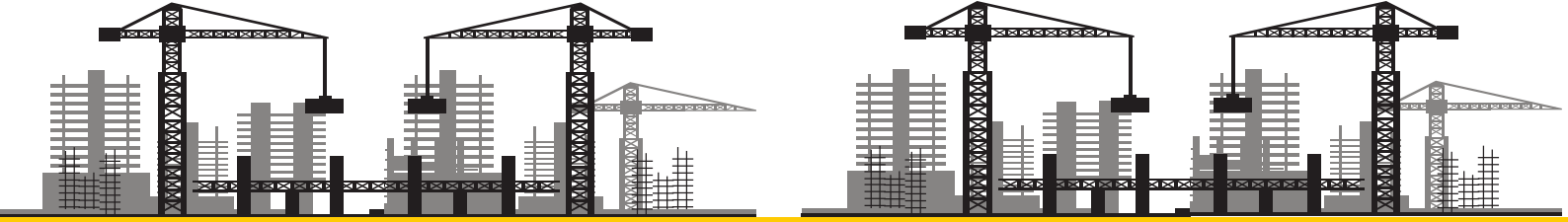


**CHILI PEPPA**

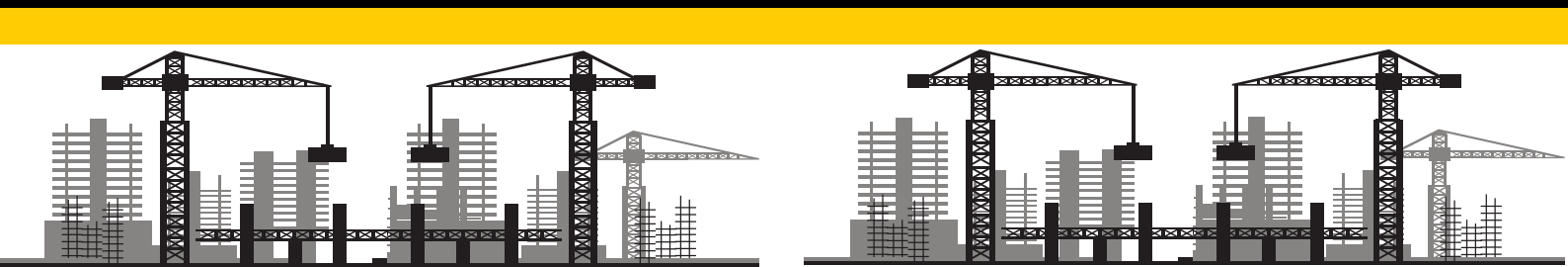


**CONSTRUCTION**



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# Roland William De Burgh Hewett

I am a Master Builder / Strategic Property Developer who has worked on major projects such as the restoration of the historic Art deco building "Market House". I have also aided in developing a special kind of light weight brick with a company called Cramix which put on me on page 24 of the Builder's Magazine.

My outstanding engineering skills have also caught the attention of Theodore Yacht who contracted me whilst I was developing the New York loft Apartment type styled units for Bobby Breen and Nigel Ladner Burke.

I have also done work with Charles Arton, where we developed a building called Wolroy House and the 2 story loft Apartment Clip on that M.Hurworth and Associates tasked me with.

I had done work for M.Hurworth before on projects such as Grey Marine's Fish factory and the first airplane hangar at Thunder city which is located at the Cape Town Airport. I was required to do major construction and steel works on these projects at the time. It's clear to see that I am well-schooled when it comes to with working with big projects. Steel and Concrete form work structures come naturally to me from Airplane hangars to shopping centers at Cape Gate for stauch vorster architects.

I have had over 30 years of experience in the building industry and structural outdoor signage industry. One of my previous employers were Omni graphics Outdoor were I got to work with big outdoor companies throughout Africa.

I have a great passion for development and creating opportunities in the Building and Signage industries. My greatest creative gift would be working with Smart technologies in these industries. I love esthetics design and functional design. The biggest challenge I have ever faced would be building Market house, where I had to build a 45 ton staircase internally to link all the units and do that without damaging the building and in the Center of Cape town in the middle of the CBD in Green Market square. My greatest wish is to develop full time and create ascetically appealing buildings that will enhance people's living space as well give them a sense of purpose.







