



NAMA PROYEK : Wood Pellet Plant Malinau hijau Lestari

PEMILIK : PT Malinau Hijau Lestari (MHL)

JENIS PROYEK : Pabrik

LOKASI : Long Loreh, Kab. Malinau, Prov. Kalimantan Utara

PERIODE : TBA

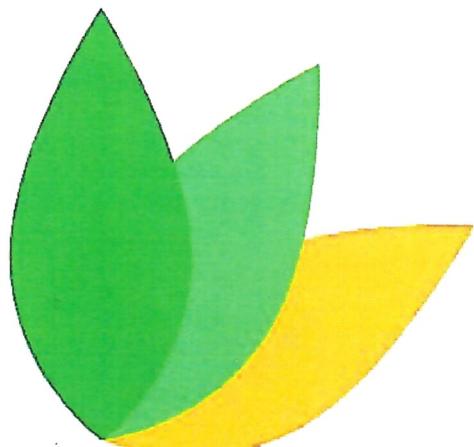
1	Jumlah Lantai	
	-	
	-	lantai
	-	lantai
	Total	lantai
2	Luas Lantai	
	-	m ²
	-	m ²
	Total	m ²
3	Kapasitas Parkir	
	- Kap. BED	
	- Kap. Parkir	
4	Fasilitas	
5	Lingkup Pekerjaan	Pengawasan <ul style="list-style-type: none"> A. Proses DED B. Manajemen Konstruksi & Implementasi Pengawasan Koordinasi Manajemen Proyek C. Proses Implementasi Quantity Surveyor Progress D. Dukungan Teknikal: Rekayasa koordinasi untuk integrasi desain Black Pellet / Torrefaction Plant (Partner MHL) dengan White Pellet Plant Aspect Utilitas & Fasilitas Dukungan <p>Note:</p> <p>Pabrik Pellet akan memproduksi Pellet Kayu dari bahan baku dari perkebunan menjadi Pelet Kayu (White Pellet) dan selanjutnya diproses menjadi Black Pellets melalui proses torrefaction, termasuk juga produksi kemasan ke Big Bag/Jumbo Bag sehingga produk dapat ditransfer ke Pelabuhan MHL di Muara Bengalun Malinau, Meski jalanannya berjarak 70 km</p> <p>Tujuan Produksi MHL:</p> <ol style="list-style-type: none"> 1. Pellet putih: 150.000 ton / tahun (Product Stage-1) 2. Pellet hitam : 120.000 ton / tahun (Produk Tahap 2 / Akhir)
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	17-Jul-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	

SCOPE OF WORKS
(SOW)

MHL CONSTRUCTION MANAGEMENT CONSULTANT
WOOD PELLET PLANT



Malinau Hijau Lestari

July 2023
PT. Malinau Hijau Lestari

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I. STATEMENT OF WORK

Project : Wood Pellet Plant Malinau Hijau Lestari
First Party : PT. Malinau Hijau Lestari (MHL)
Second Party : Construction Management
Contract Scheme : *Lumpsum*
Project Location : Long Loreh, Kabupaten Malinau, Provinsi Kalimantan Utara

II. OBJECTIVE & BACKGROUND

Malinau Hijau Lestari are an enterprise which was formed in 2018 that dedicates its business on renewable energy (**Biomass**) in a form of **Wood Pellet**.

One of the main supporting facilities to support MHL operational activities is the “Pellet Plant” facility in the Long Loreh Village area.

The Pellet Plant will produce the Wood Pellets from Raw Materials from the Plantation become the Wood Pellets (White Pellet) and further processed into Black Pellets through the torrefaction process, including also the product packaging to Big Bag/Jumbo Bag so the products can be transferred to the MHL Port in Muara Bengalon Malinau though its 70 km hauling road.

