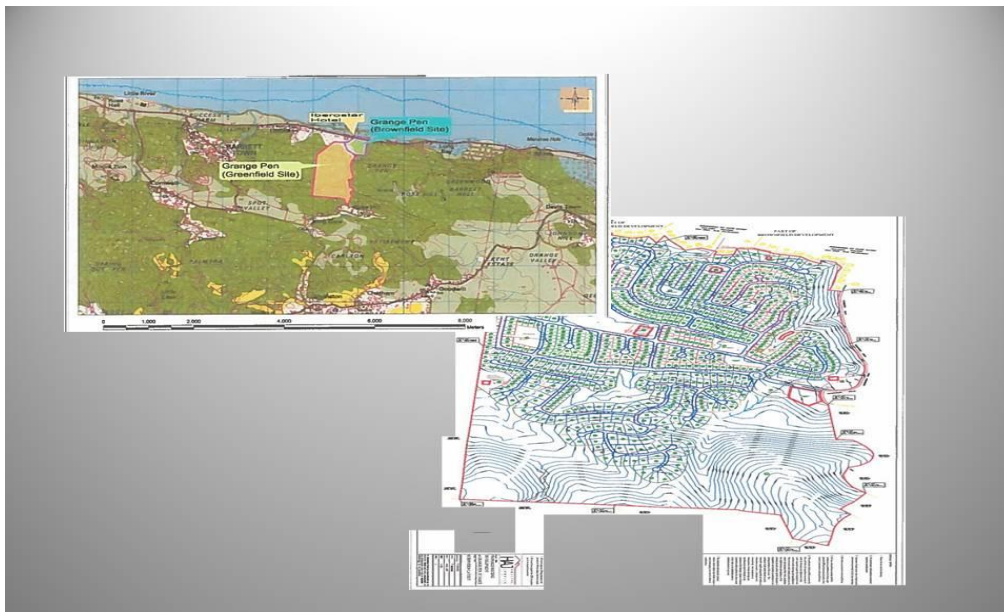


REQUEST FOR EXPRESSIONS OF INTEREST

FOR

GRANGE PEN (GREENFIELD) DEVELOPMENT, ST. JAMES



PROJECT BRIEF

Prepared by: Procurement Unit

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1. Definitions

Applicant	A person who has or intends to submit a Submission in response to an Expression of Interest
Attachments	The documents you attach as part of your Submission
Contact Person	Means the person identified within the Expression of Interest document as the point person for the particular project.
Deadline	The deadline for the lodgment of your submission
Expression of Interest (EOI)	The document entitled “Expression of Interest from interested parties for the development of lands located at Grange Pen (Greenfield), St. James”
General Conditions of Contract	The general conditions of contract nominated
Information	Means the information contained in the Expression of Interest or sent with it or which has been or will be made available to the Applicant in connection with any further enquires in relation to the subject matter
Submission	Completed Response Form, response to Selection Criteria and Attachments
Selection Criteria	The criteria used by the Principal in evaluating your Submission
Special Conditions of Contract	The additional contract terms to the General Conditions of Contract, if any

2. Background

The site is located south of the existing communities of Grange Pen and Lilliput, extending from Lilliput to the west and Barrett Hall to the East. The Land has moderate to steep slopes with approximately 20% of such being moderately flat. The land comprises of 119.99 hectares (296.5 acres). The land will therefore be subdivided into lots that will accommodate housing developments, sewage treatment facilities, commercial areas, recreational amenities and green spaces. The development is expected to regularize squatters as well as provide solutions for young professionals and workers in the hotel industry. The development will provide approximately 778 solutions with 416 serviced lots being developed and 362 housing developments.

3. Expression of Interest

The Housing Agency of Jamaica Limited (HAJL) is requesting Expression of Interest (EOI) from experienced housing developers or contractors with the adequate resources to design, finance and construct the development on the land. Interested parties are requested to submit written Expression of Interest by **Friday, July 19, 2019 at 2:00 p.m.** in hardcopy format in an envelope clearly marked and addressed as follows:

EXPRESSION OF INTEREST-PARTNER FOR GRANGE PEN (GREENFIELD)

C/o Housing Agency of Jamaica

2nd Floor, Procurement Unit

13 Caledonia Avenue

Kingston 6

Attention: Rose Marie Brown

Queries and requests for Clarification must be made in writing and send to the address mentioned above or forwarded in email format to rosemarie.brown@hajl.gov.jm or jerome.aikman@hajl.gov.jm.

