EOI Number: CDA-EOI-2026-005

Issuing Agency: Chaguaramas Development Authority (CDA)

REQUEST FOR EXPRESSION OF INTEREST (EOI)

FOR

RE-DEVELOPMENT, LEASING, AND MONETIZATION OF THE GRANWOOD INDUSTRIAL ESTATE WAREHOUSE

1.0 INTRODUCTION

The Chaguaramas Development Authority (CDA), the statutory body mandated to develop and manage the Northwest Peninsula, invites formal Expressions of Interest (EOI) from qualified local and international corporate entities, investors, logistics operators, and commercial consortia for the commercial monetization, refurbishment, leasing, and/or operation of the newly repossessed prime industrial warehouse facility located within the Granwood Industrial Estate, Chaguaramas.

The CDA is seeking to optimize the commercial utility of this prominent asset. The facility features a substantial physical footprint with superior height clearance, strategically positioned within the industrial and maritime corridor of the Chaguaramas Peninsula. This EOI aims to evaluate market interest, prospective commercial models, and technical capability prior to finalizing contractual arrangements or formal tender proceedings.

2.0 PROPERTY OVERVIEW AND TECHNICAL SPECIFICATIONS

Property Name	Granwood Industrial Estate Warehouse
Location	Granwood Industrial Estate, Chaguaramas, Trinidad, W.I.
Total Floor Footprint	27,000 sq. ft. (Dimensions: 300 ft length x 90 ft width)
Clear Height	Approximately 25 ft. clear height to eaves (Optimized for high-density vertical racking and industrial warehousing)
Structural Framework	Heavy-duty pre-engineered steel-framed superstructure with open-web steel trusses and columns. Fully sound structural framework.
Access & Features	Two (2) primary heavy industrial access gates; surrounding compound area; perimeter access suitable for heavy transport vehicles.

3.0 ASSET CONDITION ASSESSMENT & SCOPE OF WORKS

A comprehensive technical inspection conducted by the CDA indicates that while the primary structural steel framework remains plumb and structurally sound, the facility requires capital expenditure and rehabilitation to restore standard operational readiness. Bidders may propose works aligning with their proposed commercial engagement strategy:

Component	Current Technical Condition	Required Rehabilitation Scope
Wall Cladding	Galvanized external sheeting is breached, detached, or severely corroded in multiple sections.	Supply & installation of heavy-duty 24-gauge pre-painted corrugated sheets (~19,500 sq. ft.) including framing clips.

Roofing & Ridge Caps	Corrugated panels show localized rust, perforations, and water infiltration risks.	Targeted replacement of damaged roof panels and ridge caps (~28,500 sq. ft. roof area).
Structural Steel	Trusses and main columns are structurally sound; surface rust on lower column bases and connections.	Wire-brushing/grit blasting of corroded connections, application of zinc-chromate anti-corrosive primer & industrial finish coat.
Electrical Infrastructure	Existing fixtures and wiring are non-functional and do not meet present OSH/Electrical Codes.	Complete facility rewiring, installation of main industrial distribution panels, and high-efficiency High-Bay LED lighting.
Access Gates & Perimeter	Two primary access gates suffer structural distortion and operational defects.	Structural re-alignment, gate restructuring, and application of heavy-duty protective coating on 2 main gates.

4.0 DEVELOPMENT & COMMERCIAL STRUCTURING OPTIONS

Prospective respondents are invited to submit proposals based on one (or a hybrid) of the following three primary commercial frameworks evaluated by the Authority, or propose an innovative alternative:

Option A: Traditional Single-Tenant Long-Term Lease

Leasing of the entire 27,000 sq. ft. facility to a single major anchor tenant for logistics, heavy storage, light manufacturing, or distribution. Sub-options include:

- Option A1 (As-Is / Tenant Refurbishment): Tenant executes and finances the required structural refurbishment in exchange for a negotiated rent-free period or discounted long-term base rate.
- Option A2 (Turnkey Lease): Lease of the facility at full commercial market rates following CDA-executed capital restoration.

Option B: Multi-Tenant Logistics / Micro-Warehousing Hub

Subdivision of the 27,000 sq. ft. footprint into six (6) independent micro-warehousing units of approximately 4,500 sq. ft. each to serve SMEs, marine logistics, or retail storage. Respondents may apply as a Master Lease Operator to design, subdivide, and manage the facility, commanding premium micro-warehouse rates.

Option C: Public-Private Partnership (PPP) / DBFOM Model

Concession agreement (e.g., 10–15 year term) where a private partner fully finances, refurbishes, operates, and maintains the facility. Under this model, the CDA receives a guaranteed monthly base land/facility lease fee plus an agreed percentage share (e.g., 5%) of gross revenues, assuming zero capital liability for the Authority.

5.0 PROCUREMENT METHODOLOGY

This EOI represents Stage 1 of a two-stage procurement process, summarized as follows:

- Stage 1 (EOI): Selection of a shortlist based on conceptual vision, financial stability, experience and commitment to sustainable operations. Proponents should provide high-level alternatives for the CDA’s consideration at this stage to help shape the final project scope.
- Stage 2 (RFP): Shortlisted proponents will be invited to submit a Detailed Technical and Financial Proposal, including project implementation schedule, engineering/architectural concepts, finalized renovation/construction costs, lease fees, a specific site-management plan, and evidence of the capability to execute the works, whether through the proponent’s organization itself or based on verifiable evidence of subcontractors to be used.