MHL production target:

1. White Pellet: 150.000 Ton/Year (Product Stage-1)
2. Black Pellet :120.000 Ton/Year (Product Stage-2/Final)



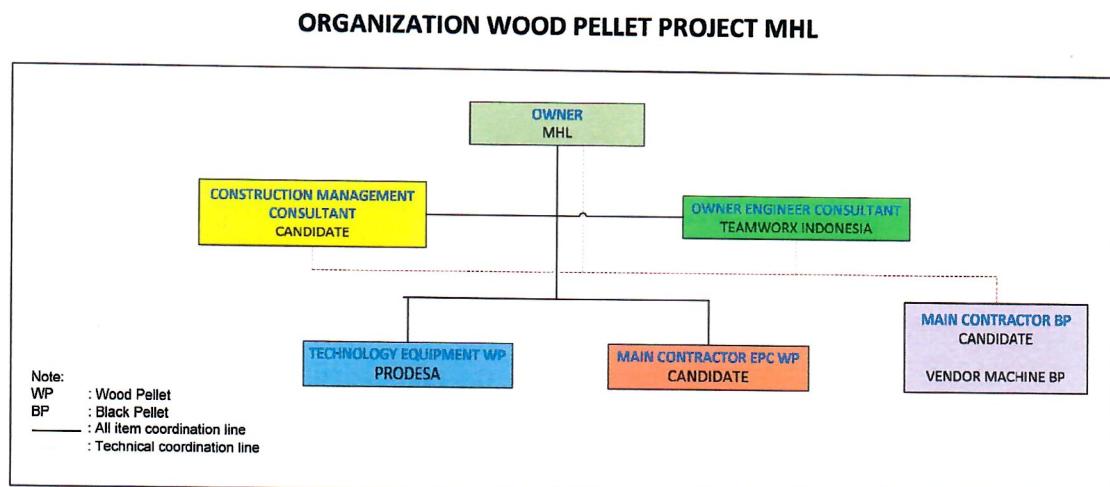
MHL Location at Malinau, North Kalimantan

III. MHL WOOD PELLET PLANT PROJECT ORGANIZATION

a. Parties:

- | | |
|---|----------------------------------|
| 1. Owner | : PT Malinau Hijau Lestari "MHL" |
| 2. Consultant Design Technology Equipment White Pellet (WP) | : Prodesa |
| 3. Vendor Technology Equipment White Pellet (WP) | : Prodesa |
| 4. Owner Engineer | : TeamworX Indonesia Consultant |
| 5. Construction Management Consultant | : Vacant Consultant |
| 6. EPC Main Contractor White Pellet (WP) | : Vacant Contractor |
| 7. EPC Main Contractor Black Pellet (BP) | : Vacant Contractor |

b. Organization Diagram



IV. CRITERIA & REQUIREMENT

To achieve MHL target, MHL requires a Construction Management Consultant support at the following **stages of the process**:

- Detail Engineering Design** (MHL – Main Contractor EPC WP – Vendor Equipment WP)
- Management Construction & Implementation Supervision** (Main Contractor EPC WP – Vendor Equipment WP)
- Quantity Surveyor Progress Implementation Process** (Main Contractor EPC WP – Vendor Equipment WP)
- Support Information Engineering** as Plan Integration Handling Product WP to Production Process Black Pellet/Torrefaction Plant (Partner MHL) ✓

The appointment of the Construction Management Consultant will be appointed directly by MHL through the Tender mechanism.

The selected Construction Management Consultant must have the technical ability and capability, Tools System, Certification according to the work item, and meet the Standard Specification/Code that applies both Nationally and Internationally in the field as well as experience in projects related to Factory Process, Engineering, Quantity Surveyor + Cost Control, Quality Control, Time Scheduler, Procurement, Supervision & Construction Management.

The requirements for this project are the achievement of the Wood Pellet Plant up and running on target, on schedule, on budget.

