

		DATA UMUM	TANGGAL	20-Jun-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)	47,074 ha
	- Phase 2 (35% of Built Up Area)	21,42 ha
	Total	68,494 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	Rp 5.335.516.800 incl PPN 11 % ; 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
8	Kontraktor	

		DATA UMUM	TANGGAL	20-Jun-23
DIVISI MARKETING		GEDUNG	HALAMAN	1 / 2
	- 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		

PROJECT TITLE	:	GRAND OUTLET BALI
Services	:	Construction Supervision Services
Location	:	Bali

[illegible]

No	Queries	Answer
1	Does this project not need the engineering team to review both the contractor's shop drawings and design drawings from the Design consultant	Checking for shop dwg will be included under CM scope. For Design Dwg will be under other consultants, but CM will be required to do cross checking between Design Dwg & CD/Forcon Dwg. Related to BCA, CM will do the checking with BCA standard requirements (Gold Rating).
2	Will this contract be a lump sum basis or based on the number of people assigned to the project?	Contact will be on lumpsum basis.
3	What does this sentence mean? <i>"For the avoidance of doubt, the Consultant is not entitled to any fee variation if there is any overrun in the duration of the Project of not more than 6 months."</i> <i>"Untuk menghindari keraguan, Konsultan tidak berhak atas variasi biaya jika ada kelebihan dalam durasi Proyek tidak lebih dari 6 bulan"</i>	Cost Overrun due to shifted by Master Schedule by 6 months
4	Will the project office along with furniture be provided by the Client?	Maincon will provide area and the facilities (office & furniture). During Earthwork & Piling Works, the temporary office will be provided by Earthwork & Piling Contractor. Consumable items will be under CM.
5	Please kindly confirm Lithography Charges?	Not applicable
6	Please kindly confirm our scope exclude Interior Fit Out supervision?	It will be under Fit-Out Consultant for Tenant Fitout. CM need to do coordination with this Fit-Out Consultant in terms of overall Schedule and Construction works on Site. CM will be responsible to oversee the Fit-out scope under the Main Contractor (i.e. BOH, etc.)
7	Please kindly confirm that 30,000 sqm Built-Up Area include roads, outside carpark?	No outside carpark, only semi basement carpark
8	Can we have GP from GBCI Instead of Greenmark BCA?	Referring to BCA singapore In terms of Greenmark Certification requirements, submission, etc. CM will be required to do coordination In terms of implementation of BCA Greenmark on site, including documentation.
9	During project briefing our scope including reviewing Engineering Document (Shop Drawing, Material Approval, Method of Work). On the RFP It is not included. Which one we should follow	This scope will be included under CM, and not only limited on reviewing but also the approval process.
10	How many designers have been appointed?	Key Consultant and most of design consultants already on board.
11	Does Architect will do the design coordination?	Design Coordination will be under Design Architect.
12	How many tender packages contractors, nominated subcontractors, direct contractors, Supplied By Owner?	SBO packages will be under Client (Rebar, Concrete, MEP Equipments). The numbers will be depending on Design and Construction requirements.
13	Please kindly inform when Construction Management consultant will be appointed since we are behind the provided timeline?	Expected CM to be on board by July 2023.
Additional Info: 1 CM will be required to provide manpower who familiar with Bali and local regulation, Including Construction process on the beachfront area as the Site Location in an Island. 2 Coordination with Local Organization and NGO (Karang Taruna) will be included under the scope of CM, In coordination with GA from Main Contractor.		

JAYA

No	Queries	Answer
3	There are some Pura inside which frequently visited by Local People.	
4	Compliance checking to Estate Management regulation (due to KEK area) during construction will be under CM scope, including advice the Client on potential disruption on the Construction process. To note that the Island is a limited access area, therefore there are some strict arrangement for personnel that can access the area.	
5	Monthly/Periodic report to Dirwas (Authority) and coordination Dirwas will be quite similar arrangement with Karawang Project, but shall there be necessary for this submission & coordination will be Included under scope of CM.	
6	Client will engage Greenmark Consultant, CM and other consultants are required to do coordination, requirements checking & compliance, and documentation for submission until Greenmark Certificate obtained.	
7	PI Insurance (Professional Indemnity) for CM will be required. All procurement cost for this PI Insurance should be Included under CM Fee Proposal.	