## Jaqui Hewett

Jaqui is a qualified arbitrator who has assisted many Contractors and Principal Agents with mediation's when there are disputes between parties.

She also specializes in putting together Contractor's "Extension of time" claims and Contractors Works Programmes.

Jaqui has also assisted many Employees with defects inspections as well as drawing up snag lists for Principal Agents as required whilst working with the JBCC contract documents.

Lastly Jaqui has also headed a few builds of her own and has a very good understanding of the building trade. This hands on approach to the industry has aided her in winning many arbitration cases and assisting the principle agents on a higher level.





# Introduction

CHILI PEPPA is an example of a modern construction company, combining the specialist skills of various disciplines and a core team of highly skilled staff, to offer their clients the best possible value for money.

Contrary to the modern trend in construction, where everything is subcontracted, CHILI PEPPA prides itself in its ability to retain core staff, and supplement these within our network of skilled artisans, on a project by project basis.

CHILI PEPPA is headed by Roly and Jaqui Hewett, who have gained experience across a broad range of trades throughout their careers. Jaqui does not hesitate to get involved at grass roots level. Roly's work has been featured in the Business News, SA Builders and Specifier Magazines, where they promoted a new brick that they designed especially for alteration work on behalf of Crammix Brick.

CP also employs SABS Coded structural welders.

CHILI PEPPA has an experienced technical and administrative division to support their construction effort which involves a project management team, which does the programming and Q.S work with a full compliment of administration staff etc.

## CHILI PEPPA SPECIALIZES IN:

- New developments
- Renovations
- Alterations
- Building clip on's
- Roof installations
- Roof Repairs
- Structural repairs
- Plumbing
- Tiling
- Electrical Installations
- Wetworks
- Waterproofing
- Joinery
- Painting
- Flooring



# Past Projects

–Wool Roy House

•Buitenkant Street, Cape Town for Charles Arton

•R20 million project

–Thunder City at the airport (2001)

•New hangars, offices, shops, aero – theme park, etc value R100 million

–Oxford House (2005) –Gert – ARC Architects

•The Hewett's had completed the R6 million "11-On-Buiten" alterations and additions project in the center of Cape Town in 2004. This project required the underpinning and bracing of the existing structural frame, including coded welding of the structural steel components. We also coordinated a large number of subcontractors, including the lift, aluminum windows and shutters, electrical and mechanical installations. This project also entailed the construction of two new four storey structural concrete frames, along with a structural steel roof and appeared on Top Billing.

–The Bang Bang Club (2006) Private client

•Installing of a steel staircase

–Market House 2005 – 2007 – Koos Smuts – Smuts and Boyes Architects

•A further example of our competitive position in the industry was our coming lowest in the recent tender for a R20 million conversion of an existing eight storey Heritage Art Deco building from offices to apartments, Market House, situated in Cape Town, Greenmarket Square. This was a very trying build as a lot of unforeseen structural work had to be done in the building to accommodate the new brick load.

–Latter Day Saints Church 2006 – 2007 – Davis Langdon -

•Situated in Mowbray, a 3.5 million project. This was a revamp job whereby we upgraded the whole building by plastering the whole external areas, installed new aluminium windows throughout the whole building. We upgraded the chapel pews, installed new ceilings and revamped all the internal wall panels. We also revamped the basketball floor area. Majority of the floor area was tiled including stairs and tiling was internal and external. All bathrooms were also revamped by installing new sanitary ware and tilling out the whole bathroom.

–Cape Gate Shopping Centre 2007 – Davis Langdon Asss – Stauch Vorster - Arthur

•Cape Gate revamping Phase III, project value +/- R10 million. This job is an upgrade to all the toilets and entrance areas. The toilets all had to be re-tiled and fitted out with new sanitary accessories. The entrance areas had existing doors removed and new revolving doors were installed. The external areas had the original paving lifted and a new Cotswold paver was laid down.