6.0 OTHER TERMS AND CONDITIONS

The CDA seeks proposals with offerings being made on a **Temporary Rental/License** basis. The CDA requires all submissions to address the following infrastructure constraints:

i. The successful proponent/licensee shall be required to obtain all approvals required for establishment/modification of infrastructure at the location, as well as pay any charges such as onsite building maintenance, electricity & water charges etc as determined to be necessary by the CDA.

ii. Terms may range from one (1) years up to five (5) years, negotiable based on any capital investment required for infrastructure (where applicable). Options to renew may be considered subject to performance and future strategic planning considerations within the CDA.

7.0 ELIGIBILITY & SUBMISSION REQUIREMENTS CHECKLIST

Interested proponents must ensure that submissions include the following minimum information:

1. **Corporate Profile & Information**
   - ☐ Name, contact details and background of individual/company.
   - ☐ Registration and Legal status of individual/company.
   - ☐ Registered address of individual/company.
   - ☐ Years in Operation and Evidence of good standing
2. **Financial Capability**
   - ☐ Audited financial statements or bank reference letters demonstrating financial capacity to undertake leasing/refurbishment obligations.
   - ☐ Overview of past experience in industrial facility management or logistics operations.
3. **Commercial and Operational Concept Proposal**
   - ☐ Indication of preferred Commercial Option (Option A1, A2, B, C, or Alternative)
   - ☐ Proposed Lease Term and Target Commencement Date
   - ☐ Outline Operational layout
4. **Technical & Refurbishment Strategy**
   - ☐ Preliminary execution plan and corresponding timeline
   - ☐ Preliminary expenditure breakdown for facility restoration and OSH compliance.

Failure to include any of the outlined information may result in the proponent not being shortlisted for the second stage of the process (RFP).

8.0 EVALUATION CRITERIA AND ACCEPTANCE

The CDA will convene an evaluation committee to review all EOI submissions. Proponents will be scored using a weighted matrix based on corporate experience, specialized technical capacity, and financial standing. The highest-ranking firms will be issued the comprehensive Request for Proposals (RFP) and invited to bid on the project. Submissions at this first stage will be evaluated based on the following criteria:

No.	Criteria	Description	Weighting	Minimum Score
1	Repair Strategy & Capital Expenditure	Does the vendor possess a proven track record in construction/renovation, as well as in the food & beverage industry, inclusive of health/safety management?	30%	15%
2	Capability & Financial Strength	Is the proponent able to fund capital refurbishment investments and comply with its rental obligations under the licence through proof-of-funds evidence?	40%	20%
3	Intended Use & Estate Compatibility	How well do the operations (e.g., logistics, light manufacturing) fit within the industrial estate, including but not limited to traffic/truck flow requirements, and any environmental or noise risks?	30%	15%
		Total	100%	70%

Table 1: Evaluation Criteria for submission evaluation

9.0 PROCESS FOR SUBMISSION OF PROPOSAL
In the interest of efficiency, the primary method of submission for this EOI is electronic.

- **Electronic Submission (Official):** One (1) consolidated PDF version must be emailed to cda.procurement@chaguaramas.com no later than October 2nd 2026 at 2:00pm. The email timestamp will serve as the official record of submission.

Stage	Target Date / Deadline
Publication of EOI Notice	Monday, August 24, 2026
Mandatory Site Inspection & Pre-Submission Briefing	Wednesday, September 9, 2026 at 10:00 AM AST
Deadline for Requests for Clarification	Friday, September 18, 2026
EOI Submission Deadline	**Friday, October 2, 2026 by 2:00 PM AST**
Evaluation & Shortlisting Period	October 5 – October 16, 2026

Late submissions will <u>not</u> be accepted.

10.0 DISCLAIMER
This EOI is an invitation for expressions of interest only and does not constitute a binding tender, contract, or offer of lease by the Chaguaramas Development Authority. The CDA reserves the right to modify, suspend, or cancel the EOI process at any stage without incurring any liability to respondents. All costs incurred by respondents in preparing submissions or attending site visits shall be borne solely by the respondent.

Appendix A – Granwood Warehouse

Granwood Warehouse

Approximate Facility Size:	27,000 ft^2
Physical Characteristics:	Steel Framed

CHAGUARAMAS
DEVELOPMENT AUTHORITY

FREQUENTLY ASKED QUESTIONS

i. **What is the purpose of this Expression of Interest (EOI)?**

The purpose of this Expression of Interest (EOI) is to identify entities that are interested in providing services for refurbishment and subsequent leasing of the facility.

ii. **Are Proponents required to purchase the EOI package?**

There will be no cost for the EOI package.

iii. **When will the EOI package be available?**

The EOI package will be available via email request to cda.procurement@chaguaramas.com from August 26th 2026 (excluding weekends and public holidays), between the hours of 9:00 a.m. to 3:00 p.m. (AST).

iv. **Where is the facility located?**

The facility is located at the Granwood Industrial Estate, at the intersection of 3rd Avenue and the Western Main Road.

v. **Are there any eligibility requirements for this Procurement Process?**

In order to be eligible for evaluation and/or shortlisting consideration, Proponents (at the EOI Stage) must be able to demonstrate the following:

- Incorporation or otherwise registered to do business in Trinidad and Tobago prior to the award of any license, as evidenced by the Certificate of Incorporation or Registration (as applicable).
- Submission of valid statutory clearance/compliance certificates, namely,
    - VAT Clearance Certificate
    - BIR Clearance Certificate
    - NIS Certificate of Compliance

vi. **Are Respondents required to submit a Bid Bond with their Responses?**

No Bid Bond is required for the EOI Stage.