JAYA

15-Jun-23

No	Queries	Answer
1	Does this project not need the engineering team to review both the contractor's shop drawings and design drawings from the Design consultant	Checking for shop dwg will be included under CM scope. For Design Dwg will be under other consultants, but CM will be required to do cross checking between Design Dwg & CD/Forcon Dwg. Related to BCA, CM will do the checking with BCA standard requirements (Gold Rating).
2	Will this contract be a lump sum basis or based on the number of people assigned to the project?	Contact will be on lumpsum basis.
3	What does this sentence mean? <i>"For the avoidance of doubt, the Consultant is not entitled to any fee variation if there is any overrun in the duration of the Project of not more than 6 months."</i> <i>"Untuk menghindari keraguan, Konsultan tidak berhak atas variasi biaya jika ada kelebihan dalam durasi Proyek tidak lebih dari 6 bulan"</i>	Cost Overrun due to shifted by Master Schedule by 6 months
4	Will the project office along with furniture be provided by the Client?	Maincon will provide area and the facilities (office & furniture). During Earthwork & Piling Works, the temporary office will be provided by Earthwork & Piling Contractor. Consumable items will be under CM.
5	Please kindly confirm Lithography Charges?	Not applicable
6	Please kindly confirm our scope exclude Interior Fit Out supervision?	It will be under Fit-Out Consultant for Tenant Fitout. CM need to do coordination with this Fit-Out Consultant in terms of overall Schedule and Construction works on Site. CM will be responsible to oversee the Fit-out scope under the Main Contractor (i.e. BOH, etc.)
7	Please kindly confirm that 30,000 sqm Built-Up Area include roads, outside carpark?	No outside carpark, only semi basement carpark
8	Can we have GP from GBCI Instead of Greenmark BCA?	Referring to BCA Singapore in terms of Greenmark Certification requirements, submission, etc. CM will be required to do coordination in terms of implementation of BCA Greenmark on site, including documentation.
9	During project briefing our scope including reviewing Engineering Document (Shop Drawing, Material Approval, Method of Work). On the RFP it is not included. Which one we should follow	This scope will be included under CM, and not only limited on reviewing but also the approval process.

Additional Info:

- CM will be required to provide manpower who familiar with Bali and local regulation, including Construction process on the beachfront area as the Site Location in an island.
- Coordination with Local Organization and NGO (Karang Taruna) will be Included under the scope of CM, in coordination with GA from Main Contractor.
- There are some Pura inside which frequently visited by Local People.
- Compliance checking to Estate Management regulation (due to KEK area) during construction will be under CM scope, including advice the Client on potential disruption on the Construction process.

To note that the island is a limited access area, therefore there are some strict arrangement for personnel that can access the area.

JAYA C

Grand Outlet Bali (GOB)
Tender Queries Response
CM Consultancy Services

15-Jun-23

No	Queries	Answer
5	Monthly/Periodic report to Dirwas (Authority) and coordination Dirwas will be quite similar arrangement with Karawang Project, but shall there be necessary for this submission & coordination will be included under scope of CM.	
6	Client will engage Greenmark Consultant, CM and other consultants are required to do coordination, requirements checking & compliance, and documentation for submission until Greenmark Certificate obtained.	
7	PI Insurance (Professional Indemnity) for CM will be required. All procurement cost for this PI Insurance should be included under CM Fee Proposal.	

JAYA C

GRAND OUTLET BALI (GOB)

Request For Proposal – Construction Management Services

PROJECT:

PROPOSED GRAND OUTLET BALI ON KURA KURA BALI ISLAND, SERANGAN, DENPASAR SELATAN, BALI, INDONESIA

SUBJECT:

CONSTRUCTION MANAGEMENT SERVICES

Schedule 1

SCOPE OF WORK:

GENERAL

The Construction Management Team shall be responsible for the timely completion and quality control of the project.

The Construction Management scope of works/services shall include, but not be limited to the following:-

1. Conduct Kick Off Meeting/ Progress Meetings with Main Contractor with Client's Project Manager.
2. Review and approve Quality Plan and Safety Plan submitted by Main Contractor.
3. Review and approve the Master Program and 2 Week Action Plan submitted by Main Contractor.
4. Develop SOP (Standard Operation Procedures) and implement the SOP in the monitoring and inspection of works on site, carried out by Main Contractor.
5. Ensure the completeness of all contract documents and drawings are readily at site, to be used as a reference for controlling all work at site.
6. Attend coordination meetings periodically to address construction progress.
7. Tracking the causes of deviations, together with Main Contractor and conducting verification (monitoring) until problems are resolved.
8. Check that all permits are obtained by the Main Contractor before any construction works.
9. Prepare list of outstanding work, defects, followed by review and monitoring the schedule of repairs so that they are in accordance with the agreed schedule and method.
10. Issue necessary instructions to the contractor for the implementation of the work so that it can execute in accordance with the provisions in the contract, with the approval of the Contract Superintendent before any issuance.
11. Prepare weekly and monthly reports of the construction progress to the Client.
12. Witness tests carried out by main contractor, related to the implementation of work.
13. Check and ensure the implementation of the contractor's safety program.
14. Assist the Quantity Surveyor Consultant to verify progress claims based sitework done.
15. Checking the Testing and Commissioning Program proposed by Main Contractor and oversee its implementation in the field.
16. Coordinate the handover of documents (as built drawings, operation manuals etc) from Main Contractor and Client upon Handover Date.
17. Construction Management is responsible for any statutory submission, endorsement and report during the construction period include but not limited to earthworks, piling, main contract works and all direct contract works.
18. Periodic reporting to Dirwas/supervisory team of government.