–Renovations and Alterations

•We have worked in many different smaller works doing minor alts and renovations to homes.

We took a break from the business to start up another company in 2009 till 2011. And since then been back into the business but now fully run by Jaqui Hewett. Jaqui has a vast amount of onsite experience and also did a Arbitration course in 2008. She is highly experienced in estimates, measuring from plans, costing's and feasibility studies as well as Project Managing projects. She is also highly skilled at drawing up construction programmes for either tender purposes or for site works.



## Market House, Cape Town

### Significant aspects

- As an old bank and office block, Market House was originally designed as a building of concrete slabs and external walls. There were not many interior dividing walls. However the new apartment plan allowed for seven apartments per floor. The developers were adamant to avoid the use of dry walls as they felt that solid brick partitioning would ensure better sound-proofing. But with the severe weight constraints of the original floor slabs, standard bricks were simply not an option.
- The solution lay in a brick (Crammix Extra Light clay) specially designed for the project. It weighs 2,2 kg while providing sufficient strength and sound absorption to serve as a separating wall material between the apartments.
- In spite of the light-weight brick, additional structural engineering was required to ensure the integrity of the structure. Additional structural support is rendered by five steel beams per floor.
- The project is based on a price-measured bill. Although the architects and quantity surveyors took care to price the building work in detail, unaccounted-for extras could be negotiated as the project progressed.

### Participants in the project team

**Client:** Rane Corporation  
**Architect:** Smuts & Boyes Architects  
**Project co-ordinator:** Theodore Yach Property Services  
**Quantity surveyor:** Gosling Associates  
**Structural engineer:** LC Consulting  
**Electrical/mechanical/ventilation engineer:** Clinkscales Maughan-Brown  
**Fire engineer:** David Ronaasen  
**Health and safety consultant:** Solid State Safety Consultants  
**Contractor:** M&M Unlocking Opportunities



The refurbishers of Market House faced the same challenges as most other office-to-residential conversions, including structural constraints in terms of additional weight on floor slabs, insufficient plumbing and heritage considerations. Complicating the process, parts of the new internal walls had to be left open to provide access to the apartments. Only when the stair and walkway structure had been installed was it possible to complete all the internal walls.







FEATURE  
world of bricks

## New brick revolutionises regeneration of Cape Town's CBD

"Necessity is the mother of all inventions" may not have been a phrase coined to describe the manner in which Crammix Bricks' innovative new product came into being, but it applies nonetheless. When recent regeneration projects in Cape Town's inner city presented building contractors with a dilemma, Crammix staffers donned their thinking caps and cooked up a pioneering design for an ultra lightweight NFP maxi brick, the Crammix MaxiLite, which resolved building problems inherent to the reconstruction of ageing architectural gems.

While property developers may be keen to convert the older buildings in Cape Town's CBD into swanky loft apartments, these dated structures do not always accommodate altering the internal partitioning arrangement.

To convert these majestic old office buildings into apartment blocks would require a lot more solid masonry walling, which translates into more weight, placing extra strain onto the slabs. Although dry partitioning systems have been used in the past, this system has its

limitations. Naturally, this gave the building contractors a chance to consider other alternatives, such as solid masonry walling or some other form of lightweight partitioning.

Roland Hewett of M&M Unlocking Opportunities is one such contractor who was looking for a solution to this conundrum. While working on transforming one of Cape Town's oldest art deco buildings, Market House on Greenmarket Square, Hewett was quick to realise that regenerating the building would not be smooth sailing. The Market House project is what they call a demolition job, in other words an alteration job, entailing new walls and the whole structure being revamped. In this instance the slab was too thin to take the load.

Initially clay NFX (non-facing extra) bricks were considered in the build, but the findings of the feasibility study on the structural capacity of the building dictated that a lightweight partitioning system would be more appropriate.

"This system also proved to be economically viable, as we were able to bypass the additional costs



Building contractor, Roland Hewett of M&M Unlocking Opportunities, explains how the ribbed and ridged surfaces in Crammix' new MaxiLite brick proves to be ideal for plastering and finishing

that would be incurred in straightening the existing building," explains Paula McComb, from LC Consulting, the structural engineering practice commissioned to work on the Market House project. Being an award winning company with an international reputation for innovation and economy in design solutions, LC Consulting specified a lightweight SABS approved brick as a prerequisite for this type of build.