Interested parties who submit EOI will be asked to present detailed proposal for evaluation. The Agency reserves the right to invite the developer or contractor who obtains the highest overall score from the evaluation process and ultimately to pursue a joint venture arrangement.

4. Site Location

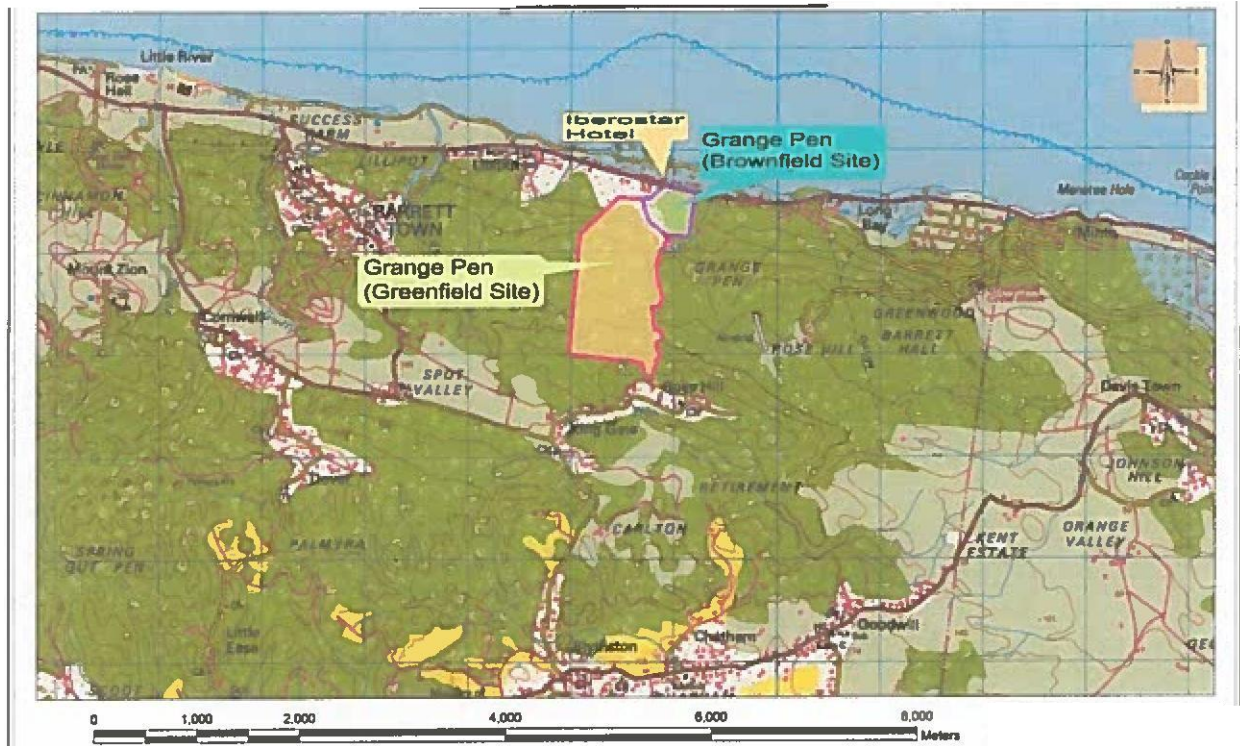


Figure 1 – Map showing a section of St. James where Grange Pen (Greenfield Site) is located.

