



PRELIMINARY INFORMATION GUIDE

PORTMORE RESILIENCE PARK COMMERCIAL DEVELOPMENT



12 OCEAN BOULEVARD
KINGSTON

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2 DISCLAIMER

This Preliminary Information Guide aims to advise potential investors of the opportunity to Design Build Finance Operate and Maintain a commercial centre development under a long-term agreement within the proposed Portmore Resilience Park at Lot 26 Portmore Town Centre, St Catherine.

The document is for information purposes only and is provided on the understanding that it will be used only for this purpose.

3 INTRODUCTION AND BACKGROUND

The Urban Development Corporation's (UDC) mandate is to undertake the development of unused resources which lie in proximity to urban areas or which can be made into urban areas to stimulate development. One of the UDC's priority areas according to the Corporate Plan 2022 – 2026 is improving the quality of urban life, with a focus on Urban Spaces - A Park in Every Parish; and Building Urban Climate Resilience. This project falls under the UDC's Urban Spaces Programme, which creates a framework for the development of public parks and spaces in all parishes across the island.

In recognition of the need for a major green recreational facility for the people of Portmore, the Prime Minister in his 2021/22 Budget Speech, stated that the UDC would plan such a development as a matter of priority. Accordingly, the UDC has commenced the planning of its next major public park development to be located in Portmore, St Catherine. The proposed design of the Portmore Resilience Park is in response to the needs of the community and is in keeping with the results of an online survey and community visioning session in September 2021.

The UDC is the owner of the proposed site at Lot 26 Portmore Town Centre, St Catherine, and hereby invites Expressions of Interest (EOI) from Contractors, Land Developers, Engineering Firms, Architects, and/or other related Joint Ventures and Consortiums to enter into a Design-Build-Finance Operate and Maintain partnership. The Corporation also has established development plans for the property which will be shared with pre-qualified investors.

The opportunity is subject to the Government of Jamaica (GOJ) public tender bidding process and will be advertised publicly.

The remainder of this document will provide a summary of the property and the development vision and objectives. Detailed information will be provided in an Information Memorandum Document (IMD) which will be available to pre-qualified investors for a fee, in November 2022.

4 VISION AND OBJECTIVES

The overarching objective of this Initiative is to facilitate the development of the approximately two and three-quarter (2.75) acres earmarked for commercial development to complement the offerings of the proposed Portmore Resilience Park. Some of the overall objectives for private sector involvement include:

- Enabling more investment in infrastructure, by accessing private finance
- Encouraging a whole-life-cost approach to infrastructure
- Accessing additional management capacity through the private operation of infrastructure
- Harnessing private sector innovation and efficiency
- Stimulating growth and development in the country

Interested parties will need to demonstrate the ability to design, build, finance, operate, and maintain an innovative, commercially viable, safe, and complementary establishment to seamlessly merge and align with the sustainable, green public space within which it will sit.

5 PORTMORE RESILIENCE PARK

5.1 LOCATION

Lot 26 Portmore Town Centre is owned by the Urban Development Corporation (UDC) and is approximately 26 acres in size. The lot is zoned for mixed-use recreational space in the UDC's Development Plan. It sits at the centre of a major roundabout, ringed by George Lee Boulevard and Dawkins Drive. The lot is relatively flat and open and has a high saline water table. There are significant commercial developments around the Lot, and there is normally high traffic density on the surrounding roadways.

The terrain of the site is mostly flat with a consistent grade. The water table is said to be about 1.2m below ground level. The southern and eastern boundaries of the site face heavy commercially active zones. There is also significant commercial activity on the northern boundary, though to a lesser extent. The western boundary faces a dense residential zone of low-rise, 1-2 storey houses.



Figure 1: Zoning Map

5.2 MARKET ANALYSIS

There are presently no developments of this type or scale in the Portmore area. Formal recreational and sporting facilities in the surrounding communities are also limited. With the population of Portmore estimated at 182,000, the demand for a park in this area is therefore expected to be high. Families, sports teams, groups, entertainment, art and culture (creatives) and micro enterprises require such a space. Recent research has shown that public open spaces are lacking across Jamaica and the few available ones are expensive to maintain, deterring additional investment.

5.3 CONCEPT

The Portmore Resilience Park will embody features of sustainability and will respond to the importance of green spaces to the physical and mental well-being of citizens, the protection of the natural environment, and the need for climate resilience in planning our urban spaces. In doing so, the Park will have the further purpose in the long term of not only improving the quality of life for the residents of the Portmore Community and visitors to the area but also creating a better appreciation for green spaces and the natural environment and inspiring present and future generations to bring about the lifestyle and systemic changes so urgently needed to correct the looming climate change crisis.

