



DEVELOPING SPACES  
FOR BUSINESS TO GROW

# FOCUS GROUP MEETING

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

**January 31, 2019**



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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

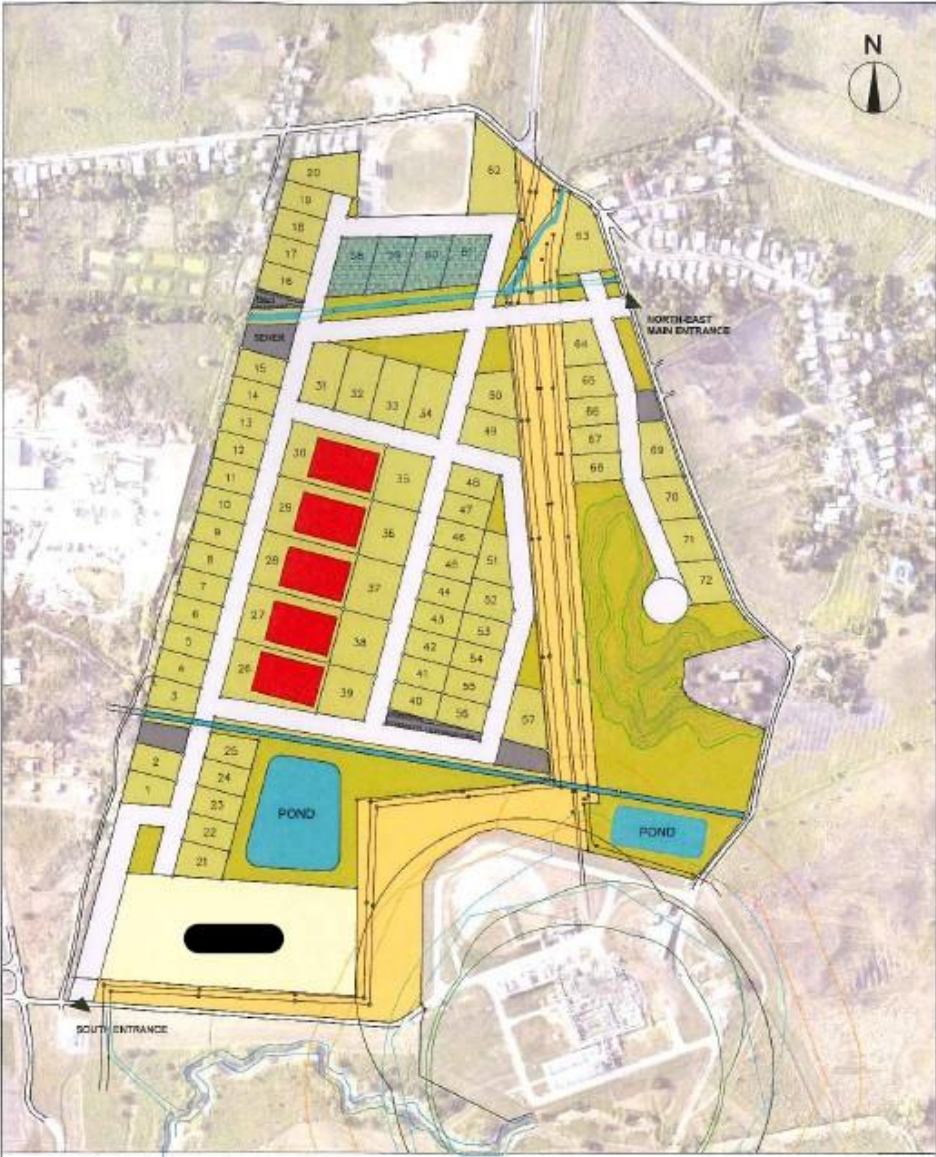
Site founded within the Northern Basin physiographic region

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

# Conceptual Layout



# 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 ?**