

TERMS OF REFERENCE

FOR

**THE
CONTRACTING
OF THE
SERVICES
OF AN
ENVIRONMENTAL ASSESSMENT
CONSULTANT
TO
INVESTIGATE THE
NATURAL ENVIRONMENT
OF THE
CAMP VERLEY PROPERTY,
DETAIL ITS DEVELOPMENT POTENTIAL
AND
PROPOSE DEVELOPMENTAL
GUIDELINES**

**CENTRAL JAMAICA CONFERENCE
OF
SEVENTH DAY ADVENTISTS
58 BRUNSWICK AVE.,
SPANISH TOWN.**

Introduction

Camp Verley sits on two hundred and twenty six acres, two rods and nineteen point six perches of land of which some fifty percent is hill. The land was a gift from a Mr. Verley to the Central Jamaica Conference of Seventh Day Adventist churches.

Originally part of the Spring Village sugar estate, the property consists primarily of low lying limestone hills with cockpit type valleys, a five acre piece of flat land, and contains a spring head – probably the genesis of the name of the estate - and which was the water source for the Bushy Park aqueduct. The property also contains a swimming pool, a number of other wall structures and canals associated with the use of the property as an estate and several graves in the hills behind – the remnants of a village that was located there from over two hundred years ago.

For the past thirty years the CJC has been developing the Camp Verley site. Many proposals have been put forward including marble mining, citrus growing and water bottling. The only proposal that has taken root has been the use of the property as a camp site for church conventions, annual youth camps, educational events, and other large church based meetings. It also contains a fledgling sports complex.

Supported by a mandate from the constituency the Conference administration is now determined to push forward with the Camp's development. As a result the Conference is seeking to engage a number of consultants to conduct the preliminary planning tasks to create an integrated development plan to guide said activities in a systematic manner.

Objectives.

The objectives of the project will be to:

- Ensure the environmental stability and sustainability of the property
- Enhance the visitor's experience of the ecology of the park and the natural history and heritage contained within its boundaries
- Use the unique environmental situation of the site to create tourism facilities and a program of developmental sustainability
- Create a menu of merchandising opportunities that reflects the Camp Verley heritage and brand enabling the park to become sustainable in the shortest possible time

Project Goals

This is best understood by grasping the scope of the vision that we have for the park which reads as follows:

“To be the premier Spiritual, Recreational and Training facility within a sustainable economic framework for CJC”

This vision positions Camp Verley as a sustainable, spiritual, recreational, educational and family entity fully integrated into the Seventh Day Adventists lifestyle, and all that is best and positive in the cultural life and fabric of Jamaica.

As such the Conference is seeking to develop the site for its constituency, stakeholders and partners based on the principle of sustainability and by using all of the natural and historic features and situations that have shaped the Camp Verley landscape and experiences. To achieve this we intend to identify and develop as many elements found on the site as is possible. There will also be the opportunity to use the exclusive Camp Verley brand to develop a unique identity and strategic plan.

The Conference recognizes that the production of these plans is a necessity in:

- Providing the organization with a resource document to aid the valorization of the site.
- Informing the organization's decisions in approving development and alterations on the site.
- Providing a holistic development framework to guide present and future developments of the site
- Involving the stakeholders in the planning process and providing them with the means of arriving at informed decisions

Project Purpose:

This plan is intended to ensure that the environmental assets of the Camp property are protected and developed within a sustainable framework. It will also provide guidance to all matters of development including but not limited to the placing of proposed new structures in an appropriate manner on the site. It is also intended to assist with the streamlining of the planning and approval process of the Conference and to facilitate entities who want to enter into joint venture agreements with the organization either managing or developing aspects of the proposed development. It is expected that these guidelines and proposals will set a clear path along which the Conference will consider, approve and implement activities proposed for the site. The document will help to streamline the application process through the proposal of specific activities.

Project Scope

The works shall include: -

- Documenting the natural environment of the property
- Conducting an EIA especially in relationship to the proposed developments
- Making sustainability proposals
- Propose planning guidelines for the camp site. This should include the following:-
 - A zoning plan of the various natural habitats
 - Land usage proposals based on location within the site, use potential and proximity to access ways, rivers etc.

Project Deliverables

It is envisioned that the documents should be ready by September 30th 2009. As such the following is needed:-

- A report that includes but is not necessarily limited to:
 - A description of the natural environment, any outstanding features including fauna and flora, and any commercially viable products
 - An EIA
 - Development proposals and guidelines to include carrying capacities for the various sub locations within the site with special reference to the development of education and tourist related activities e.g. hiking trails, learning center and r economic activities
 - A photographic journal and inventory of the natural environment

Submissions

1. A proposed project schedule and methodology based on the listed Deliverables,
2. Professional fees for the execution of the project inclusive of any reimbursable cost.
3. A cash flow for the payment of fees based on the Deliverables.
4. A company profile indicating the consultant's or company's accomplishments with similar projects.
5. A copy of the company's TCC or letter from the relevant authorities showing tax compliance in the case of an individual.

This tender must include separate technical and financial proposals and be submitted to:
Tender Submission, Camp Verley Development, Office of the President, Central Jamaica Conference, 58 Brunswick Rd, Spanish Town, no later than June 30th 2009.

Neither late nor incomplete submissions will be accepted.