GRAND OUTLET BALI (GOB)

Request For Proposal – Construction Management Services

The Construction Management Team shall consist of:-

1. Group Leader
2. Inspector (Structural)
3. Inspector (Architectural)
4. Inspector (MEP)
5. Project Administrator

Deliverables

All final documents and deliverables for each stage shall be of 2 soft copies (CD) in editable version where possible and 2 bound copies of appropriate size.

PROJECT SCHEDULE

Indicative Schedule for work will be:

Jadwal Indikatif untuk pekerjaan adalah:

Phase 1

Design & Tender : Thirteen (13) months
Construction : Sixteen (16) months

Fasa 1

Desain & Tender : Tiga Belas (13) bulan
Konstruksi : Enam belas (16) bulan

For the avoidance of doubt, the Consultant is not entitled to any fee variation if there is any overrun in the duration of the Project of not more than 6 months.

Untuk menghindari keraguan, Konsultan tidak berhak atas variasi biaya jika ada kelebihan dalam durasi Proyek tidak lebih dari 6 bulan.

GRAND OUTLET BALI (GOB)

Request For Proposal – Construction Management Services

Schedule 2

PERSONNEL AND PROJECT TEAM STRUCTURE

ANGGOTA DAN STRUKTUR TIM PROYEK

GRAND OUTLET BALI (GOB)

Request For Proposal – Construction Management Services

Schedule 3

FEES AND PAYMENT SCHEDULE

1. THE FEE

The remuneration to the Consultant for the performance of the Services shall be the Lump Sum Fee of:

Rupiahs _____ **(Rp.** _____ **)**

to which must be added 11% Value Added Tax (PPN), comprised as follows:

Payment Schedule:

