Scope of Work and Specification: Paintwork, Crack Filling and Structural Defect Repairs – Durban Playhouse Theatre and Admin Building

The Playhouse Company invites suitably graded contractors who are CIDB registered 2GB or higher to price the repair of cracks, damaged plaster, honeycombed concrete and water-damaged finishes, and the repainting of affected areas, at 29 Acutt Street and 231 Anton Lembede Street, Durban.

1. Invitation to bid

Item	Bid Data
Employer	The Playhouse Company (TPC)
Description	Paintwork, crack filling and structural defect repairs to the Durban Playhouse Theatre building and Admin Building
CIDB grading	2 GB or higher
Preference system	80/20 under the Preferential Procurement Regulations, 2022
Technical enquiries	Facilities Manager, facilitiesmanager@playhousecompany.com Tel: 031 369 9500

2. Conditions of bid and returnable documents

Bids are governed by the CIDB Standard for Uniformity in Construction Procurement (Standard Conditions of Tender), the PPPFA and its 2022 Regulations, and TPC's SCM Policy. Bidders must price every item in the Bill of Quantities, excluding VAT per item and adding 15% VAT on the summary.

Mandatory Requirements:

	X
Mandatory declarations and SBD forms – all mandatory returnable, declarations and SBD forms applicable to the bid must be fully completed, signed and submitted.	
Fully priced Bill of Quantities	
Central Supplier Database (CSD) registration report	
Tax compliance status confirmed on CSD, or a SARS Tax Compliance Status PIN	
Signed compulsory site briefing register (verified by TPC)	
Active CIDB registration at 2GB or higher (verified on the	

CIDB Register of Contractors)	
Letter of good standing with the Compensation Fund (COIDA) or licensed insurer	
Joint-venture agreement and CIDB JV grading, where applicable	

TPC may request outstanding non-mandatory documents within 7 working days; failure to provide them will render the bid non-responsive.

3. Evaluation Criteria

Bids are evaluated in three stages; only bids passing each stage proceed to the next.

1. **Administrative compliance** – all mandatory (M) items in Part 2 present and valid.
2. **Functionality** – scored out of 100. Bids scoring below **70** are eliminated.
3. **Price and specific goals** – 80/20 preference point system. Price points use Ps = 80 × (1 − (Pt − Pmin) / Pmin).

Functionality criteria

Criterion	Evidence required	Scoring	Weight
Company experience in painting and concrete or plaster repair	Completion certificates or appointment letters for similar projects in the last 7 years, each over R300,000	3+ projects = 5; 2 = 4; 1 = 3; none = 0	50
Key personnel	CV and qualifications of the Site Agent	Site Agent with 5+ years on similar work and repair supervisor = 5; scaled down to 0	25
Methodology and programme	• Method statement per defect type, sequencing for an occupied theatre and office building, • Gantt programme within the contract period	Comprehensive and site-specific = 5; generic = 2; none = 0	25
Total			**100**

Part C1 – Scope of works

The Contractor will investigate, repair and repaint the cracked, water-damaged and deteriorated surfaces listed below, and repair defective concrete, in both buildings.

Building / area	Defect recorded	Work required
Both buildings	Cracks and falling plaster in multiple internal areas	Crack mapping, monitoring, repair of cracked and loose plaster, repaint
Theatre – interior	Structural cracks throughout, some already opened by maintenance	Complete opened cracks; open and repair remaining cracks
Theatre – interior	Ceiling stains inside and at entrance	Stain-block and repaint ceilings
Theatre – interior	Peeling paint and damaged plaster	Scrape, fill, re-plaster, repaint walls
Theatre – roof	Sheeting structure needs cleaning and repainting	Wash, prime, two coats roof paint
Theatre – room below grey roof	Walls badly water-damaged by roof leaks	Repair and repaint after roof repair
Admin – basement	Stained walls and soffit, peeling paint	Repair and repaint after water source fixed (HOLD)
Admin – ground floor	Changerooms and showers: mould risk, ceiling damage, peeling paint	Biocide treatment, anti-fungal paint system
Admin – 2nd floor	Severely peeling wall paint	Scrape to sound, inspect for mould, repaint
Admin – 3rd floor	Wall cracks and soffit stains below toilets	Crack repair, stain-block, repaint
Admin – 4th floor	Honeycombed concrete, efflorescence on clay brick, soffit stains	Concrete repair, efflorescence treatment, repaint
Admin – 5th floor and staircase	Water-damaged walls with efflorescence; new paint peeling	Repair and repaint after cladding repair
Admin – 6th floor	Water-stained beams, peeling walls	Stain-block and repaint
Admin – 7th floor	Peeling paint on walls and window sills	Prepare and repaint
Admin – 8th	Soffit stains under roof water tank;	Repaint after roof slab

floor	water dripping on timber floor	repaired, protect floor
Concrete elements, both buildings	Honeycombing and efflorescence weakening concrete	Break out, treat steel, epoxy system, repair mortar, injection, protective coating

All quantities in the BOQ are provisional and will be re-measured.

