



**PRIME DEVELOPMENT
LIMITED**

BUILDING CONTRACTORS • DEVELOPERS





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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 on budget to the satisfaction of both its clients and project consultants.

Company Information

Prime Development Limited was incorporated in January 2001 by Richard and Michael Todd to undertake construction projects in Jamaica. With over 35 years of experience Richard Todd was 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, Oliver Mews and others.

Prime Development took over the construction works from Telret Construction Limited (TCL),

which was an associate company that was in operation from 1998-2001 and in its own right completed many developments and projects over its tenure. Prime is founded on Richard Todd's construction know-how and past experience in planning, coordinating and executing construction projects both large and small; coupled with the business acumen of Michael Todd who has been in construction since 1996. Michael brought to the Company operational foresight and project management skills. He worked closely with his father on many projects where he built his on-site construction experience first hand.



Citibank in Kingston completed in 2011

Company Information Cont'd

Now several years later, the company is operated and managed by Michael and Monique Todd, whose roles are split between field operation and office management respectively.

Having had years of experience on sites and learning from his father, Michael is well equipped to successfully manage a project from start to finish. To this end, Project Management has become a key component in the Company's process, to which Michael has implemented on numerous projects over the years.

Monique adds years of experience in the financial industry and as such focuses on the financial management and internal operations of the company. Since joining the company in 2014, she has implemented financial and operational systems to assist in positioning the company effectively in the ever changing construction industry.

Today, Prime Development with its current team is positioned effectively for growth. We focus on all construction aspects in the industry and always endeavor to provide quality construction whether single family construction or larger commercial projects. During our years of operation, the Company has undertaken and completed numerous projects across Jamaica where we work alongside various architects and engineers both domestic and international, local quantity surveyors and a wide variety of clients.

One aspect that sets Prime Development apart from other construction companies, is our willingness to discuss all aspects of the job with the professional team, offer alternatives if requested, and assist in 'Value Engineering' exercises on projects to achieve a successful project. We strive to make the "Construction Experience" a pleasant one for all our clients, and that makes a difference.

Services

General Building Contractors

At the center of our company's structure and core business is that we are “**A GENERAL CONSTRUCTION COMPANY**”. Our reputation over the years has been one of quality workmanship, delivery of projects on-time, and of being a trustworthy organization.

We are a versatile organization able to undertake numerous projects simultaneously ranging from renovation projects, to building homes, offices and call centers and everything in between.



TGI Fridays in Kingston completed in 2005



Hotel Four Seasons expansion in Kingston completed in 2012



Scotiabank Portmore branch completed in 2004

We aim to provide quality Residential and Commercial construction work. We also offer Project Management services for those clients that want one party to oversee the management, coordination, and implementation of the construction works, and to manage the entire project from inception (design and build).

Our services offered are:

- Residential Construction
- Commercial Construction
- Demolition
- Project Management
- Joint Venture Development



The Port Antonio Courthouse completed in 2008

Residential Construction

New Build

Prime has many years of experience constructing new homes, and always commits to delivering on time and within the budget. Residential homes are one of Prime's areas of specialty as we have been building homes from the onset of our construction company. We take pride in working closely with the designers (architect and engineers) to make the client's vision a reality.



Chillin Townhouses & Apartments in Old Fort Bay completed in 2007



Stillwell Apartments in Kingston completed in 2007

Residential Construction Cont'd Renovation

If you are desirous of an upgrade or simply to renovate your home, we have years of experience in this field as we have completed numerous renovation projects over the years. Whether it be a total-home renovation, or you just want to add a guardhouse, or covered garage, we can help you get this done in a timely and cost effective manner.



Residential home completed in 2004



Residential home completed in 2008



Pool renovation in Kingston completed in 2009

Commercial Construction New Build

Over the years, Prime Development has carried out numerous commercial construction projects, both large and small. This ranges from a single guardhouse, or office building, to call centres and hotels. Our experience with commercial projects has certainly grown in recent years with our innovation and expansion into new innovation construction methodologies. We have effectively constructed and delivered block & steel projects, aluminum form-work, single and multi-storey projects, snap-ties single and multi-storey projects, tilt-up buildings and more.

Commercial Construction Cont'd

As touched on overleaf, Prime has also taken on several projects to build apartment and townhouse complexes. Usually developed by investors, these jobs are built by Prime, and sold by the investor. In some instances, the completed homes are retained by the client. Be it classified as residential or commercial construction, we can execute the construction works to precision, on-time, and within the prescribed budget.