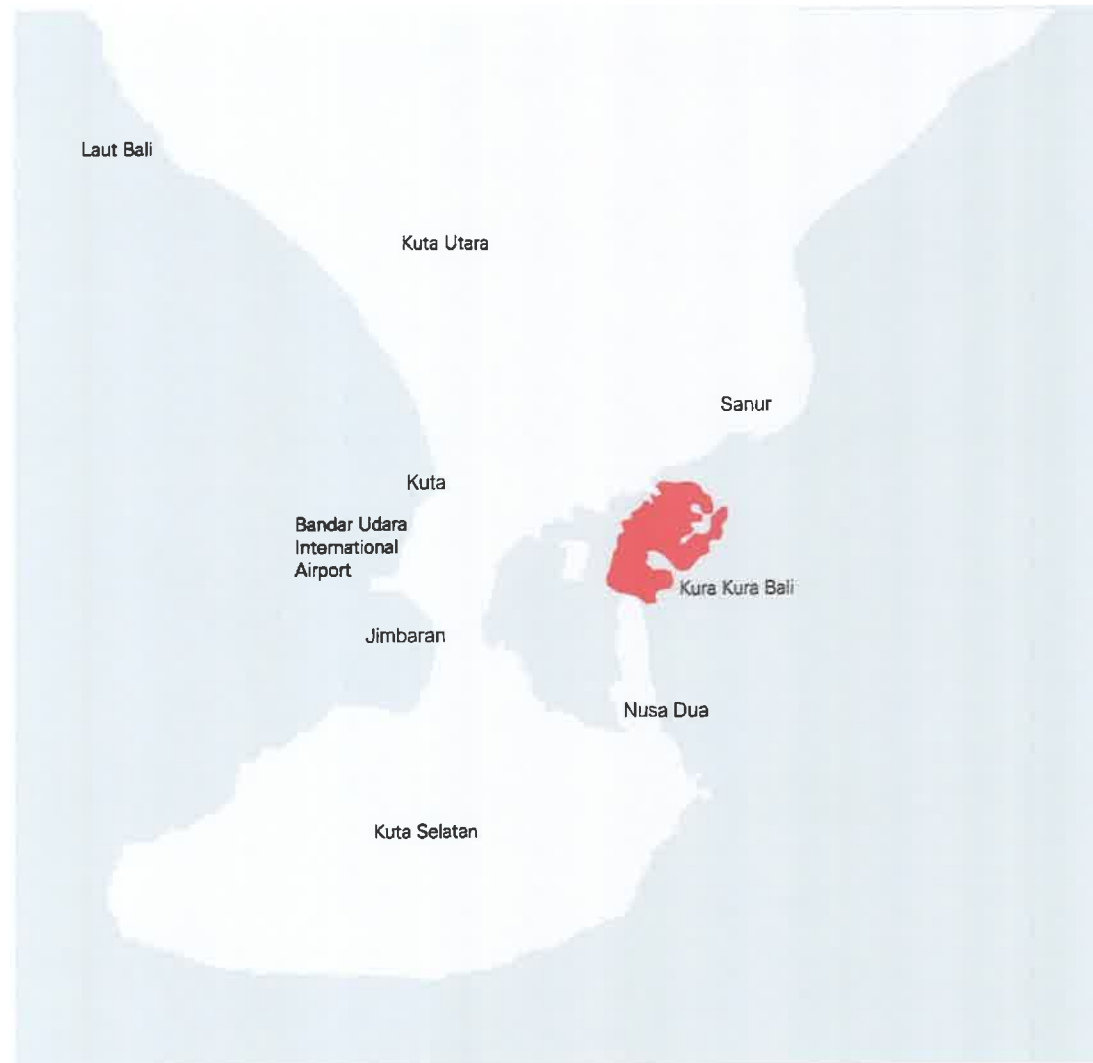


DESIGN BRIEF FOR GRAND OUTLET BALI | NOVEMBER 2022

JAYA

LOCATION

- South East of Bali, East of Benoa Harbour between Nusa Dua and Sanur
- About 12km (15mins) from Ngurah Rai International Airport
- 15 mins from Bali Capital Denpasar



