


		DATA UMUM	TANGGAL	6-Jun-23
DIVISI MARKETING		GEDUNG	HALAMAN	1 / 2
		NAMA PROYEK : Proyek Pan Pacific Hotel (PPH), Park Royal Service Suite (PRSS) & Retail (Sari Pan)		
		PEMILIK : TBA		
		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			
	PAKET A			
	• 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		
	PAKET B			
	• Retail (Sari Pan)			
	- Retail / Tenant	4 lantai		
	- Basement	3 lantai		
	Total	7 lantai		
2	Luas Lantai			
	- Pan Pacific Hotel (PPH)	1.600 m ² / lantai		
	- Park Royal Service Suite (PRSS)	1.600 m ² / lantai		
	- Retail (Sari Pan)	30.000 m ² / lantai		
	Total	m ² / lantai		
3	Kapasitas Parkir			
	- Kap. BED			
	- Kap. Parkir			
4	Fasilitas	Swimming Pool dan Gym (Lantai 41)		
5	Lingkup Pekerjaan			
	PAKET A			
	• 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	
	PAKET 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 %	
	Jaminan Penawaran	TBA	berlaku dd mmmm sd dd mmmm yyyy	

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

Masing² : 1.600 m² 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 m². Lantai B3, B2, B1 dan lantai 1-4.

Kondisi: Chiller Plant selesai, struktur 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).