*Barnett Tech Park Lot 3 in Montego Bay completed in 2015
(Method of Construction: Steel framed building with insulated panels)*



*UWI Residential Apartments in Kingston completed in 2012
(Method of Construction: Aluminum form multi-storey)*



*Commercial Complex in Kingston completed in 2017
(Method of Construction: Aluminum form multi-storey)*

Commercial Renovations

Renovations for commercial projects range in size along the full spectrum from remodeling an office bathroom to renovating an entire hotel. Prime has completed renovation works across the island in various capacities whether working as the sole contractor or in conjunction with other companies.

As such Prime Development is well versed in reading drawings, and interpreting the intention of the designers to transform the renovated structure to its new form.



*Trident Cottages Phase 1 completed in 2008
(Method of Construction: Block and steel)*

Commercial Construction Cont'd

Prime actively participates in discussions to work out the best methods to achieve the desired finish, and in the end we deliver a completed structure to a satisfied design team, and ultimately the client.



Jamaica Grand Renovation in Ocho Rios completed in 2005



Hotel Cottages Renovation in Port Antonio in 2008

Build-outs

With our experience and large pool of professional subcontractors, Prime Development can undertake and effectively deliver build-out projects to the satisfaction of the client. Whether a client is desirous of building out an office space that is 600 square feet, or 50,000 square feet, Prime Development can definitely get the job done.



Scotiabank Portmore Branch completed in 2004



Interior of Citibank in Kingston completed in 2011



Interior of Cathedral in Kingston completed in 2018

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 safely and effectively while ensuring minimal disruption to the surrounding areas. We only authorize the legal removal of dump to a government approved dump site.



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 clients 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, taken through the design stage, approval stage, and finally the implementation and completion stage.



*Stillwell Apartments in Kingston completed in 2007
(Designed & built by Prime Development)*

We can assist the client in selecting an architect, engineers, and quantity surveyors; negotiate these contracts on behalf of the client and effectively manage the construction phase if necessary.

Multistorey Cathedral and parking garage in Kingston completed in 2018.



(Method of Construction: Block and steel with structural steel)



(Method of Construction: Block and steel)



Interior of the Main hall at the multi-storey Cathedral in Kingston completed in 2018



Joint Venture Development

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. We are available to meet and discuss joint venture possibilities with interested clients and are committed to a mutually beneficial partnership.

System Building Methods

Prime Development has utilized various forms of building systems throughout its tenure and has progressively improved its systems year over year to ensure the company is always incorporating current and new construction innovations. Most recently Prime Development undertook a six-storey building using aluminum hand-set forms and all without a crane .

Block & Steel

This is Jamaica's traditional building system that has been around for years and is most commonly used. It allows very easy flexibility of design, and with our skilled pool of masons, we can successfully deliver a quality building as we have always done.





The Courtyard Marriott in New Kingston completed in 2015



The Courtyard Marriott in New Kingston completed in 2015

Aluminum Form-Work

We introduced this system to the company in 2011, where we undertook 3# six-storey buildings, and 1# four-storey building at the University of the West Indies. On this project Prime Development successfully delivered quality student housing as laid out by the design team. We later undertook several projects since 2011, including the Courtyard Marriott building in New Kingston, additional student housing on the UWI campus, and other commercial/office buildings across Jamaica.



UWI Dorm Building completed in 2015

Snap-Tie Wood Form-Work

Over recent years, the introduction of 'Snap-ties' has become more prevalent in our market. Snap-ties are a fast way to construct structures of all shapes and sizes, and as such Prime has garnered experience in this area having used them to construct a six-storey residential dormitory on the UWI campus, several water tanks, pools and meeting rooms. The snap-tie method is certainly a versatile method as it does not have a high capital cost to utilize, but does require access to form-ply, and 2"x4" board.



Durable Wood Form-Work System

With alternative building methods always being looked at, Prime Development has undertaken further utilization of building with form-boards. These hand-set boards are durable, 1" thick sheets of wood, ranging in various widths. This range allows numerous computations to achieve specific room widths and heights. With our skilled carpentry crews, Prime Development can implement the use of form-boards on just about any type of structure.



Tilt-up Building System

Tilt Up Construction, while not a new construction methodology has become increasingly popular as it allows contractors to build commercial buildings faster and with lower construction costs than traditional masonry methods. Prime Development has successfully used the tilt up construction system since 2016. Tilt Up Construction involves the pre-casting of large concrete slabs horizontally on a small floor surface. After they are cured, these slabs are lifted into position onto the building's foundation and securely set in place. Prime has completed two 50,000 sq. ft. BPO commercial buildings in St James utilizing the Tilt Up construction system.





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