SITE LOCATION

JAYA CIB

MASTERPLAN



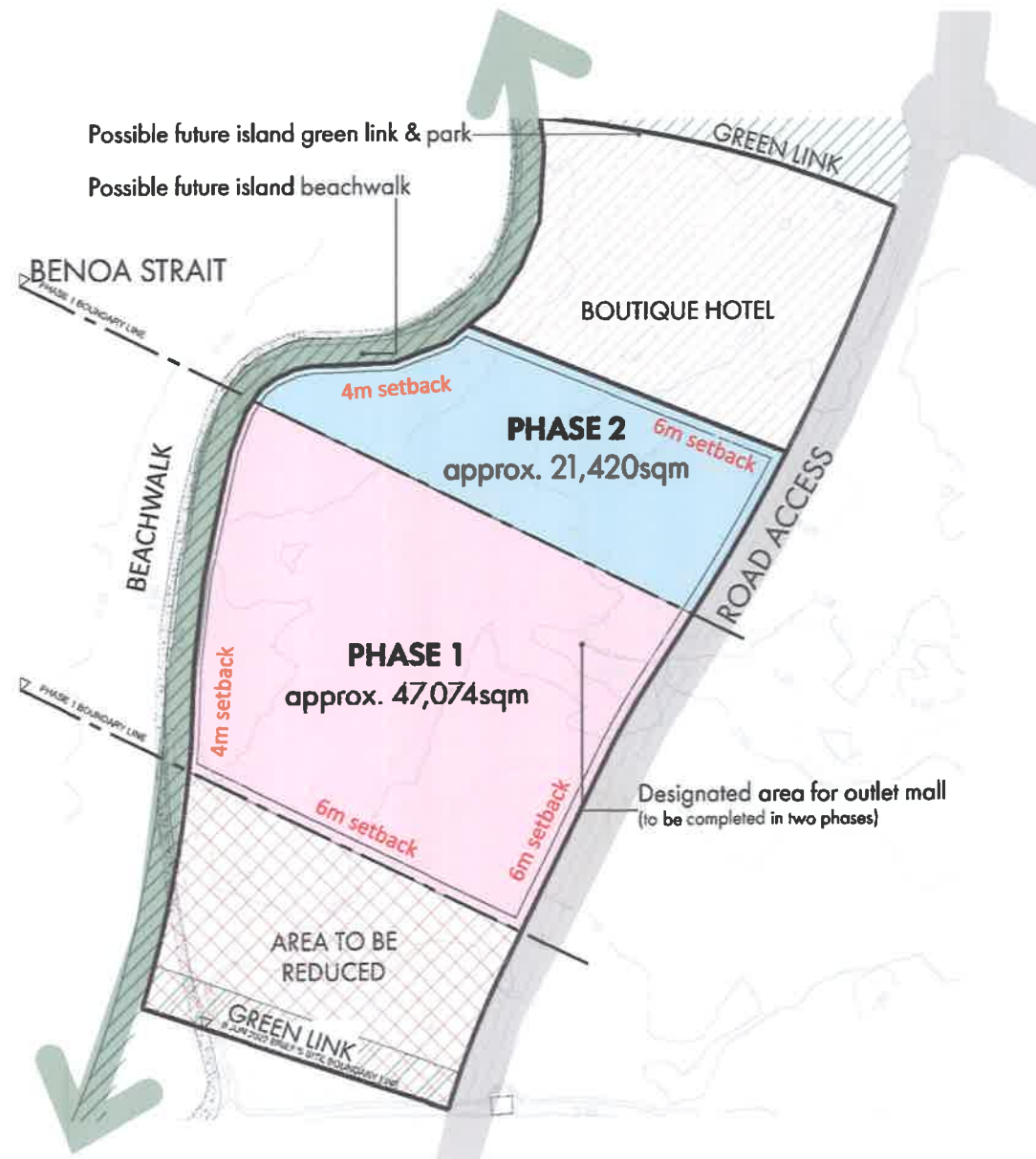
POTENTIAL SITE

SITE
LOCATION

JAVA CIVIL

POTENTIAL SITE

Plot Definition	
Land Use	Commercial
Plot Area	Phase 1 = 4.7 ha Phase 2 = 2.1 ha
Maximum Site Coverage	40%
Maximum Building Height	15 metres (road level to eave of the roof)
Setback (masterplanner vision)	6 metres for common boundaries 6 metres for road facing boundaries 4 metres for waterfront boundaries



SITE PARAMETER



JAYA CIB

**SITE
PHOTO**



JAYA CM



SITE
PHOTO

SITE
PHOTO



JAYA CMA



SITE
PHOTO

SITE

BENOA STRAIT

TANJUNG BENOA

JAYA CMA



SITE
PHOTO

JAYA CM

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

JAYA CMA

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

JAYA CMA

PROPOSED TENANCY MIX

* Indicative figure only, and may be developed in different alternatives

Tenancy	NLA Proportion %	Remarks
Luxury	20%	
F & B	25%	Inclusive of 1 food court
Fashion & Sport	40%	Inclusive of 5% convertible to F&B
Good & Services	5%	
Local Shops & Souvenirs	5%	Local Product & Crafts included
Kids & Family	5%	Children & Family Oriented Zone

DESIGN REQUIREMENT

SHOP MODULE

* Indicative figure only, and may be developed in different alternatives

Type 1	Type 2	Type 3	Type 4
Small Units	Medium Units	Large Units	Anchor Units
40 – 60 sqm	100 – 150 sqm	150 – 200 sqm	various floor area
5% (of total shop numbers)	60 – 70% (of total shop numbers)	20% (of total shop numbers)	5% (of total shop numbers)
4 – 5m frontage	6 – 9m frontage	8 – 9 m frontage	various frontage width

JAYA C/M

PHASING

Development to be built in 2 phases.
Below is phasing sample for illustration purpose :