The development of the Portmore Resilience Park will see the transformation of 26 acres of land within the urban centre into a multi-purpose space - serving the Portmore and wider communities of St. Catherine and users from across Jamaica. The development will include 3 distinct elements, public green space, commercial development and a transportation hub.

The transformed area will see the creation of an 18-acre public green recreational, sporting, wellness, and entertainment space for the Portmore community and visitors to the area. The 18 acres will include the following features:

- hard and soft landscaping,
- sporting facilities,
- event spaces,
- commercial spaces,
- public restrooms,
- green technology,
- Water recycling and re-use
- Multi-Storey Climate Observation Tower
- Gardens
- Outdoor multipurpose sports courts
- Indoor sports complex
- Jogging Trails
- Great Lawn
- Outdoor activity areas
- Mobile kiosks

- Security lighting
- Guard posts

The overall assumption is that a free entry, easily accessible, adequately sized public green space.

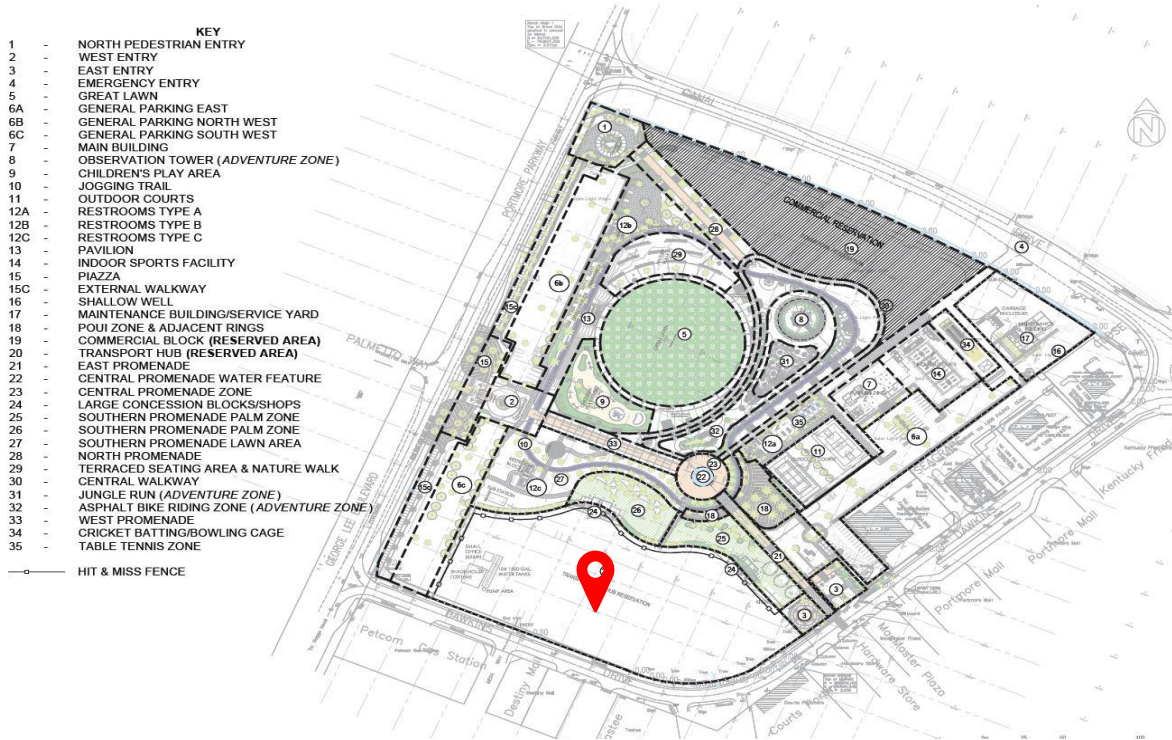


Figure 2: Commercial lot at 19

In addition to the 18-acre open public space, there will be an allocation of five (5) acres for a transport hub/mixed-use facility and the 2.75-acre Commercial Zone (figure 2 below highlights the proposed commercial area at 19).

