

COMPANY PROFILE



CAPITAL EXPENDITURE PROJECTS (PTY) LTD
Company Reg. No. 98 14445 / 07
VAT Registration No. 4460169032

POSTAL ADDRESS

P O Box 640
RIDGE TERRACE, 2168

PHYSICAL ADDRESS

First floor, Unit 10
Boskruin Business Park
Bosbok Road, BOSKRUIIN

Phone: (011) 792 4260

Fax: (011) 388 3580

Email: andrew@capex.co.za

COMPANY PROFILE

1.0 INTRODUCTION

CAPITAL PROJECT EXPENDITURE (PTY) LTD (trading as CAPEX PROJECTS) was founded 1 October 1997. During the period from 1 October 1997 to June 2020 CAPEX PROJECTS has and is involved in excess of 485 Projects and has carried out Facility Audits in excess of 130 buildings.

Capex Projects are members of The Green Building Council and have successfully participated in the delivery and accreditation of various prestigious projects.

- Alexander Forbes
- Sasol Head Office
- 140 West Street
- Total Head Office (refurbishment)
- Katherine Towers
- Rewards Company (under construction)

The shareholders of CAPEX PROJECTS are: -

- Stuart Walls, Managing Director
- Andrew Usher, Director

We set out below our company profile and a brief synopsis of the Project Management and construction management services, we can offer.

2.0 COMPANY PROFILE

2.1 Capex Projects is a Project Management consultancy providing Project Management services to the Industrial and Commercial Property Development and Property Ownership industry.

Our Project Management consultancy is structured to provide the following: -

- Project management – Principal agent
- Construction management
- Industrial Architectural Design
- Coordination and integration of BIM services
- Site assessments / re-zonings / etc
- New project development
- Upgrades and refurbishment of existing facilities
- Tenant coordination and fit outs
- Client relocations
- Facilities management (technical)
- Technical audits of existing buildings and facilities
- Property Broker interface

3.0 COMPLETED PROJECT PROFILE

- BMW BIW – Rosslyn - R 300 000 000-00
- Sasol Head Office – Sandton R 1,5 Billion

- Contact: Gregory Sacks – Alchemy Property - 0827857183
 - Contact: Anthony Orelowitz – Paragon Architects - 0825575600
- Henville Industrial Campus – Elandsfontein R 350 000 000-00
 - Contact: Trevor Moyana – Zenprop - 0827668244
- Total Head Office – Rosebank R 130 000 000-00
 - Contact: Nick Mallandain – Axient Architects - 0832970771
- Alexander Forbes Head Office – Sandton R 750 000 000-00
- 140 West Street – Sandton R 750 000 000-00
- Katherine Street Offices – Sandton R 750 000 000-00
 - Contact: Gregory Sacks – Alchemy Property - 0827857183
 - Contact: Anthony Orelowitz – Paragon Architects - 0825575600
- Chilliwani Cold Storage Randport R 90 000 000-00
- Cummins Diesel – Waterfall Park R 105 000 000-00
 - Contact: Elbert DeKock – Zenprop – 0824581890

4.0 CLIENT BASE

Capex Projects' client base comprises clients in the Commercial and Industrial fields such as: -

Commercial

- Marsh SA
- First Bowring Insurance Brokers (now First Link)
- Teltron Trading
- Sizwe Medical Services / Cheiron Health / Moriting
- United Pharmaceutical Distributors
 - Office block – Head Office and re-furbishment
- Cement and Concrete Institute
- National Manganese - Head Office
- T-Systems / Espial / CIDA IT Academy
- Vat IT – Head Office
- Consol Glass
 - Office block - Factory / production refurbishment
 - Head Office - refurbishment
- Aveng Trident Steel
 - Office block – Head Office – Roodekop
 - Office block – Roslynn
- Edrees Hathurani Family Trust
- Professional Provident Society (PPS)
- Zenprop Holdings
 - 3M Relocation
 - 3M Training Centre
 - 3M new Head Office
 - 22 Fredman Drive
 - Siemens Head Office
 - Department of Justice Head Office