Exclusions, interfaces and sequencing

Repainting over an active leak will fail, so areas marked will start only on the Employer's Agent's written release, once the water source is fixed.

Part C2 – Technical specification

All work follows the manufacturer's written specification for each product, and SANS 10400 and the applicable SANS product standards. Each surface type uses one manufacturer's compatible system; the Contractor submits product data sheets for approval before ordering.

Surface preparation

1. Remove all loose, flaking and peeling paint back to a sound edge; feather edges by sanding.
2. Wash mould-affected areas with biocide, dwell and rinse per manufacturer.
3. Dry-brush efflorescence, apply efflorescence remover and neutralise. Do not wet-wash salts into the substrate.
4. Paint only when moisture readings are within the paint manufacturer's limit.

Crack repairs

Crack type	Method
Hairline (up to 2 mm), non-structural	Rake out, flexible acrylic filler, sand flush
Structural, in plastered masonry	10 mm V-groove, prime, polymer-modified repair mortar
Structural, in concrete members	Low-viscosity epoxy injection through surface ports, after Engineer approval
External	Elastomeric exterior filler, compatible with the topcoat

Cracks that reopen or move on tell-tale monitors are reported to the Facilities Manager before repair.

Plaster repairs – hack off drummy and loose plaster to a sound background, apply bonding liquid, re-plaster up to 25 mm to match existing texture, cure and apply alkali-resistant primer.

Concrete repairs– break out honeycombed concrete to sound substrate; remove loose particles, laitance, dust and grease; clean exposed reinforcement and prime; apply Sikadur® ADH 2200 or an approved equivalent epoxy system to the manufacturer's specification; reinstate with polymer-modified structural repair mortar; finish with an anti-carbonation coating.

Paint systems

Surface	System
Internal walls	Universal undercoat (or alkali-resistant primer on new plaster) + 2 coats premium washable low-sheen acrylic
Internal ceilings and stained soffits	Stain-blocking primer on stains + 2 coats acrylic ceiling paint, full panels
Changerooms and showers	Biocide wash + primer + 2 coats anti-fungal bathroom paint
Damp-affected walls (basement, 5th floor)	Damp-resistant primer + 2 coats premium acrylic
External walls	Fungicidal wash + masonry primer + 2 coats elastomeric exterior coating
Window sills, ledges and frames	Sand, primer + 2 coats enamel or acrylic to match existing
Repaired concrete	Anti-carbonation coating

Colours match the existing unless TPC instructs otherwise. A 1 m² sample of each system is approved before full application.

Health and safety requirements

The Contractor complies with the Occupational Health and Safety Act 85 of 1993 and the Construction Regulations, 2014, and works to TPC's health and safety specification issued with this bid.

- Submit a site-specific H&S plan, risk assessments and fall-protection plan for approval before site handover; keep the H&S file on site.
- Appoint a Construction H&S Office (Part-time) and a competent fall-protection supervisor.
- Use only certified, load-tested access equipment. Improvised or timber ladders are prohibited; defective equipment is removed immediately.
- Do not use or load the existing fixed roof-access ladder on the Admin roof until it is re-anchored.
- Provide respiratory protection and gloves for work on bird-fouled or mould-affected surfaces.
- Barricade work areas in occupied offices and public theatre areas; keep escape routes and fire equipment clear at all times.
- Use low-odour, water-based products indoors where possible and ventilate during application.
- Report all incidents to TPC's Security Health and Safety Officer within 24 hours.

BILL OF QUANTITIES

Paintwork, crack filling and structural defect repairs – Durban Playhouse Theatre and Admin Building.

Item	Description	Unit	Qty	Rate (R)	Amount (R)
BILL 1	**PRELIMINARIES AND GENERAL**				
	Fixed charges				
1.1	Contractual and OHS requirements: Public liability insurance and PPE	Item	1.00		
1.2	Protection of existing finishes, timber floors, seating, furniture and equipment with dust sheets, polythene and boarding; dust and odour control	Item	1.00		
	Time-related charges				
1.3	Site Agent full-time on site for the contract duration	Month	3.00		
1.4	Construction H&S Officer (part-time, minimum 2 site visits per week)	Month	3.00		
1.5	Access equipment: certified mobile scaffold towers, trestles and SANS-compliant ladders for internal work at height (no improvised ladders permitted)	Month	3.00		
	TOTAL BILL 1 – PRELIMINARIES AND GENERAL carried to Summary				