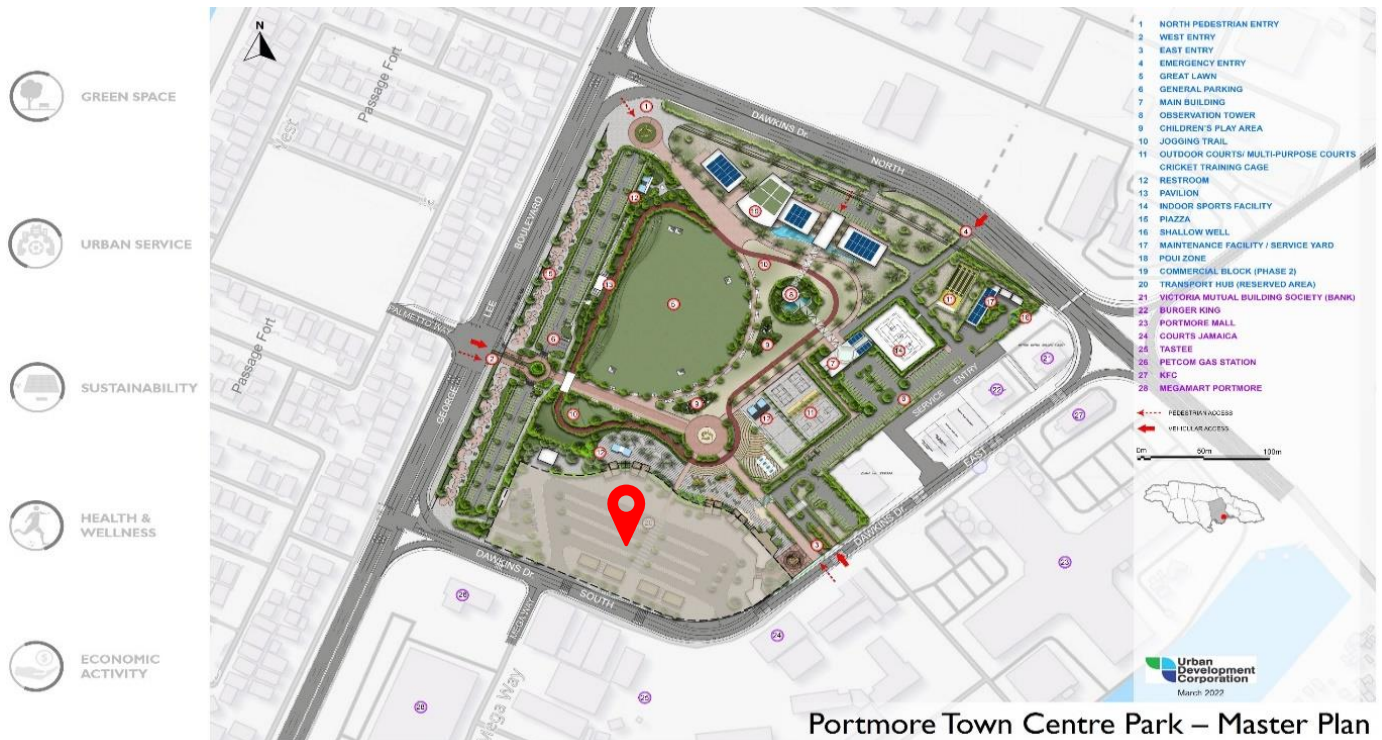


Figure 3: Proposed layout

5.4 DEVELOPMENT GUIDELINES

Any proponent expressing interest in the commercial zone of the property must be aware that the parcel of land is an inclusive part of the overall Park development and as such, must bear this in mind in any design.

The Corporation will entertain proposals to design, build, lease, maintain and operate light commercial enterprises on the 2.75 acres. This business must be complementary to the proposed existing facilities of the Portmore Resilience Park at Lot 26 Portmore Town Centre, St Catherine. The use of the space has been designated as commercial and the Corporation will entertain businesses that include but are not limited to professional offices, retail shopping, entertainment activities, and food and beverage; speciality or niche type offering.

Lot Size	2.75 acres / 11,138m ²
Allowable Building Size	Maximum of 70, 000 sq. ft
Number of Storeys	Maximum four (4) storeys
Building Coverage:	50%

Table 1: General Development Guidelines

The development should include details for buildings, green spaces and parking.

INGRESS/EGRESS

Dawkins Drive

There shall be only one point of entry/exit from Dawkins Drive to the site and which shall be designed/developed to the satisfaction of the Portmore City Municipality and the National Works Agency.

Portmore Resilience Park

Provision will be made for a maximum of two (2) access points to the Portmore Resilience Park (Park). The design of the accessways shall be done in consultation with the UDC to ensure conformity to the Park.

PARKING

Parking shall be provided in keeping with the provisions of the Development and Investment Manual and the Portmore City Municipality (PMC). All parking bays on-ground shall be constructed of grasscrete or materials of a similar nature that will facilitate onsite percolation.

INTERNAL CIRCULATION

Minimum of 3.5m for one-way roads and 6.0m for two-way roads to include a one-way 3.5m access/emergency/service road which can be incorporated in parking layout but to which the Operators of the Park must have through-access, but which will be gated on each side for control.