5. Preliminary Indicative Subdivision Layout

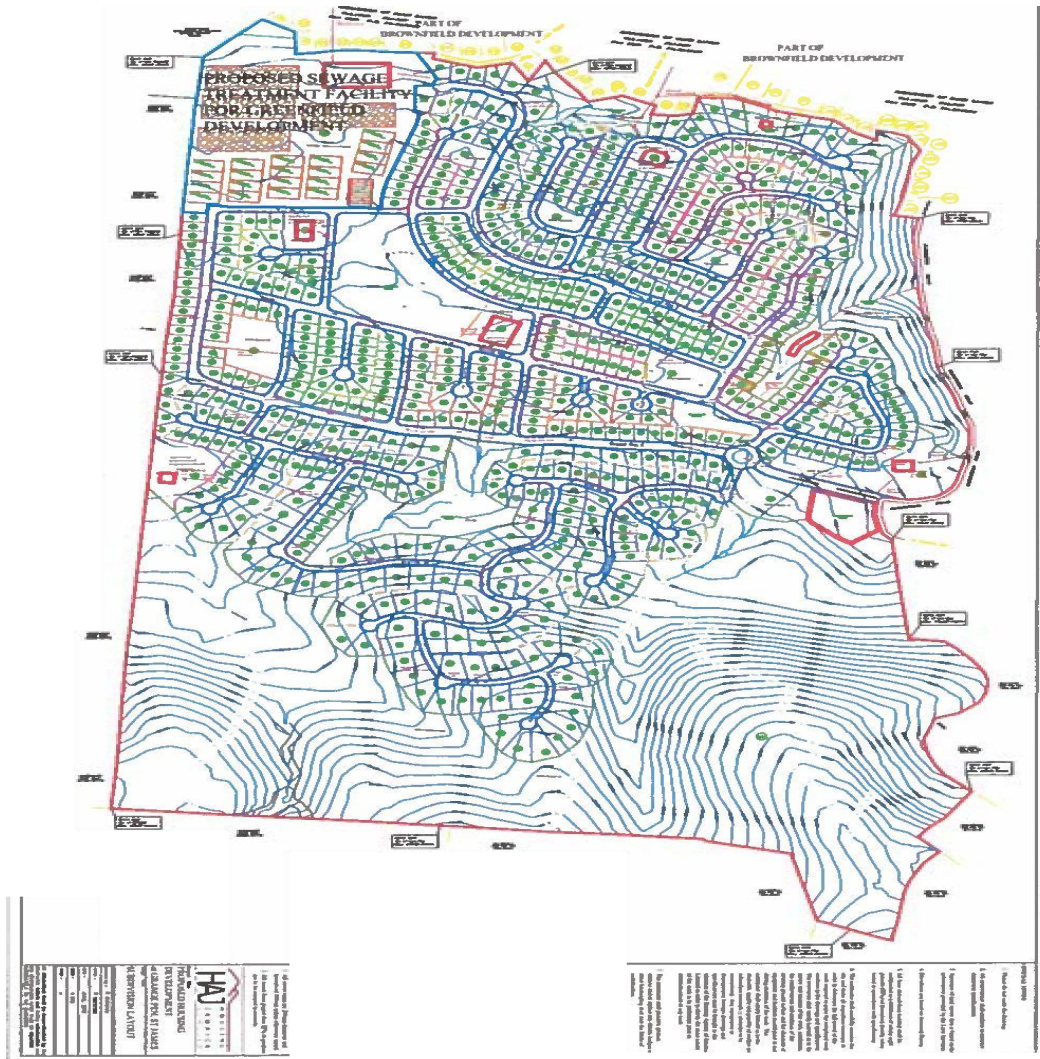


Figure 2 – Shows a layout of the Grange Pen area and proposed development ideas.

6. Land Proposal

The development is able to yield approximately 750 housing solutions, which may be a mix of houses and services lots. It is desirable that a range of housing units be provided namely studios, one bedroom and two bedroom dwellings with maximum sizes of 23.2m², 34m² and 74m² respectively, additionally an average size lot of 380m².

The residential development should include sewage facility, commercial areas, recreational amenities and green spaces.

7. Indicative Breakdown

Table 1 below shows a breakdown of the Lot types and associated sizes:

Table 1

Lot Type	Number	Lot Sizes/Area
Open Space	13	408,732m ²
Commercial Area	1	10,359.87m ²
Basic School	1	4,059.27m ²
Primary School	1	20,272.37m ²
Serviced lots	408	380m ² - 2134m ²
Studios	148	23.2m ²
One-Bedroom	114	34m ²
Two-Bedroom	82	74m ²
<i>Average lot Size</i>		<i>380nf</i>

8. Additional Information

The Request for EOI document is accompanied by the following documents:

- Geotechnical Report
- Traffic Impact Assessment
- Engineering Report

The documents enlisted above should assist with the preparation of the response to the EOI document and provide clarity to potential questions associated with the proposed development.

THIS DOCUMENTS IS OFFERED FOR INFORMATION PURPOSES ONLY AND NOT FOR CONTRACTUAL ARRANGEMENTS.