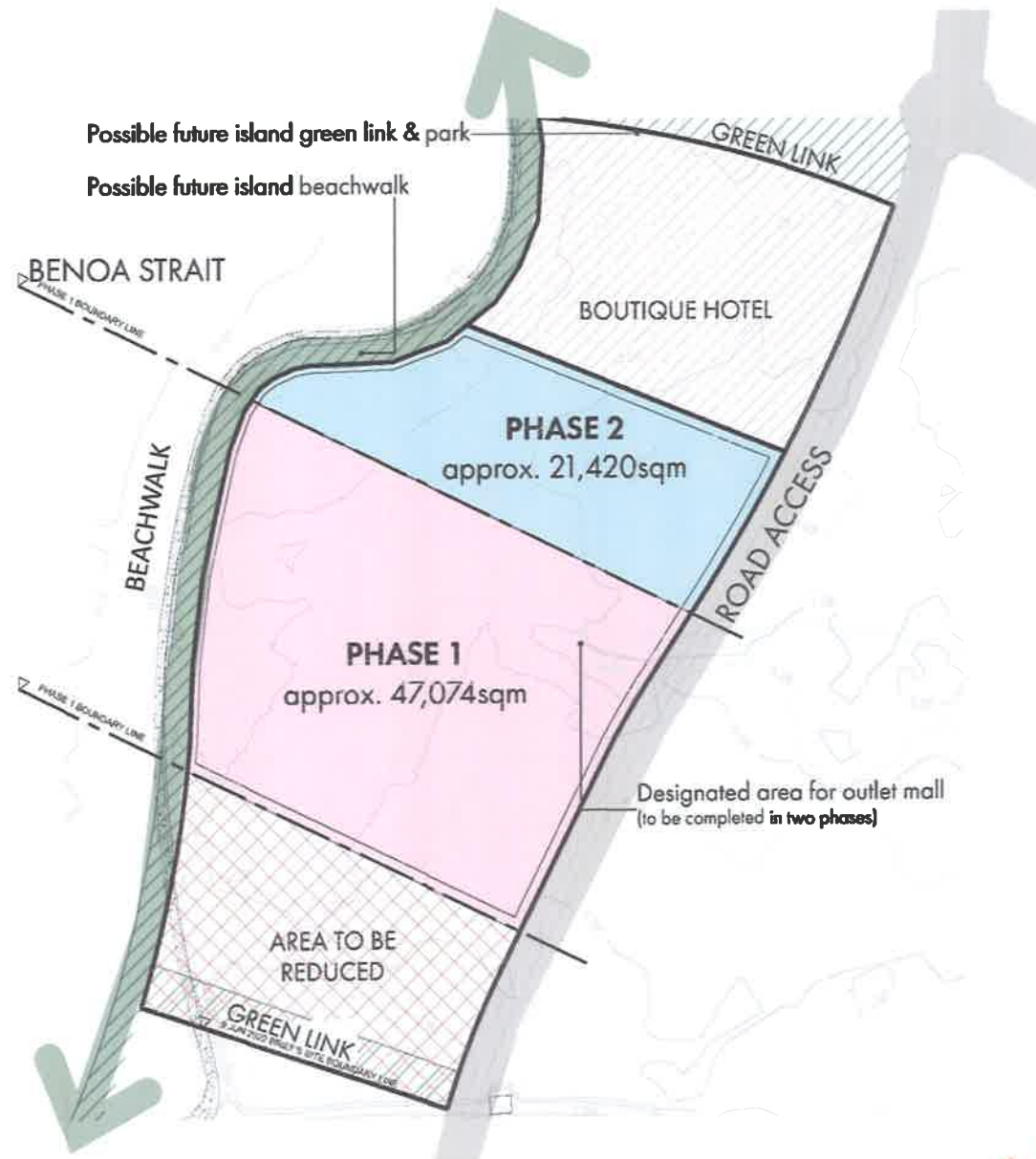
Phase 1

- 65% of Built Up Area = approx. 25,000 – 30,000 sqm

Phase 2

- 35% of Built Up Area = approx. 10,000 – 15,000 sqm

* for illustration only, layout can
be developed in a lot of
design alternatives

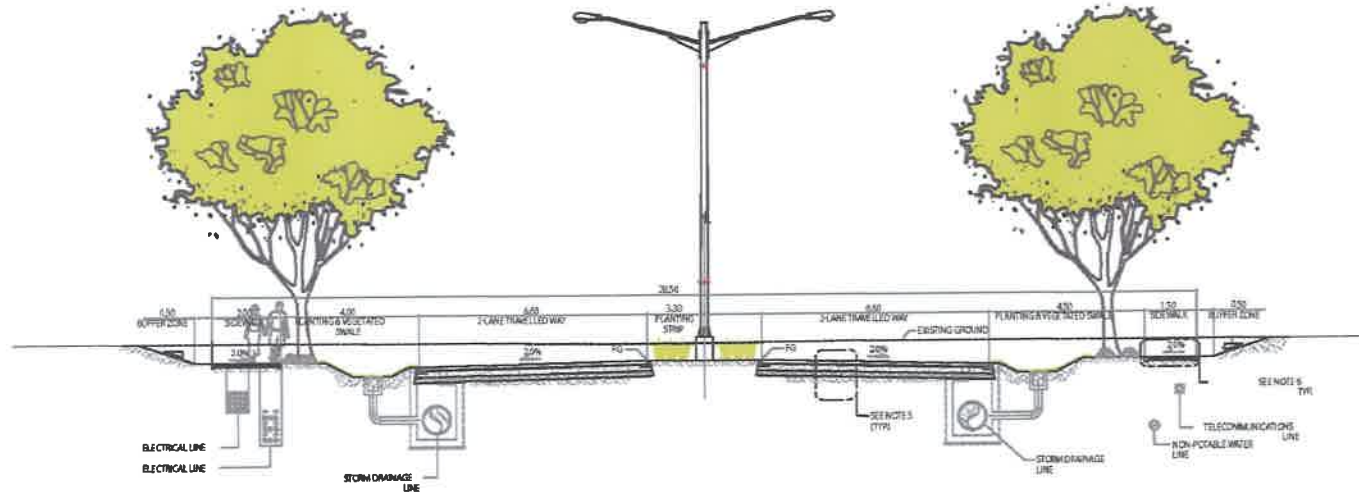


DESIGN REQUIREMENT

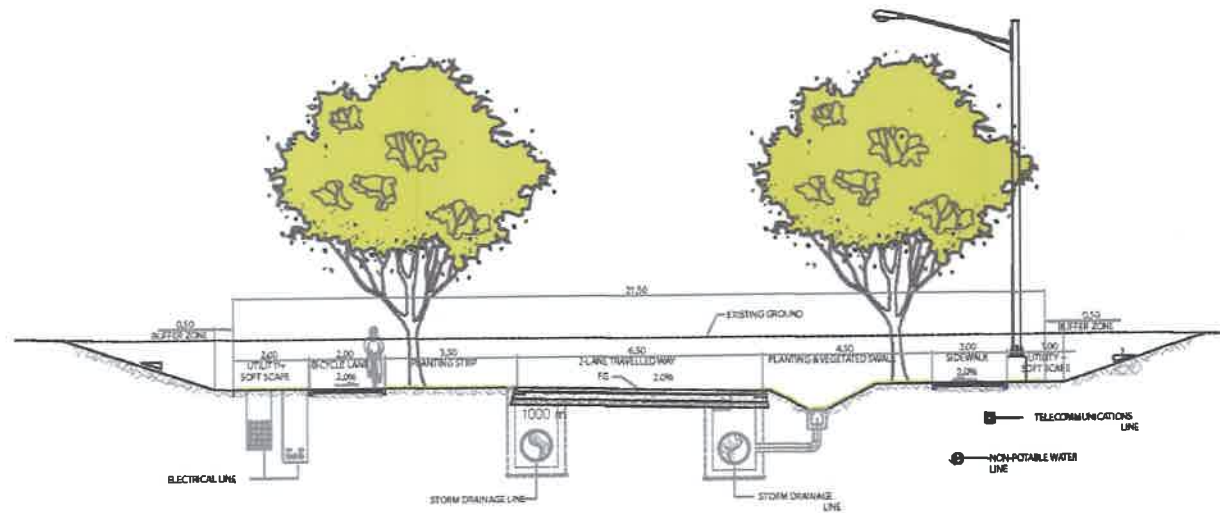
JAYA CINI

ROAD ACCESS SECTION

DESIGN REQUIREMENT



Typical Primary Road Section
to the site



Typical Secondary Road Section

JAYA CM

SITE PLAN

DESIGN REQUIREMENT

* for illustration only, layout can be developed in a lot of design alternatives



JAVACH



Village-like atmosphere for pleasant shopping experience (La Roca Village Shopping Outlet)



La Roca Village Shopping Outlet, Barcelona, Spain



OVERALL
MOOD



