


		DATA UMUM	TANGGAL	6-Jun-23
DIVISI MARKETING		GEDUNG	HALAMAN	1 / 2

	NAMA PROYEK	:	Test Commissioning Park Royal Service Suite (PRSS) & Pan Pacific Hotel (PPH) dan Construction Management untuk Proyek Finishing & MEEP Retail, Jakarta (Sari Pan)
	PEMILIK	:	PT Putragaya Wahana
	JENIS PROYEK	:	Hotel
	LOKASI	:	sebelah kantor UOB, Thamrin, Jakarta
	PERIODE	:	PPH ~ 50% Oktober 2023 ; 100% Desember 2023 PRSS ~ 50% Agustus 2023 ; 100% Oktober 2023 Retail ~ Januari 2024

1	Jumlah Lantai	
	<b>PAKET A</b>	
	• Pan Pacific Hotel (PPH)	
	- Hotel (150unit @25unit perlantai)	6 lantai
	- Lobby Hotel	1 lantai
	Total	7 lantai
	• Park Royal Service Suite (PRSS)	
	- Hotel (180unit @27-28unit perlantai)	9 lantai
	- Lobby Hotel	1 lantai
	Total	10 lantai
	<b>PAKET B</b>	
	• Retail (Sari Pan)	
	- Retail / Tenant	4 lantai
	- Basement	3 lantai
	Total	7 lantai
2	Luas Lantai	
	- Pan Pacific Hotel (PPH)	1.600 m <sup>2</sup> / lantai
	- Park Royal Service Suite (PRSS)	1.600 m <sup>2</sup> / lantai
	- Retail (Sari Pan)	30.000 m <sup>2</sup> / lantai
	Total	m <sup>2</sup> / lantai
3	Kapasitas Parkir	
	- Kap. BED	
	- Kap. Parkir	
4	Fasilitas	Swimming Pool dan Gym (Lantai 41)
5	Lingkup Pekerjaan	
	<b>PAKET A</b>	
	• Pan Pacific Hotel (PPH)	A. Supply Engineering (Include Chief Engineer) untuk Test Commisioning (exclude IPTN / Periji
	• Park Royal Service Suite (PRSS)	B. PM dan Supervisi by Owner
	<b>PAKET B</b>	
	• Retail (Sari Pan)	A. Supply Engineering (Include Chief Engineer) untuk Review Shop drawing / DED MEP (tanpa Include Approval Material
		B. Supervisi
		C. T/C
		D. PM dan Supervisi by Owner
6	Biaya Konstruksi	TBA
	PAGU	TBA incl PPN ..... % ; KSO - Jaya CM ..... %

 <b>JAYA CM</b>		<b>DATA UMUM</b>	TANGGAL	6-Jun-23
<b>DIVISI MARKETING</b>		<b>GEDUNG</b>	HALAMAN	1 / 2
	Jaminan Penawaran	TBA berlaku dd mmmm sd dd mmmm yyyy		
7	Konsultan			
	- MK	PT Jaya CM (Leader)		
	- Architect	TBA		
	- Struktur	TBA		
	- MEP	TBA		
	- Infrastruktur	TBA		
	- Landscape	TBA		
	- Façade	TBA		
	- Green Building	TBA		
	- QS	TBA		
8	Kontraktor			
	- Main Kontraktor	TBA		
	- Struktur Retail (Sari Pan)	PT Acset		
	- Pondasi	TBA		
	- Gondola	TBA		
	- Elevator	TBA		
	- STP	TBA		
	- Kontraktor ME	PT Jagat Citra I		
	- Electronic	PT Honeywell Indonesia		
	- MVAC	PT Arista		
	- HVAC	TBA		
	- Busduct	TBA		
	- Facade	TBA		
	- Pengadaan Genset	TBA		
	- Landscape	TBA		
	- Special Lighting	TBA		

## **Proyek Pan Pacific Hotel (PPH), Park Royal Service Suite (PRSS) & Retail**

Lokasi : Sebelah Kantor UOB, Thamrin.

### **1. Data proyek**

A.i. PRSS : 9 lantai @ 27-28 unit, total 180 unit. Plus lobi 1 lantai.

A.ii. PPH : 6 lantai @ 25 unit, total 150 unit. Plus lobi 1 lantai.

Masing<sup>2</sup> : 1.600 m<sup>2</sup> per lantai.

Kondisi kini:

Struktur sdh selesai. Facade hampir selesai. MEP mainly terpasang incl FF dan FA. Hot water (unit: water heater; Public: heat pump). Chiller plant di Lantai 59.

B. Retail 30.000 m<sup>2</sup>. Lantai B3, B2, B1 dan lantai 1-4.

Kondisi: Chiller Plant selesai, strukture selesai, Finishing dan MEP belum (MVAC, EE, FF, FAPA, plumbing), Gas by PGN.

Plumbing (ducting dan EE) di unit by Tenant.

Public Finish, Tenant Area bare.

### **2. Pemborong**

- SA Hotel dan SS : Total BP. Sdh selesai
- Str Ritel : Acset
- MEP : Jagat Citra I (baru ditunjuk dg Dok D/D)
- MVAC : Arista (baru ditunjuk dg Dok D/D)
- Electronic : Honeywell Indonesia
- Fit out Contractor (2 di PRSS dan 2 di PPH)
- Lobby Contractor (2 di PRSS dan 2 di PPH)
- Lantai 41 : Swimming Pool dan Gym (1 Contractor).

### **3. Jadwal Pelaksanaan**

Paket A:

- PRSS : 50% Agt 23; 100% Okt 23
- PPH: 50% Okt 23; 100% Des 23.

Paket B (Retail):

Opening: Jan 24

#### 4. Lingkup yg ditawarkan

Paket A (PRSS & PPH) : supply Eng (incl Chief Eng) Test Commissioning (exclude IPTN / perijinan).  
PM, Spv by Owner.

Proposal tersendiri. Lampirkan pengalaman perusahaan utk T/C ini.

Paket B (Retail):

Supply Eng (incl Chief Eng) utk:

- Review Shop Drawing / DED MEP (tidakpakai BIM) incl Approval Material.
- Supervisi
- T/C

PM, Spv AR by Owner.

NB:

Proposal Paket A dan B terpisah.

Ajukan dulu draft STO dan Manning utk diskusi temu muka akhir Minggu ini atau awal Minggu depan (utk menyamakan persepsi) sebelum memasukkan harga.

Rencana Start / SPK: awal Jul 23.

Note:

Next Project if "cocok": Terminal MRT depan UOB (design by Arkonin, kontraktor Jakon, target pelaksanaan Agt 23 sd Jun 24) dan Tower sebelah Tower kini (design sdh completed).