

# MPM Webinar

MANAGING PROJECT amidst  
**COVID-19 Outbreak**

Jakarta, Indonesia  
7<sup>TH</sup> November 2020



**Dr. Johny Johan**

# CAKUNG

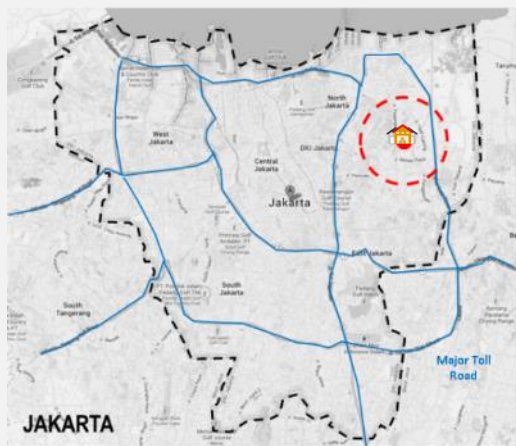
EAST JAKARTA - INDONESIA

MODERN WAREHOUSE DEVELOPMENT

# CAKUNG

## SITE LOCATION

## PROFILE



**CAKUNG** area is located at East Jakarta City administration, under DKI Jakarta Province, Indonesia. It is surrounded by major Jakarta's industrial area, such as: Pulo Gadung and Kawasan Berikat Nusantara (KBN). Mayor office of East Jakarta also located at this area.

Cakung area is reachable through Jakarta Outer Ring Toll Road and also from Bekasi and Kemayoran area through Jl. Raya Bekasi.

# CAKUNG

## PROFILE

### TIME TRAVEL & DISTANCE – Jakarta Surroundings



**A. Wh Cakung → Central Jakarta  
Monas**  
Dist. ± 12 km  
Time ± 33 Mins

**B. Wh Cakung → West Jakarta  
Grogol**  
Dist. ± 25 km  
Time ± 55 Mins

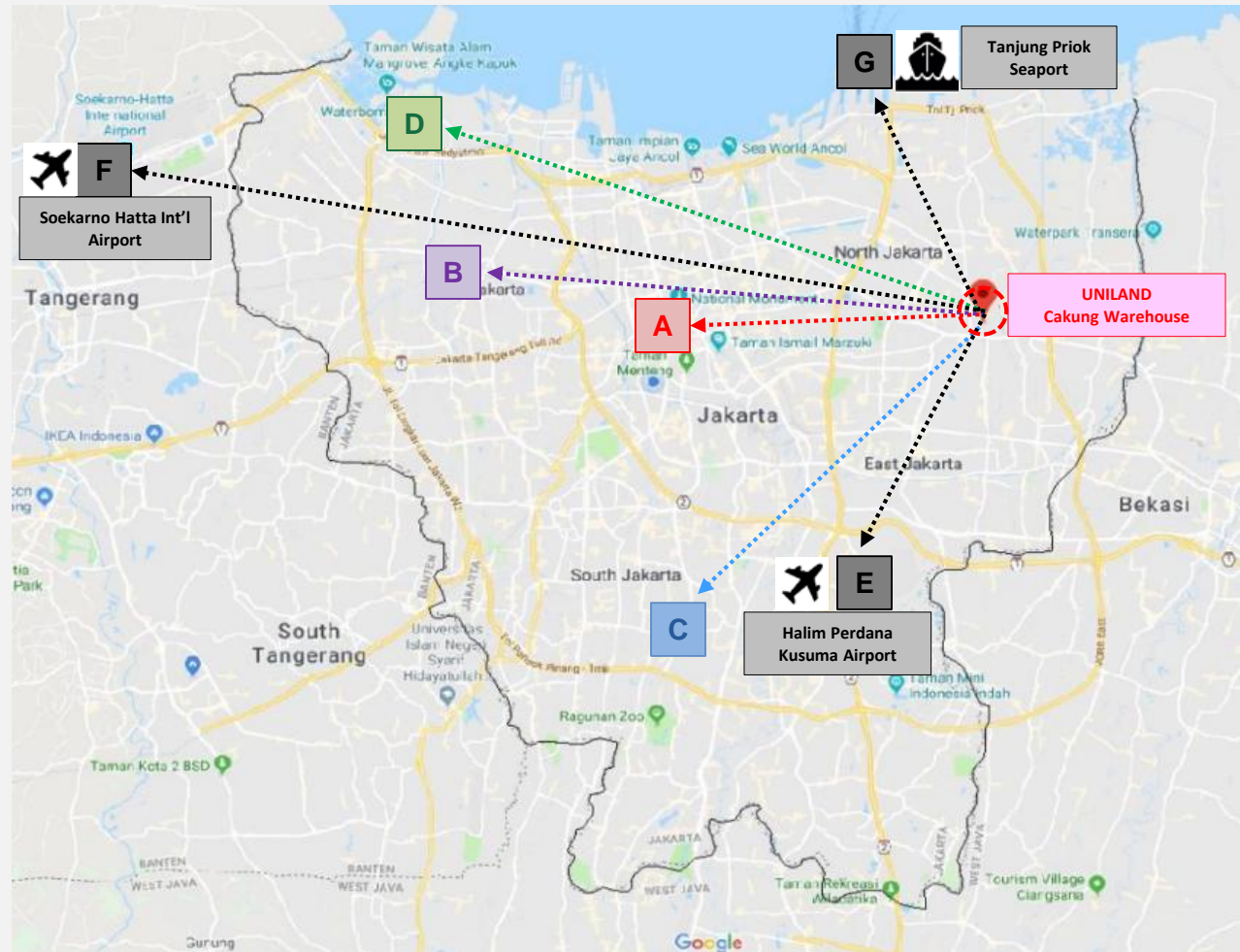
**C. Wh Cakung → South Jakarta  
Cilandak**  
Dist. ± 35 km  
Time ± 1h 10 Mins