Friarsgate Shopping Centre, Lichfield, England

JAYA CM

OVERALL
MOOD



Village-like atmosphere for pleasant shopping experience (La Roca Village Shopping Outlet)

JAYA CM



La Roca Village Shopping Outlet, Barcelona, Spain



Friarsgate Shopping Centre, Lichfield, England



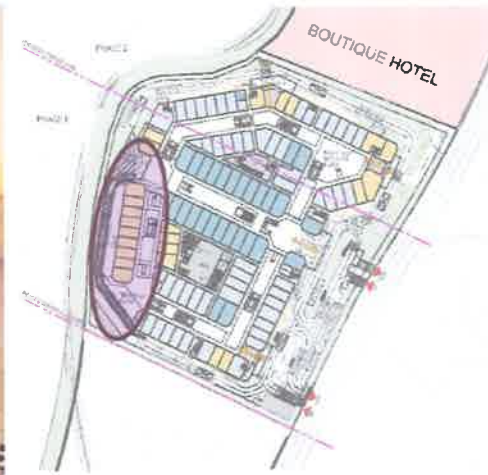
Note: This diagram illustrates one of many possible strategies to articulate the shop front. It will be further developed in the next stage.

SHOP ARRANGEMENT

JAYA CIMA



Alfresco dining with sunset view



POINT OF
INTEREST



Green plaza for casual, island-themed events (Potatohead Beach Club, Bali, Indonesia)

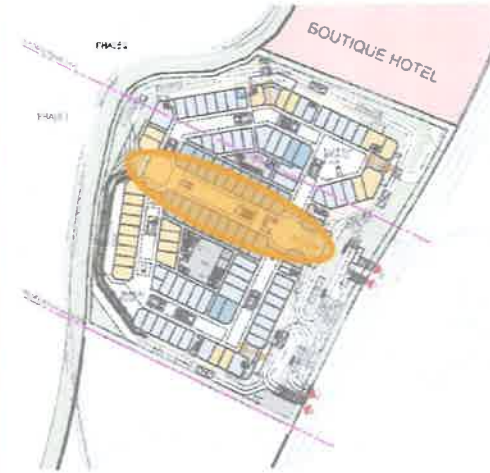


Terraced steps with outdoor artwork

JAYA CM



Canopy framing using natural materials like timber
(Centre Pompidou-Metz)