- Department of Home Affairs Head Office
- Golfers Club
- Health Spa
- Cricket Horizons
- Nestle Waters Head Office
- UCB House
- Design Quarter Retail Centre
- Atholl Retail Centre
- Natal Witness
- ABSA Capital Sandton Court
- Sandton Towers
- Discovery Health Call Centre
- Bateman Engineering Head Office
- Alexander Forbes Head Office
- Samsung Head Office
- JWT Head Office
- Dulux Head Office
- IRESS Head Office
- 115 West Street
- Noswal Hall – Student residence
- 140 West Street
- 16 Fredman Drive base build refurbishment
- Sky Royal Hotel – Sandton (under construction)
- Rewards Company Head Office – Durban (under construction)
- IOTA
- Dr Diers & Partners
- Supergroup
- 3M Car Care Outlets
- Agence Francaise de Development Head Office
- Northern Cape Provincial Legislature
- Softline new Head Office
- General Motors Sales and Marketing Head Office, Woodmead
- Oracle Head Office, Woodmead
- TBWA Hunt Lascaris, Sandton
- Faritec Head Office, Sandton
- Lenovo, Johannesburg fit out for Lenovo /JLL
- AFGRI Centurion
- DST International Head Office
- Mastercard, Head Office fit out for Mastercard / JLL
- Proctor and Gamble Head Office – fit out for P and G / JLL
- Stanlib Melrose Arch
- Powertech Head Office
- Powertech PTSI Head Office
- Powertech – Strike Technologies
- Estee Lauder – Head Office refurbishment
- Total SA Head Office – 88 Grayston Sandton
- Total SA Head Office – refurbishment
- Sasol Head Office – Sandton- Alchemy Properties
- Novartis New Head Office – Waterfall Park (watching brief)
- Alchemy Glenhove – Rosebank – Alchemy Properties
- Katherine Street Office Block – Sandton – Alchemy Properties
- 155 West Street refurbishment -Sandton - Redefine Properties

Industrial

- United Pharmaceutical Distributors
 - Warehouse extensions / alterations – Lea Glen
 - New warehouse Port Elizabeth
 - Montague Gardens – warehouse and office upgrade
- Teltron Trading
- Foto First Retail upgrades
- Leonard Dingler (Boxer Tobacco)
- Gallo Properties
- Consol glass
 - New B4 production line
 - Rebuilds of W4 and W3 furnaces
 - New N1 production facility – Nigel
 - New N2 production facility – Nigel (planning and approval stage)
- Lonmin Platinum
 - Two upgrades at the Base Metal Refinery, Marikana
- Aveng Trident Steel
 - Saldanah – 20 000sqm
 - Blackheath – Capetown - 13 000sqm
 - Port Elizabeth – 15 0000sqm
 - Roodekop – 13 000sqm
 - Roodekop – 7500sqm
 - Roodekop – 3500sqm
 - Alrode Stirling Tube – 13 500sqm
- Ross Mould SA – mould manufacturing facility
- Zenprop Holdings
 - LG Electronics - Elandsfontein
 - L O'Real
 - Kuehne Nagel
 - Formscaff
 - City Couriers - KZN
 - UTI
 - Revlon
 - Honda
 - Kenwood
 - Mr Price - KZN
 - AGI Factories
 - Parmalat - KZN
 - Schenker - KZN
 - Booksite - Capetown
 - Aberdare Cables
 - Schneider Electric
 - Fuel Group - KZN
 - IHD Warehouses - Capetown
 - ABB Warehouse
 - City Couriers Centurion
 - Adcock Ingram - KZN
 - Glaxo Smith Kline - Capetown
 - Ellerines Warehouse- Boksburg
 - Powertech Batteries Elandsfontein
 - Powertech Transformers Pretoria West

- Brandhouse - Elandsfontein
- Mass Discounters - KZN
- National Socket Screws
- Triton Express – KZN
- Triton Express – Capetown
- Decofurn – KZN
- Henville 1 Elandsfontein
- Henville 2 Elandsfontein
- Henville 3 Elandsfontein
- Wizard Longmeadow Longmeadow
- OPUSA
- ID Logistics Cornubia
- ID Logistics Zevenwacht
- Chateaux Gateau
- County Ford – Capetown
- Longlakes DC1 – Warehouse
- Chilliwani – Cold Storage facility – Randport
- SCP Capetown – juice production
- Cummins Diesel – Offices and test facility
- Gear Rail new warehouse – Longlake
- B Braun new pharmaceutical plant - Longlake (under construction)
- Famous Brands new warehouse – Capetown
- LG Electronics warehouse – Cornubia
- Focus Rooms- Longlake
- Sky Industrial Park – Infrastructure – Pomona (under construction)
- Sky Industrial Park – Emit Logistics – Pomona (under construction)
- National Truck Distributors
- Toco
- Professional Diamond Drilling / Atlas Copco
- Fire Control Systems
- Bidvest Property Holdings
 - Safcor Panalpina / Siemens
 - Crown Spices
 - Bidbake
 - G Fox
 - Kolok
 - Plumblink - Capetown
 - Sea World Bloemfontein – Multi temperature facility
 - Sea World Cornubia – Multi temperature facility
 - Waltons – Pencil park and Cape Town
 - McCarthys Audi – Durban
 - McCarthys Audi N1 City – Capetown
 - McCarthys VW and Audi Upgrades (watching brief)
 - McCarthys Toyota new dealership – Richards bay
 - McCarthys Jaguar and Land Rover new dealership – Durban
 - Plumblink new warehouse – Capetown
 - Bidvest Car Rental -Isando
- Meridian Wines, Sandton
- Quattro Stelle – Guerra Steel Robertville
- Aberdare Cables production facilities, Elandsfontein
- Unispan factory, Alrode