V. MANAGEMENT CONSTRUCTION & SUPERVISION SERVICES OBJECTIVE:

- a. DED Process
 - Performance target output (capacity & quality product)
 - Fungsional aspect, connecting main machine, & supporting equipment process
 - Technical engineering aspect specification reference & analysis calculation
 - Utility aspect supporting & building facility
 - Architectural aspect
 - Construction drawing
 - Bill of Quantity
 - Timeline & activity detail plan
 - Reporting
2. Management Construction & Implementation Supervision
 - Coordination management implementation project
 - Supervision implementation project
 - Review, recheck, approved document, drawing, & activity detail implementation
 - Work plan, requirements, & work methode
 - Problem solving all activity detail implementation
 - Project completion finish reference to delivery production target
 - Reporting
3. Quantity Surveyor Progress Implementation Process
 - Calculation item & volume progress implementation project
 - Review submission of the work progress EPC contractor
 - Reporting
4. Engineering Support
 - Coordination engineering for design integration of Black Pellet/Torrefaction Plant (Partner MHL) with White Pellet Plant aspect utility & supporting facility
 - Reporting

VI. CODE & REFERENCE SCOPE OF WORK

1. Design Codes and References
 - a. ASTM - American Standard Testing and Material
 - b. AISC - American Institute of Steel Construction
 - c. AWS – American Welding Society
 - d. ASCE – American Society of Civil Engineering
 - e. JIS – Japanese Industrial Standards
 - f. IEC - International Electrotechnical Commission
 - g. ASME - American Society of Mechanical Engineers
 - h. NFPA – National Fire Protection Association
 - i. SNI – Standard Nasional Indonesia
 - j. Undang-undang dan Peraturan Ketenagakerjaan Indonesia
 - k. Undang-undang dan Peraturan K3 (Keselamatan dan Kesehatan Kerja) Indonesia
 - l. Other Regulations & Code Specifications that apply both nationally & internationally
2. Work Include
 - a. Expert Workers (include Rooster Plan)
 - b. Software
 - c. Communication/Coordination & Report
 - d. Computers, Printers, Stationary and office supplies
 - e. Meal, Accommodation, & Transportation



VII. SCHEDULE & MILESTONES

1. FEED Process Maret 2022 - May 2022
2. Owner Engineer Consultant Support July 2022 - July 2023
3. Wood Pellet Plant Basic Design Process October 2022 - Feb 2023
4. Tender EPC Contractor June 2022 - August 2023
5. Tender Construction Management Consultant July 2023 - August 2023
 - Aanwyzing by online on Tuesday, 18 July 2023, 15.00 – 16.30WIB
 - Proposal CM submit by email to MHL on Friday, 21 July 2023
 - Clarification Proposal by online on Monday, 24 July 2023
 - Negotiation 28 & 31 July 2023
6. Tripartite Detail Engineering Design August 2023 - October 2023
7. Construction August 2023 - December 2024
8. Commisioning September 2024 - December 2024
9. Operational December 2024

VIII. CLOSE OUT DELIVERABLES

Work completion agreed based on:

1. Report for Approval on DED Document Process
2. Report for Management Construction & Implementation Supervision Process until Commissioning approved
3. Report Quantity Surveyor Progress Implementation Process until Commissioning approved
4. Report Support Information Engineering as Plan Design Black Pellet/Torrefaction Plant

At the report completion stage (*Berita Acara Serah Terima*) the Construction Management & Implementation Supervision must submit Files/Documents and Images in Hardcopy and Softcopy including Native Files.

IX. DELIVERY DOCUMENT

Required document from Construction Management Consultant Candidate for tender process, on Friday, 21 July 2023".

1. Company Supporting Document
2. Company Profile/Project Portfolio/Experience
3. Bid Proposal
4. Team CV
5. Budget Plan (*RAB*)
6. Time Schedule
7. Company Financial Report (audited):
 - a. 2021
 - b. 2022
 - c. 2023 progress