GIANT CANOPY

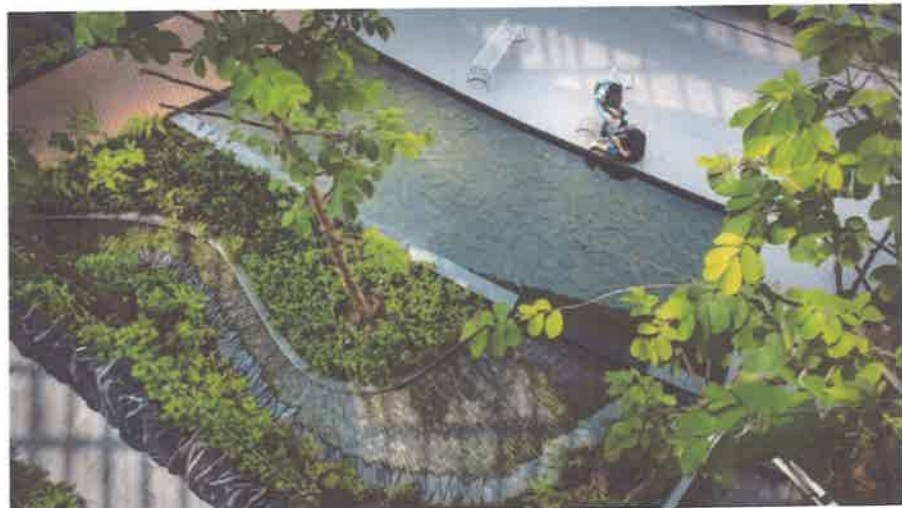
JAYA CM



Rest nodes amidst lush greenery (Bal Harbour Shops, Florida, US)



Bal Harbour Shopping Centre, Florida, US

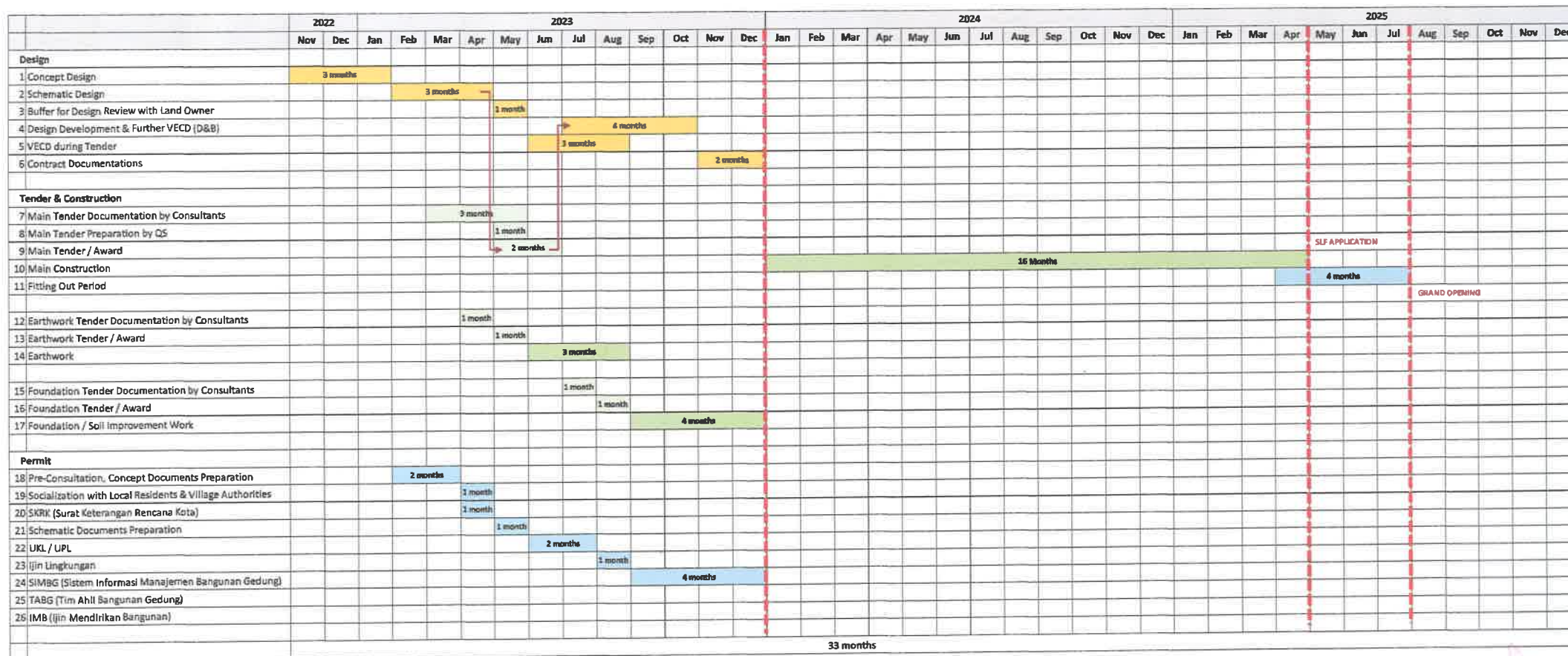


Mega Bangna, Bangkok, Thailand

LANDSCAPE

JAYA CM

TIMELINE



JAYA CM

THANK YOU



- turtle conservation
- 92 bird species
- coral reef protection

JAYA CINI