BILL 2	**THEATRE BUILDING – INTERIOR**				
	Crack and plaster repairs				
2.1	Complete repair of cracks already opened by TPC maintenance: clean out, prime, fill with polymer-modified repair mortar, skim flush	m	40.00		
2.2	Structural cracks in plastered masonry not yet opened: cut 10 mm V-groove, clean, prime, fill with polymer-modified repair mortar, skim flush	m	120.00		
2.3	Hairline cracks up to 2 mm: rake out, fill with flexible acrylic crack filler, sand flush	m	200.00		
2.4	Hack off loose, drummy and water-damaged plaster to sound background; re-plaster up to 25 mm thick to match existing, including bonding liquid	m²	60.00		
2.5	**Paintwork**				
2.6	Scrape off all loose and peeling paint, fill with interior filler, sand smooth, dust down	m²	450.00		
2.7	Treat water-stained ceilings (auditorium areas and entrance) with stain-blocking primer	m²	80.00		
2.8	Alkali-resistant plaster primer to new plaster and patches	m²	60.00		
2.9	Ceilings: two coats premium acrylic ceiling paint, full panels to avoid patching	m²	250.00		
3	Internal walls: universal undercoat plus two coats premium washable low-sheen acrylic, full wall faces	m²	1,000.00		
	TOTAL BILL 2 – THEATRE BUILDING – INTERIOR carried to Summary				

BILL 3	**ADMIN BUILDING – BASEMENT TO ROOF**				
	Basement				
3.1	Walls: scrape peeling paint, treat damp-affected areas, fill, sand, damp-resistant primer and two coats acrylic. HOLD until water source repaired	m²	250.00		
3.2	Slab soffit water stains: stain-blocking primer and two coats ceiling paint	m²	150.00		
	Ground floor – changerooms and showers				
3.3	Treat mould-affected walls and ceilings with approved biocide; allow to dwell and rinse per manufacturer	m²	180.00		
3.4	Walls: scrape peeling paint, fill, sand; primer and two coats anti-fungal bathroom paint	m²	120.00		
3.5	Water-damaged ceilings: stain-blocking primer and two coats anti-fungal ceiling paint	m²	60.00		
	2nd floor				
3.6	Severely peeling walls: scrape back to sound substrate, fill, sand; primer and two coats premium acrylic	m²	400.00		
	3rd floor				
3.7	Wall cracks below toilets: V-groove, fill with repair mortar, mesh and skim. HOLD until plumbing leak repaired	m	30.00		
3.8	Slab soffit water stains: stain-blocking primer and two coats ceiling paint	m²	40.00		
3.9	Walls: fill, sand, primer and two coats acrylic	m²	80.00		
	4th floor (honeycombing)				

Item	Description	Unit	Qty	Rate (R)	Amount (R)
3.10	Efflorescence on clay brickwork: dry-brush, apply efflorescence remover, neutralise, apply breathable masonry sealer	m²	30.00		
3.11	Slab soffit water stains: stain-blocking primer and two coats ceiling paint	m²	40.00		
	5th floor and staircase				
3.12	Water-damaged and peeling walls (incl. staircase walls): scrape, treat efflorescence, fill, sand.	m²	150.00		
3.13	Ditto: damp-resistant primer and two coats premium acrylic	m²	150.00		
	6th floor				
3.14	Water-stained beams: clean, stain-blocking primer and two coats acrylic	m²	40.00		
3.15	Peeling walls: scrape, fill, sand, primer and two coats acrylic	m²	200.00		
	7th floor				
3.16	Peeling walls: scrape, fill, sand, primer and two coats acrylic	m²	200.00		
3.17	Window sills: scrape, sand, prime and two coats enamel / acrylic to match	m	80.00		
	8th floor				
3.18	Soffit under roof water tank: stain-blocking primer and two coats ceiling paint; protect timber floors. HOLD until roof slab repaired	m²	40.00		
	Roof level				
	TOTAL BILL 3 – ADMIN BUILDING – BASEMENT TO ROOF carried to Summary				

BILL 4	CONCRETE REPAIRS				
4.1	Break out honeycombed, spalled or delaminated concrete to sound substrate; remove loose particles, laitance, dust and grease	m²	10.00		
4.2	Clean exposed reinforcement to bright steel and apply anti-corrosion primer	m	30.00		
4.3	Epoxy bonding / repair system (Sikadur® ADH 2200 as recommended in IA7, or approved equivalent) applied per manufacturer's specification	m²	10.00		
4.4	Reinstate with polymer-modified structural repair mortar up to 50 mm deep	m²	10.00		
4.5	Anti-carbonation protective coating to repaired and exposed concrete surfaces	m²	60.00		
	TOTAL BILL 4 – CONCRETE REPAIRS carried to Summary				

SUMMARY OF BILLS

Bill	Description	Amount (R)
1	PRELIMINARIES AND GENERAL	
2	THEATRE BUILDING – INTERIOR	
3	THEATRE BUILDING – EXTERIOR AND ROOF	
4	CONCRETE REPAIRS	
	SUBTOTAL (excluding VAT)	
	Contingency at 15 %	
	SUBTOTAL (excluding VAT) + Contingency	
	VAT	
	TOTAL (including VAT) – carried to Form of Offer	

Bidder name: _____

Signature: _____ Date: _____