X. ATTACHMENT

Terlampir



Jakarta, 14 July 2023

Dibuat oleh,



Herry Ferdian Silalahi
BusDev Analyst



Rio Haryanto
Project Manager

Diperiksa oleh,



Sannie Lie
Procurement



Juharta Halim
Director PT MHL

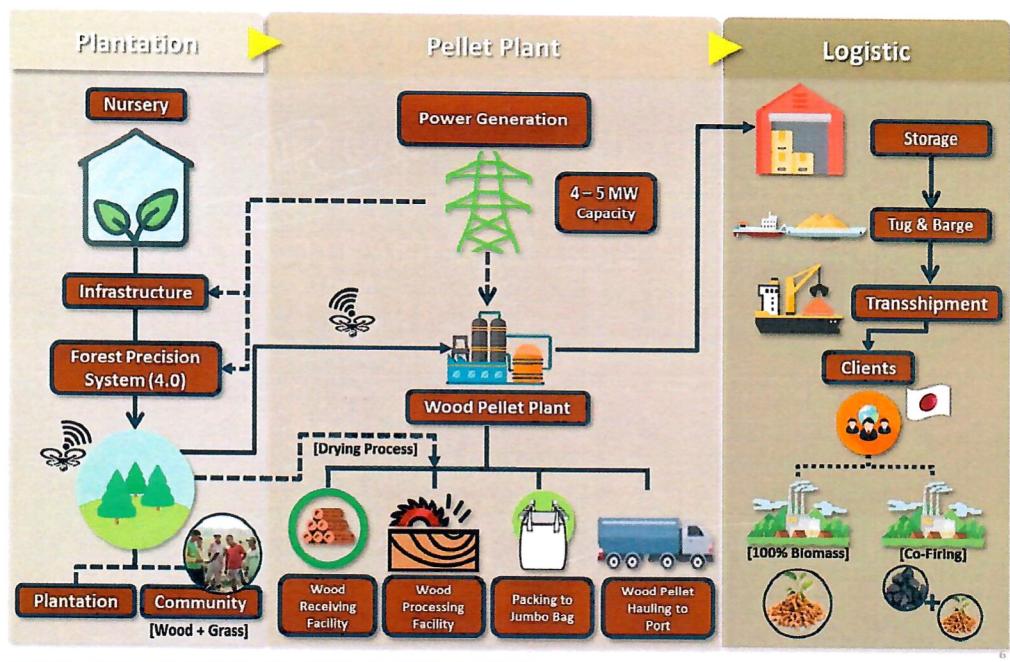
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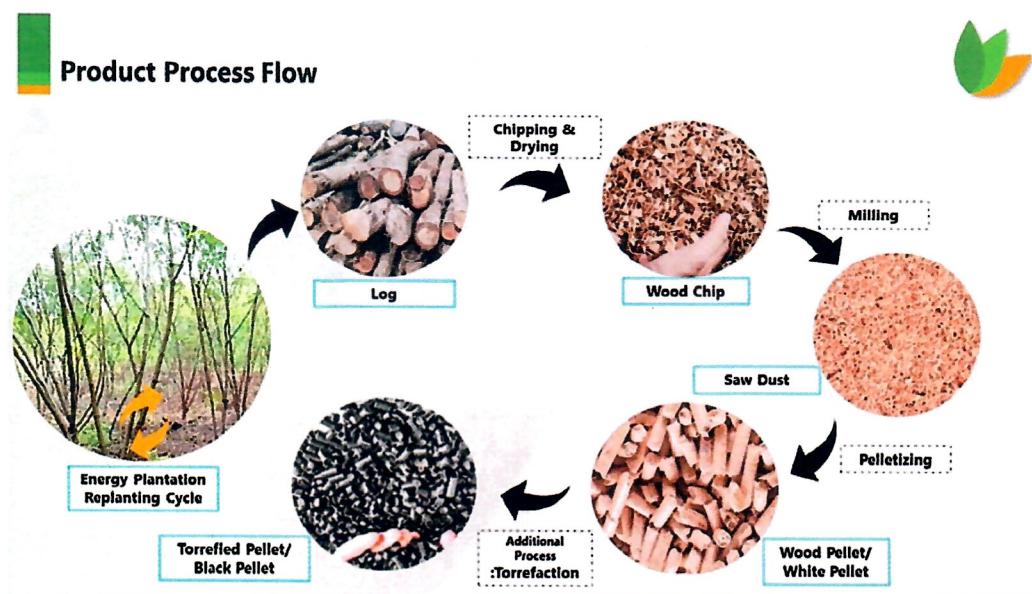
Helmy Paramaditya
Melinau Hijau Lestari
Direktur Utama PT MHL