SETBACKS

Dawkins Drive

Setbacks from Dawkins Drive shall be to the satisfaction of the National Works Agency and the Portmore City Municipality

Portmore Resilience Park

There shall be a minimum setback of 6.1 m (20 feet) from the northernmost edge of the Park to any buildings to be constructed on the site and a minimum of 6.1 m (20 feet) to the easternmost edge of the Park. These setbacks are to allow for any feature associated with the Park development to be constructed within these areas. Such feature(s) will include the construction of water features, stormwater detention ponds and/or rainwater harvesting catchment basins.

STORMWATER HARVESTING

Stormwater harvesting is a main feature of the Park. Any development on this lot will be required to make provisions for the harvesting and reuse of rainwater within the development for irrigation purposes.

WALKWAYS

All walkways shall allow ground percolation, and drainage into softscape areas. The use of permeable materials to enhance the hard-to-softscape ratio is encouraged.

FENCING

Any consideration for fencing or a buffer along the boundary with the Park shall be through discussions with the UDC to ensure compatibility with the design of the Park.

CONSIDERATION OF USERS OF ALL AGES AND ABILITIES

Any development to be carried out must be inclusive and barrier-free i.e. consider users of all ages and abilities.

LIGHTING, ADVERTISEMENTS AND BILLBOARDS

Lighting, advertisements and billboards shall not direct light into the neighbouring residences. Lighting sources with correlated colour temperature (CCT) no higher than 3000K shall be used. Minimize blue light emissions.

ACTS, LAWS, AND REGULATIONS

The proposed development and ensuing operations must comply with all applicable local and regulatory requirements.

COMMERCIAL DEVELOPMENT OPPORTUNITIES

Commercial Development Opportunities can include integrated private medical suites, car parks, retail, and food outlets, entertainment or other light commercial type enterprises.

6 COMMERCIAL FRAMEWORK

The opportunity will conform to the policy governing land divestment in Jamaica. The UDC is seeking to contract with a single entity to deliver the Project. The Project will be procured and delivered under a DBFOM framework. The UDC seeks to identify a partner who will offer a commercial consideration comprising of (but limited to) all of the following:

1. Guaranteed Minimum Annual Rent of no less than market ground rent for a long-term lease (25-year) Concession with one (1) option to renew for a further 25 years and
2. A percentage of a tenant's income generated by the leased property

The Corporation is interested in identifying a partner who can:

- undertake the development of the space
- commit unconditionally to the financing of the project(debt/equity) upon submission of a proposal.
- manage and maintain the commercial development

During the RFP Phase, a more rigorous financial capacity and security assessment will be undertaken by the Corporation.

The Short-listing criteria are:

- At least five (5) years of experience in implementing, operating and maintaining commercial developments. Please include verifiable references with the submission;

- Evidence of ability to finance the proposed commercial consideration for the development. Please provide at least one (1) of the following documents proving sufficient liquidity to undertake the development:
 - Most recent Audited Financial statements confirming sufficient liquidity to support the proposal
 - Most recent Unaudited Financial statements notarized by a qualified accountant confirming sufficient liquidity to support the proposal
 - Letter of Intent from a reputable financial institution
 - Bank statement or credit reference from a financial institution

7 NEXT STEPS

Outlined below is the summary of the transaction process.

EXPRESSION OF INTEREST

Persons interested in this opportunity are requested to submit a written Expression of Interest (EOI) by Friday, October 22 2022, at 2:00 p.m. (Eastern Standard Time) in hard copy format in a sealed envelope, contact details shown overleaf. The EOI must include the name and principals of the interested entity and a brief overview of their business experience.

PREQUALIFICATION STAGE

After the submission of the EOI, the potential bidder will be invited to Pre-Qualify for the next round of submission and evaluation. Specific Prequalification Evaluation Guidelines will be circulated which will include the terms and information required for assessment. The objective of the prequalification stage is to satisfy the GOJ of the potential bidders' financial and technical capability.

INFORMATION MEMORANDUM DOCUMENT (IMD)

An IMD will be made available for purchase to those potential bidders who have attained the minimum required score in the Prequalification Stage. Bidders will also be invited to undergo a final round of qualification in the assessment of the final offer.

The Corporation will thereafter facilitate due diligence exercises by potential investors. Queries and requests for clarification may be made by letter, email, or facsimile transmission to:

Strategic Sourcing & Procurement Department
Urban Development Corporation
12 Ocean Boulevard
Kingston
Telephone: (876) 656-8031
Telefax: (876) 922-9326
E-mail: tenders@udcja.com
Subject: Portmore Resilience Park Commercial Development

8 APPENDIX

LAYOUT AND IMAGE RENDERING