- M&T (Consol Glass)
- General Profiling
- Warrenchem
- Bridgestone Isando
- Reatile Gaz Chamdor
- Puma Energy – Matadi / Benin
- Puma Energy – Angola
- Puma Energy - Zimbabwe
- Aberdare Cables – Industrial kitchen / canteen and polymer store
- Cool Wines – Brackenfell
- ID Logistics - Danone Gauteng (watching brief)
- ID Logistics - Danone Coega PE (watching brief)
- ID Logistics - Danone Cornubia (watching brief)
- ID Logistics - Danone Zevenwacht (watching brief)
- Link Pharmacy warehouse development - Zambia
- Hirt & Carter
- Spar cold storage extension – Western Cape
- Spar cold storage extension – Clayville
- Spilltech new head office and depot – Goedeburg
- Spar new distribution facility – West Rand (planning stage)
- New Clicks distribution facility extension - Centurion
- New Clicks canteen and office alterations – Centurion
- Teraco data centre – Isando
- BMW BIW new plant – Rosslyn

Work we have carried out for these clients include: -

- Property / Land audits
- Multi-disciplinary industrial plants
- Rebuilds of industrial facilities
- Industrial Architectural design, plan submission and Local Authority approvals.
- New factories
- New warehouses
- New office blocks
- Fit outs of existing office blocks to Tenant's requirements
- Relocations
- Space planning
- BIM and MEP model co ordination
- Canteens
- Extensions and alterations to office blocks, warehouses & factories
- Facilities management (technical aspects only)

BIM Services include:

- Developing a BIM execution Plan for the project based on the needs of the client and the project team
- Developing BIM Protocols
 - to define the standards required to achieve the BIM goals
 - to manage communication associated with the BIM process

- Skills assessments & workshops with the project team to ensure quality of the BIM
- Setting up and managing a Common Data Environment (CDE) to ensure a single point of data flow and one source of Truth for all project information.
- Managing on a technological level, the flow and structure of the digital co-ordination information
- Produce a Federated model at regular intervals
- Project Co-ordination Oversight

BIM Implementation Projects

- BMW – Body in White – motor assembly – Rosslyn (BIM coordination)
- Dr Oetker – food manufacturing facility (repurposing of exiting building – Selby) (BIM coordination, Point Cloud scanning)
- Clicks – Additions to existing DC & new canteen and ablutions (BIM coordination)
- Consol Nigel – (New production facility and warehouse BIM coordination)
- Consol HO Wadeville – Scanning of existing facility (BIM coordination)
- nUPD Montague gardens – Raising the roof on an existing operational DC (BIM coordination & Construction simulation)
- Spectrum Canopy CT – New Processing plant proposal (BIM coordination on proposal documentation)
- nUPD Montague gardens – Raising the roof on an existing operational DC (BIM Modeling & Construction simulation)
- RADAR DAD – New Office Fitout (Modeling & BIM coordination)
- Spar WC (BIM Modeling & Construction Simulation)
- Cool Wines (BIM Modeling & BIM coordination)
- Famous Brands (Construction Simulation)
- Plumblink (Construction Simulation)
- Hillsong (In Progress) (Construction Simulation)
- Mbekweni (Modeling & Construction Simulation)
- Chilleweni (BIM coordination)
- Cummins (BIM coordination)
- 140 West – Construction simulation
- Sasol – Construction simulation
- Spar WC – Construction simulation & BIM co ordination
- B Braun new pharmaceutical plant – Longlake - BIM coordination, Point cloud verification Scanning
- Sky Hotel - Sandton - BIM coordination, point cloud verification Scanning
- Sky Hotel - Cape Town - BIM coordination
- Famous Brands - Cape Town - BIM coordination
- Rewards Company Head Office - Durban - BIM coordination
- LG Electronics warehouse – Cornubia - BIM coordination
- Bridge Water One – Cape Town - BIM coordination
- Waterfall Corporate Campus – Building 4 – Midrand - BIM coordination
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Yours faithfully

A handwritten signature in black ink, appearing to be 'A Usher', written in a cursive style with a horizontal line underneath.

A Usher
DIRECTOR