Attachment:

1. MHL Business Process

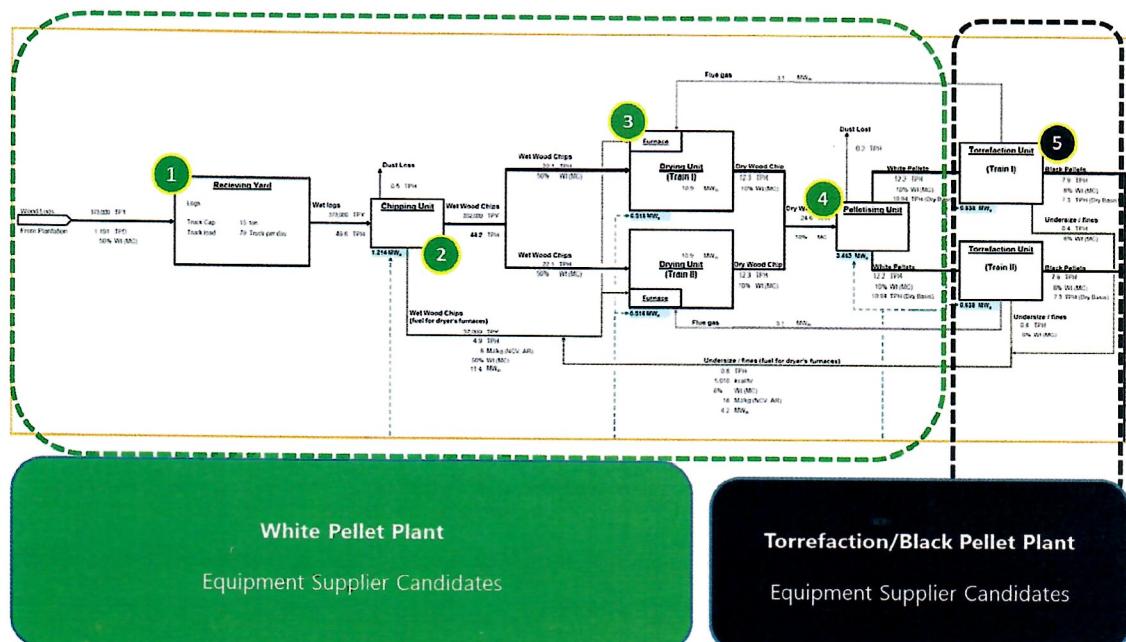
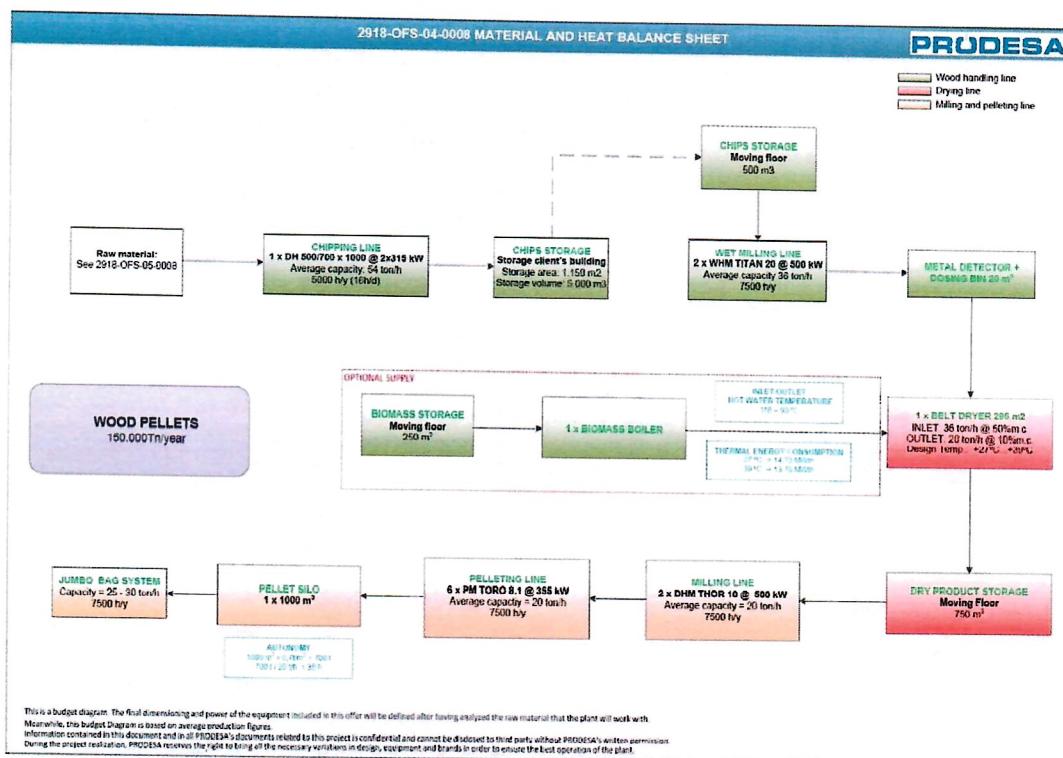


