



PRIME DEVELOPMENT LIMITED

BUILDING CONTRACTORS • DEVELOPERS

www.primejamaica.com





Prime Development was founded in 2001 and has earned a strong reputation as a professional and accurate building contractor undertaking & completing complex projects, fostering innovation, and embracing emerging technologies. Started as a family owned business Prime Development has completed projects for both local and multinational companies and prides itself on completing its projects on time and in budget to the satisfaction of both its clients and project consultants.

Company Information

Prime Development Limited was founded in January 9, 2001 based on the experience and foresight of Richard Eason Todd. Richard Todd had over 35 years experience having been involved in projects in Jamaica, Florida and the Cayman Islands and constructed over 2,000 homes in Kingston and St Andrew during his career as both a developer and contractor. Developments that he completed include Aylsham, Orange Grove, Waterworks, Lands creek, Norbury Mews, Country Club, Briarwood and Oliver Mews.

Prime Development was therefore built on Richard Todd's construction know-how and coupled with the operational experience of his son Michael Todd. Prime Development also took over the construction works from Telret Construction Limited (TCL), which was an associate company that was in operation 1998-2001 and in its own right completed many developments and projects over its tenure.



Citibank in Kingston completed in 2011

Company Information Cont'd

Today, Prime Development focuses primarily on residential and commercial developments, larger negotiated housing contracts, and commercial tenders/ negotiations. The company has undertaken and completed numerous projects across Jamaica where it has enjoyed working with many architects both domestic and international, quantity surveyors and a variety of clients. Prime is always willing to offer its clients and fellow professionals its expertise and advice and always strives to offer the best customer service.

Prime has enjoyed membership with the Incorporated Master Builders Association of Jamaica since 2001.

Construction Methodology

Our construction and development team has gained a wide variety of experience in several types of construction methodologies including:

- standard block and steel
- steel frame buildings
- multi-level buildings
- pre-cast concrete buildings

Whichever method of construction chosen our philosophy is to demand accuracy and precision from the outset, during the "rough" work so that a quality end-product is assured. To that end, our trained and qualified technical staff is experienced in following the blueprints and the associated specifications.

We achieve accuracy through a process of continuous quality control, by selecting quality tradesmen and instilling a philosophy of pride in their work whilst promoting a concept of “Accuracy - all the time”. We continuously monitor building levels and adherence to drawings using state of the art laser levels and surveying equipment.

Services

General Building Contractors

This is the core of what we do at Prime Development. Our reputation is one of quality workmanship, and on-time completion of projects having completed projects for large multinational institutions such as Citibank, The University of the West Indies and Marriott. We are experienced contractors and have the expertise and staffing to simultaneously undertake numerous projects of various sizes. Our qualified team has consistently met project objectives through the use of modern tools, the latest in construction equipment and an effective and competent work force. We are always available to tender and/or negotiate projects both for private individuals and the public sector.

Building Renovations

We understand and appreciate that sometimes it is better to renovate an existing building rather than to build a new one. Over the years we have completed renovation projects of all sizes ranging from small home renovations to larger hotel renovations, as all are equally important to us. We have therefore built strong relationships with a range of architects and we actively work with the client and their architect to ensure the desired result is achieved.



Scotiabank Portmore branch completed in 2004



The Courtyard by Marriott completed in 2015

System Building

One of our key advantages is that we have incorporated a flexible and strong form work system in many of our projects for over six years with our first homes being delivered in Spanish Town, followed by additional homes being delivered in May Pen. Our unique building system, which we now use for both residential and commercial projects, allows us to deliver quality homes or commercial buildings at a lower cost and within a shorter time frame when compared to traditional construction methods. We will continue to upgrade our building systems to ensure we are operating at international standards while providing our customers with less expensive and faster building solutions.

Demolition

Demolition usually makes way for development and as such we have been involved with numerous demolition projects as we remove existing structures to make way for new modern buildings. Equipment is readily available for demolition, and our team with years of demolition know-how and experience are available to remove structures while ensuring minimal disruption to the surrounding areas. We only authorize the legal removal of dump to a government approved and certified dumpsite.

Project Management

We offer this as an independent service to assist our clients in organizing, planning, scheduling and implementing the project at hand. Based on our direct experience in construction we provide our client's with a unique perspective and appreciation of all aspects of the project. We will prepare a 'Project Master Plan' which will include all the known tasks involved - from the concept stage, design stage, approval stage, and finally the implementation and completion stage. We can assist the client in selecting an architect, engineers, and quantity surveyors; negotiate these contracts on behalf of the client and manage the construction phase including going to tender if necessary.

Completed Projects

Visit <http://www.primejamaica.com/> for a full list of all of Prime's projects

Joint Venture Developments

We are always open to joint ventures in developing commercial and residential properties. Over the years we have played various roles in our joint venture projects including project management, developer and sales agent. Each joint venture is unique and we therefore spend quality time with our clients in defining the roles of each partner; the outcomes and the level of expertise required for the successful completion of the project.



University of the West Indies Student Housing completed in 2012



TGI Fridays in Kingston completed in 2005



Hotel Four Seasons in Kingston completed in 2012



The Port Antonio Courthouse completed in 2008



Chillin Townhouses & Apartments in Old Fort Bay completed in 2007



Jamaica Grand in Ocho Rios completed in 2005



HEART School of Cosmetology in Kingston completed in 2007



Barnett Tech Park Lot 3 in Montego Bay completed in 2015



Stillwell Apartments in Kingston completed in 2007



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