Impressed with Crammix Bricks' solutions-based service on a previous project, Hewett contacted Dean Roux, a sales consultant at the company knowing they would come up with the right solution.



A builder demonstrates the speed and ease of use when using Crammix' new MaxiLite brick for internal partitioning walling

06





# Market House Development







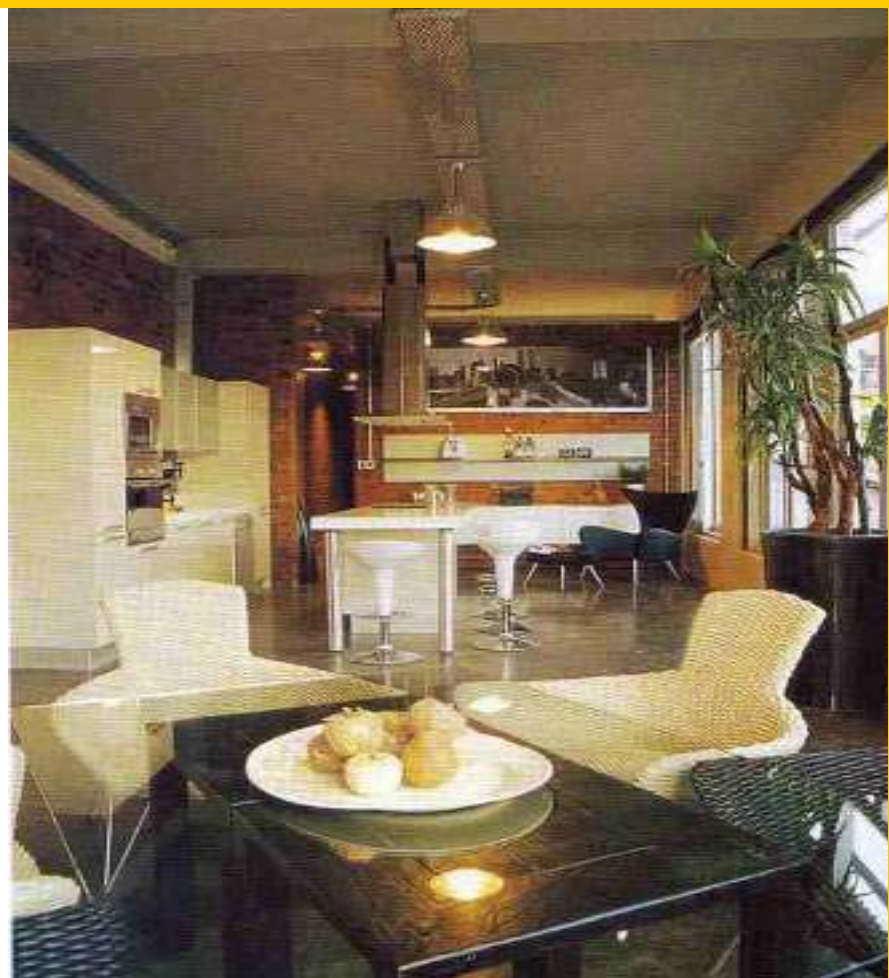
# Oxford House Development







# Oxford House Development







# Wolroy House Development