2. Wood Pellet Plant Flow Raw material & Product Process



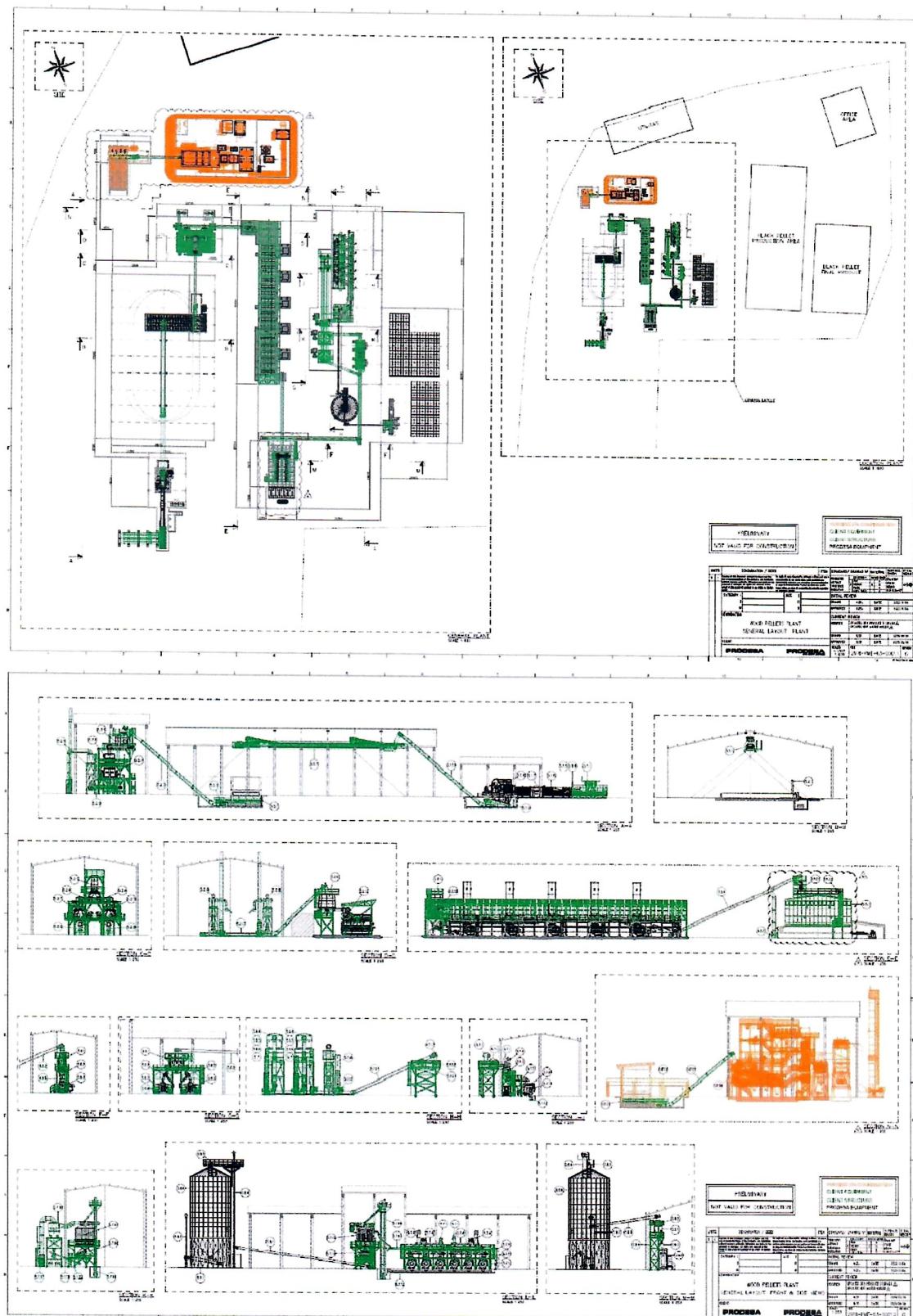
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3. Wood Pellet Plant Flow Equipment Process by Technology Vendor Prodesa



