



DEVELOPING SPACES
FOR BUSINESS TO GROW

FOCUS GROUP MEETING

**DESIGN & CONSTRUCTION OF THE PHOENIX PARK
INDUSTRIAL ESTATE**

January 31, 2018



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MR. DANIEL DUNCAN

VICE-PRESIDENT, PROJECTS & FACILITIES

e Teck

Phoenix Park Industrial Estate Project Information

- The diversification and strengthening of the non-oil and gas sectors is critical to the future of Trinidad and Tobago. The park is an initiative which supports the expansion of non-oil and gas sectors
- Funding being sought through Exim Bank of China
- e Teck and Beijing Construction Engineering Group Company Ltd signed an MoU on June 18, 2018
- BCEG engaged Local Engineering Consultants

Phoenix Park Industrial Estate Project Information



- As part of the arrangement with BCEG, there is a local content component
- BCEG along with their Local Consultant are progressing with Designs
- BCEG along with e Teck are progressing with obtaining all relevant statutory and regulatory approvals

Statutory & Regulatory Approvals Required

- TCPD
- EMA
- WASA
- Fire services
- Drainage
- T&TEC
- TSTT
- Regional Corporation
- NGC
- OSHA
- Ministry of Works & Transport (Highways Division)
- Ministry of Works & Transport (Drainage Division)

Location of the Site



Description of the Project

- **Develop approximately 144 acres, adequately subdivided into leasable lots. Ranging from 0.8 to 1.3 acres:**
 - 70 lots
 - 25,000 sqm of factory shell space
 - There is a 10 acre plot which is part of the development; and a tenant has already been sourced. The tenant will develop this area.

Description of the Project

➤ **Design and Construction of the following:**

- Civil Infrastructure– road network and drainage system
 - Mechanical and Electrical Infrastructure- electrical power, street lighting, potable water supply, fire protection, sewer system, sewer treatment plant, telecommunication, natural gas supply and other relevant amenities.
- The businesses will range from Logistics Warehouse / Distribution to Commercial Services and Light Industrial Manufacturing

Existing Conditions

Site founded within the Northern Basin physiographic region

Terrain: low lying, relatively flat

Notes on site:

1. Approximately 1.4km east of the coast at Lisas Bay
2. On a floodplain at elevations close to mean sea level
3. Gently slopes towards the south and the west
4. No building and visible infrastructure
5. Eastern side of site: natural gas line traversing underground and electrical high tension line traverses above

Local Content



- e Teck will seek to maximize the use of Local Content and ensure a measurable transfer of technology and/or skills.
- The Contractor shall ensure and demonstrate that a minimum usage of 60% local labour among total labour for the project.

Local Content



- The contractor shall ensure and demonstrate that a minimum purchase of 50% of the building materials are from local manufacturers and local suppliers in Trinidad and Tobago.
- The Contractor shall present a plan to the Employer for its prior approval which shall include details of the nationality of any and/or all Contractor personnel employed by the Contractor and/or subcontractors and the supplier/source of any and/or all goods, labour, services, materials and plant

Local Content

Area	Expertise/Asset
Labour/Services	Physical – skilled and semi-skilled
	Consultancy – design
	Consultancy – quantity surveying
	Consultancy – project management
	Consultancy – construction management
	Consultancy – stakeholder engagement
	Construction Services
	Sub-contractors
Training/Exposure	Construction project management
	Park development and management
	Operation and maintenance of installed equipment and facilities
	Graduate assignments
Equipment	Construction equipment
	Testing and Investigative equipment
Material	Construction material
Other	Other



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Mr. WANG TAO

ACTING GENERAL MANAGER
BCEG LTD.

Potential Impacts during Construction



Potential Impacts

- **Noise**
- **Fugitive Dust**
- **Solid Waste**

Available Options to Address Noise Concerns

- Inform those who may be potentially affected of when noisy activities are scheduled
- Limit construction activities to the certain period
- Inspect and maintain construction equipment and vehicles on a regular basis to ensure that noise emission control systems are properly functioning.

Available Options to Address Noise Concerns

- Vehicles and equipment used should be operated and maintained according to manufacturer's specifications, with supervision and unplanned inspections being undertaken throughout the construction phase.
- Any abnormally noisy vehicle or equipment should immediately be stopped from working and sent to be serviced, and not returned to work until the problem has been rectified.

Available Options to Reduce Concerns from Fugitive Dust

- Clear only the area needed for construction, leaving vegetation in other areas intact within the project site.
- Re-vegetate or pave exposed areas as early as practical.
- Ensure that cleared areas and any stockpiled aggregates are maintained in a damp condition, especially during periods of dry conditions.
- Minimize the size of stockpiles of material, and use this material as quickly as possible.

Available Options to Reduce Concerns from Fugitive Dust

- Prohibit all burning of rubbish or vegetation on the site
- Wash tires of transport vehicles prior to leaving the site
- Enforce a low speed limit along existing roads and within construction site.

The proper implementation of the above listed management options will serve to significantly reduce the concern of dust.

Available Options Are Available to Address Solid Waste Disposal

- Prohibit the burning of waste on site
- Reuse/recycle as much of this waste as practical, to reduce to total volume going to the damp
- Provide suitably sized receptacles for the collection of different types of waste, and ensure that these have secured lids to discourage vermin from the site.

Available Options Are Available to Address Solid Waste Disposal

- Dispose of all solid waste which is not composted on-site at a landfill approved by the solid waste management company(SWMCOL).

The proper implementation of these measures would reduce the concern of improper solid waste disposal.



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QUESTIONS ?