (price separately): 300 × 900 mm vision panel per leaf in 6.38 mm laminated safety glass, if the department needs to see into the room.

3.5 Ironmongery

- 3 No. 100 mm stainless steel ball-bearing butt hinges per leaf.
- Active leaf: mortice sash lock with euro cylinder and stainless lever handles both sides.
- Inactive leaf: 2 No. lever-action flush bolts (top and bottom) and a dummy lever or pull to match.
- 2 No. floor or wall-mounted door stops.

3.6 Painting

- Walls: 1 coat acrylic plaster primer/sealer, then 2 coats premium washable low-sheen (or matt) acrylic, from (Plascon, Dulux, Duram or equal).
- Doors, frame and architraves: sand, 1 coat wood sealer, then 2 coats polyurethane varnish (satin). If a painted finish is preferred, use wood primer, universal undercoat and 2 coats enamel instead.
- Apply strictly to the manufacturer's spreading rates and recoat times. Protect floors and equipment with drop sheets and masking.

3.7 Workmanship, testing and handover

- Finished wall to be plumb and flat within 3 mm under a 2 m straight edge.
- Doors to swing freely with even 3 mm gaps and the lock and bolts engaging cleanly.
- Remove all off-cuts and waste daily. Hand over keys, paint colour references, and product data sheets.

4. Material bill of quantities

Item	Description	Unit	Qty	Rate (R)	Amount (R)
1	**Framing**				
1.1	102 mm galvanised steel track, 3.0 m lengths	No.	7		
1.2	102 mm galvanised steel stud, 3.0 m lengths	No.	18		
1.3	38 × 76 mm treated SA pine (jamb and head inserts)	m	8		
1.4	Nylon hammer-in anchors, 6 × 40 mm	No.	50		
1.5	Wafer-head self-drilling screws, 13 mm	No.	200		
2	**Boarding**				
2.1	15 mm standard gypsum plasterboard, 1 200 × 2 700 mm, tapered edge	Sheet	13		
2.2	Drywall bugle-head screws, 32 mm	No.	1 000		
2.3	Flexible acrylic sealant, 310 ml cartridge	No.	10		
3	**Jointing and finishing**				
3.1	Paper jointing tape, 75 m roll	Roll	1		
3.2	Jointing compound, 20 kg bag	Bag	1		
3.3	Finishing (topping) compound, 20 kg bag	Bag	1		
3.4	Sanding mesh/paper, 120 grit	Pack	1		
4	**Door, frame and trims**				
4.1	Hardwood double-rebated door frame for pair of 813 × 2 032 mm leaves, to suit 132 mm wall	No.	1		
4.2	Solid-core wooden door leaf, 813 × 2 032 × 40 mm	No.	2		
4.3	Meranti architrave, 70 × 19 mm, 2.4 m lengths	No.	6		
4.4	Countersunk wood screws, 6 × 100 mm, and frame packers	Set	1		
4.5	Wood glue and panel pins	Set	1		
5	**Ironmongery**				
5.1	Stainless steel ball-bearing butt hinge, 100 mm	No.	6		
5.2	Mortice sashlock with euro cylinder	No.	1		

Item	Description	Unit	Qty	Rate (R)	Amount (R)
5.3	Stainless lever handle set, both sides (active leaf)	Pair	1		
5.4	Dummy lever or pull handle (inactive leaf)	Pair	1		
5.5	Lever-action flush bolt	No.	2		
5.6	Door stop, floor or wall mounted	No.	2		
6	**Painting**				
6.1	Acrylic plaster primer/sealer, 5 L (1 coat on 32.82 m²)	Tin	1		
6.2	Washable low-sheen acrylic, 5 L (2 coats on 32.82 m²)	Tin	2		
6.3	Wood sealer, 1 L (doors, frame, architraves)	Tin	1		
6.4	Polyurethane varnish, satin, 1 L (2 coats)	Tin	2		
6.5	Rollers, trays, brushes, masking tape, drop sheets	Set	1		
	Total materials (excl. VAT)				

5. Supply-and-install pricing schedule

Item	Description	Unit	Qty	Rate (R)	Amount (R)
1	Site establishment, protection of existing finishes and equipment, daily clean-up and waste removal	Sum	1		
2	Drywall partition complete (framing, 15 mm board both sides, sealing, jointing to Level 4), measured net of opening	m²	20		
3	Form door opening 1 720 × 2 090 mm, incl. boxed jamb studs, timber inserts and head framing	No.	1		
4	Supply and fix hardwood frame, pair of solid-core leaves and architraves both sides	No.	1		
5	Supply and fix ironmongery set (items E1–E6)	Set	1		
6	Prime and paint wall, 1 primer + 2 finish coats, both faces	m²	40		
7	Seal and varnish doors, frame and architraves, both sides	No.	1		

Item	Description	Unit	Qty	Rate (R)	Amount (R)
	Subtotal				
	Contingency (10%)				
	VAT (15%)				
	Total				