

FCJ NEWS

Projects Update



Phase 1 of the **Garmex Free Zone Redevelopment and Expansion Project** is almost completed. Four buildings totalling 90,000 sq.ft. are now operational, with the exception of the sewer works which are currently being connected along with some minor defects to the buildings. With the connection of the sewer being done, the buildings are being prepared to be handed over to their new clients shortly.

Warehouse building 1A is a premium commercial space. Features both office and warehouse facilities to include a mezzanine.

Also included in the Phase 1 development is the construction of two buildings totalling 36,000 sq.ft. This space is designed for mini-warehousing and sectioned into 1,000 and 2,000 sq.ft. units. Clients have the option of leasing and combining multiple units to suit their needs.

Construction is expected to begin January 2022. It has received cabinet approval and a letter of award has been sent to Tankweld Ltd.



Other infrastructure development update:

- Sewer Designs Completed to support Phase 1 Development - Works currently in progress and approximately 40% complete.
- Designs on-going for fire suppression system, road network, property lighting, water meter banks etc.
- Infrastructure design underway for Phase 2 Development- 3 Buildings at South Gate - Marcus Garvey Entrance.
- Infrastructure design underway for Phase 3 which will be on 5.7 acres of virgin land.
 - Tender in progress for site clearance
 - Tender in progress for the soil investigation studies

In total, the Garmex Redevelopment and Expansion project will see the construction of 13 new buildings on 8.7 acres of green space, totalling 370,000 sq. ft. of new space.



THE BOUNDBROOK REDEVELOPMENT



The redevelopment of the Boundbrook Industrial Estate in Port Antonio, Portland has now passed its preliminary stage.


The detailed drawings for the Boundbrook redevelopment have now been submitted to the parish council.

- The organisation is currently in the process of acquiring additional land to meet parking requirements.
- Planning meeting held with approving agencies such as; National Environment and Planning Agency (NEPA), Ministry of Health and Wellness (MOHW), Water Resource Authority (WRA), National Works Agency (NWA), Portland Parish Council and National Water Commission (NWC) are ongoing.

The Boundbrook is expected to bring economic growth and job creation to the people of Port Antonio and by extension the people of Portland. One hundred and forty thousand square feet (140,000 sq.ft.) will be created to support the services provided by the Government of Jamaica and the Private Sector.



The Morant Bay Urban Centre
Springfield, St. Thomas



FAST FACTS

SITS ON 24 ACRES OF LAND

- A 436,000 sq.ft. development
- 34,000 sq.ft. dedicated to BPO (distributed over two floors)
- Common Access Area
- Service Bay for standby generator and other equipment
- Strong BPO Industry with governmental support
- Proximity to multiple educational institutions
- Access to a highly educated workforce
- Virgin territory for BPOs

Construction is expected to begin within the first quarter of 2022.

The consultants, who now engaged in preparing a detailed Bill of Quantities (BQ), are in the final stages of completion. In addition to this, approvals have been received from: National Environment and Planning Agency (NEPA), National Water Commission (NWA), Ministry of Health and Wellness (MOHW), Ministry of Labour, Fire Department, National Water Commission (NWC) and Municipal Corporation.

Works will be underway before end of March 2022.

The Naggo Head Tech Park has a new design. This design concept was revised to fulfil the growing industrial needs and the further development of the city of Portmore.

The design's development is divided into two major zones. Zone 1 features six (6) unique buildings with a lush central green park as the anchor. Services will include BPOs, residences, a media building and commercial facilities.

Zone 2 features two (2) warehouse building types to account for nine (9) structures which will provide space for light manufacturing and agro-processing.

The park will be supplemented with 519 parking spots, 28 bus parking spaces for shuttle drop-off points and requisite loading bays.

In support of this new design, a Terms of Reference (ToR) for the Feasibility Study is being done.

The Naggo Head Technology Park is located on 31 acres of land in the Naggo Head Community. From this space 750,000 sq.ft of space will be developed.



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