Q. J.

4. Site Layout Wood Pellet Plant by Technology Vendor Prodesa

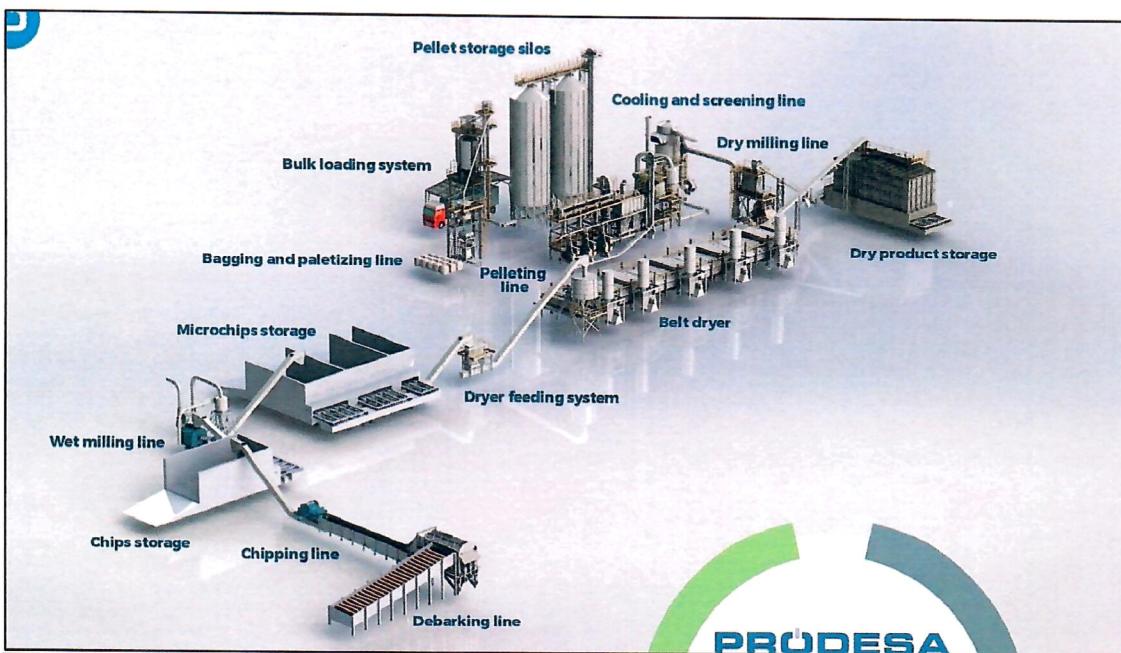


5. Actual Site Layout Wood Pellet Plant On Site MHL



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6. Sample Wood Pellet Plant by Technology Vendor Prodesa



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