

		DATA UMUM	TANGGAL	22-May-23
DIVISI MARKETING		GEDUNG	HALAMAN	1 / 2

	NAMA PROYEK	:	Construction Management Services for Grand Outlet Bali (GOB)
	PEMILIK	:	PT Grand Outlet Bali
	JENIS PROYEK	:	Mall
	LOKASI	:	Kura-Kura Bali Island, Serangan, Denpasar Selatan, Bali Indonesia
	PERIODE	:	Phase 1
	Desain & Tender 13 bulan ; Konstruksi 16 bulan		

1	Jumlah Lantai	
	- Luxury	20%
	- F & B	25%
	- Fashion & Sport	40%
	- Good & Services	5%
	- Local Shops & Souvenirs	5%
	- Kids & Family	5%
	Total	100%
	Type	
	1 Small Units	40-60 m ²
	2 Medium Units	100-150 m ²
	3 Large Units	150-200 m ²
	4 Anchor Units	variasi m ²
2	Luas Area	
	- Phase 1 (65% of Built Up Area)	##### ha
	- Phase 2 (35% of Built Up Area)	##### ha
	Total	##### ha 35,000 sqm Leasable Area (to be developed in 2 phases)
3	Kapasitas Parkir	
	- Kap. BED	
	- Kap. Parkir	
4	Fasilitas	Premium shopping destination with a good mix of high-end brand outlets, 2 storey building with localised 3 storey for destination F&B / Café or an Instagram-able roof top bar, where we can expect the best sea view 2 storey building with localised 3 storey for destination F&B / Café or an Instagram-able roof top bar, where we can expect the best sea view
5	Lingkup Pekerjaan	Pengawasan
		A.
		B.
6	Biaya Konstruksi	TBA
	PAGU	TBA incl PPN % ; KSO - Jaya CM %
	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

 JAYA CM		DATA UMUM	TANGGAL	22-May-23
DIVISI MARKETING		GEDUNG	HALAMAN	1 / 2
8	Kontraktor			
	- Main Kontraktor	TBA		
	- Pondasi	TBA		
	- Gondola	TBA		
	- Elevator	TBA		
	- STP	TBA		
	- Kontraktor ME	TBA		
	- HVAC	TBA		
	- Busduct	TBA		
	- Facade	TBA		
	- Pengadaan Genset	TBA		
	- Landscape	TBA		
	- Special Lighting	TBA		

GENERAL

- 35,000 sqm Leasable Area (to be developed in 2 phases)
- To achieve a minimum of 75% Leasable Area efficiency
- Premium shopping destination with a good mix of high-end brand outlets
- To achieve generous ceiling height and to allow sufficient space for M&E services
- 2 storey building with localised 3 storey for destination F&B / Café or an Instagram-able roof top bar, where we can expect the best sea view.
- Recommended corridor width (upper storey) = 3m - 3.5m (may be developed in other design alternatives)
- Extended canopy & covered walkway for protection from the weather
- Separate building access for service/cargo vehicles and customer/visitor vehicles.
- Separate access for motorcycles and parking to be considered in order to avoid traffic overlap with other vehicles
- Parking lots for buses, cars, bikes to be :
 - Semi basement level
 - 1 car park lot / 60sqm NLA
 - Operational requirement to be confirmed
 - Additional parking to be coordinated with Master Developer near to the island's main entrance
- Number of passenger, service, and goods lifts to be confirmed with elevator specialist's recommendation. Goods lift to have minimum opening dimension of 2,000mm x 2,400mm
- Bin center to be sufficiently sized to allow recycling of waste (segregation of organic waste), following the authority requirement
- GOB and tenant staff facilities such as toilets, canteen, prayer rooms to be provided separately
- Back of House programme and requirement to be advised separately

DESIGN REQUIREMENT

GENERAL

- Ambiance setting: warm and welcoming, providing scenic spot, but also allowing shoppers to feel a sense of tranquillity.
 - Village-like atmosphere for pleasant shopping experience
 - Multiple rest spots peppered around the outlet mall, where such spaces may also double up as spaces facilitating interactions. Such spaces could also be incorporated with and/or located near restaurants/coffee spots/cafes
 - Pro-family features, such as family rooms, nursing rooms, prayer rooms to be provided
 - Open air plaza & square encouraged for events
 - Generate point of interests in strategic nodes
 - Food Court, VIP Lounge, Visitor Service requirement to be advised separately
-
- To maximise the potential of the site located at the waterfront with good sea view
 - Create a vibrant heart and link that encourages footfall and dwelling
 - Separate zones of high-end brand when possible
-
- To maximize frontage of retail units towards the traffic flow and to be as column free as possible within tenanted area
 - Columns to flush with lease lines
 - Structural Grids to be efficient for both shopfront and car park width (i.e. 8,400mm structural grids)
 - To emphasize the building presence from the main arrival direction
 - Seamless connectivity to the surrounding development and especially the beach walk / promenade walk to be carefully considered

DESIGN REQUIREMENT