# Wolroy House Development







# Wolroy House Development







# Kommetjie School Development







# House Sauerland Development







# The Glen Development







# The Cape Town Club Development







# Structural Steel Works







# Plumbing Works





# Tiling Works







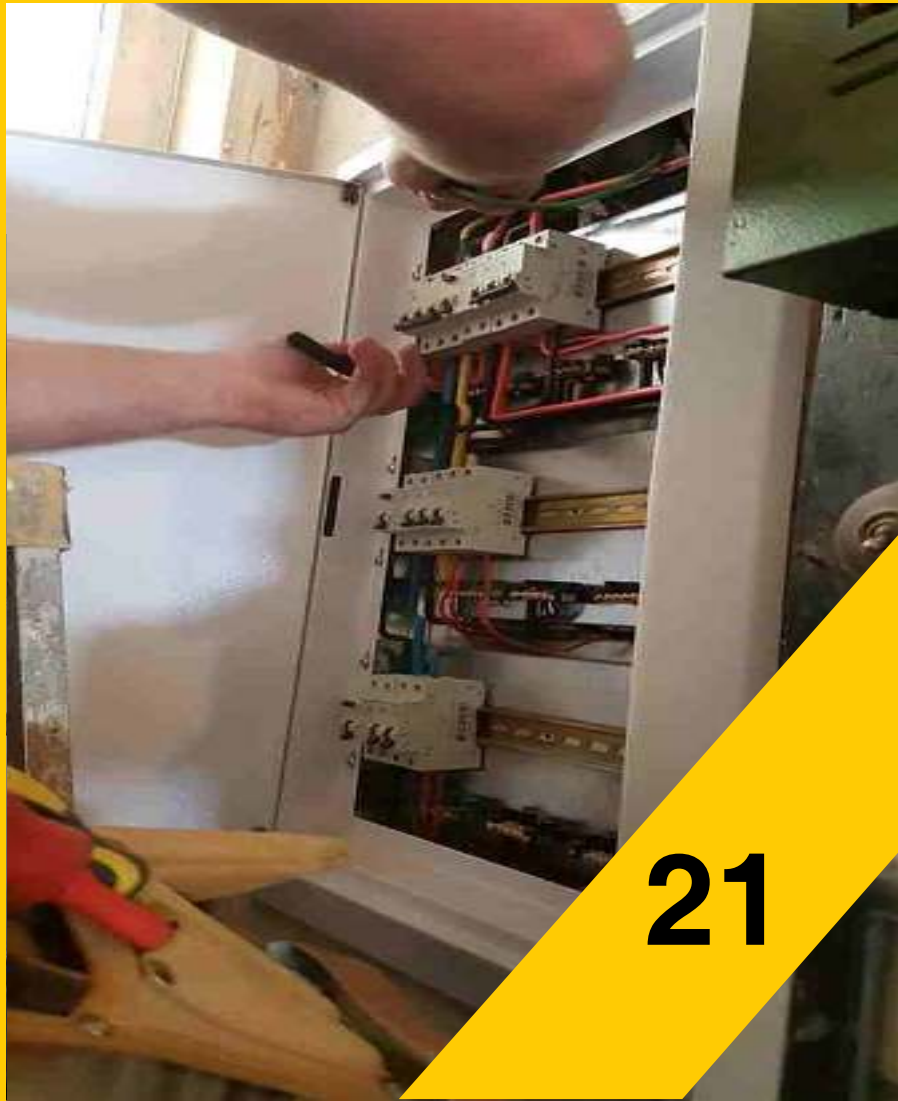
# Wetworks







# Electrical installations

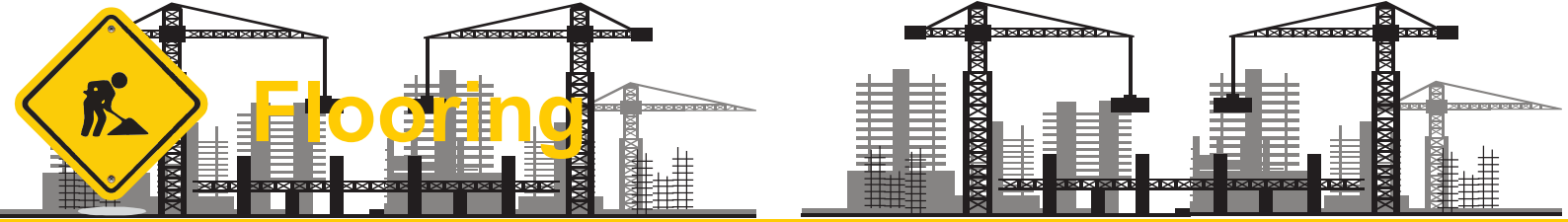






# Joinery Works









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