**D. Wh Cakung → North Jakarta  
Pantai Indah K.**  
Dist. ± 26 km  
Time ± 56 Mins

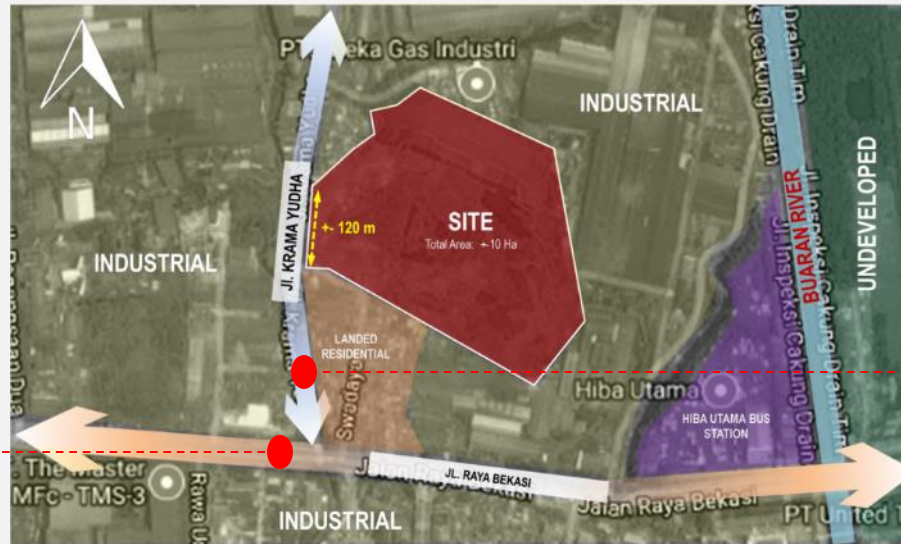
**E. Wh Cakung → Halim Perdana  
East Jakarta**  
Dist. ± 17 km  
Time ± 43 Mins

**F. Wh Cakung → Soeta (CGK) Airport  
South Tangerang**  
Dist. ± 36 km  
Time ± 1 hour

**G. Wh Cakung → Tjg Priok Seaport  
North Jakarta**  
Dist. ± 20 km  
Time ± 30 Mins



\*\* Time study based on Google Map time and distance positioning depicted during mid day activities



VIEW A [ Jl. Raya Bekasi ]

VIEW B [ Entrance to Jl. Krama Yudha ]



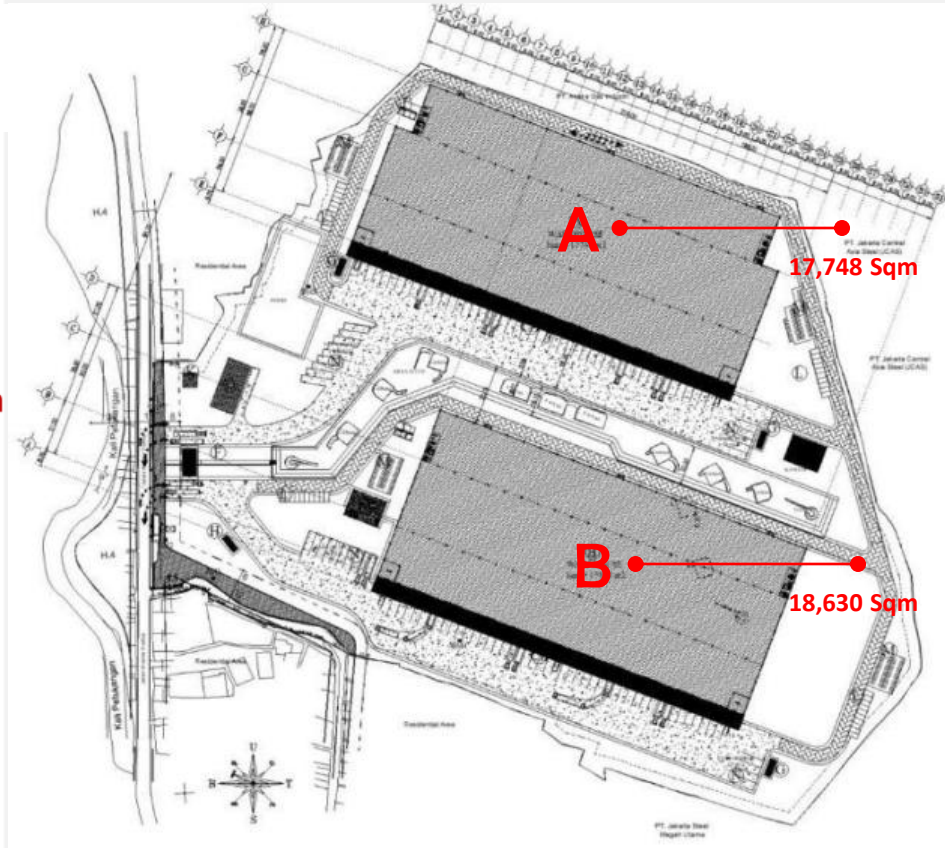
# CAKUNG

## SITE PARAMETER

WAREHOUSE DEVELOPMENT



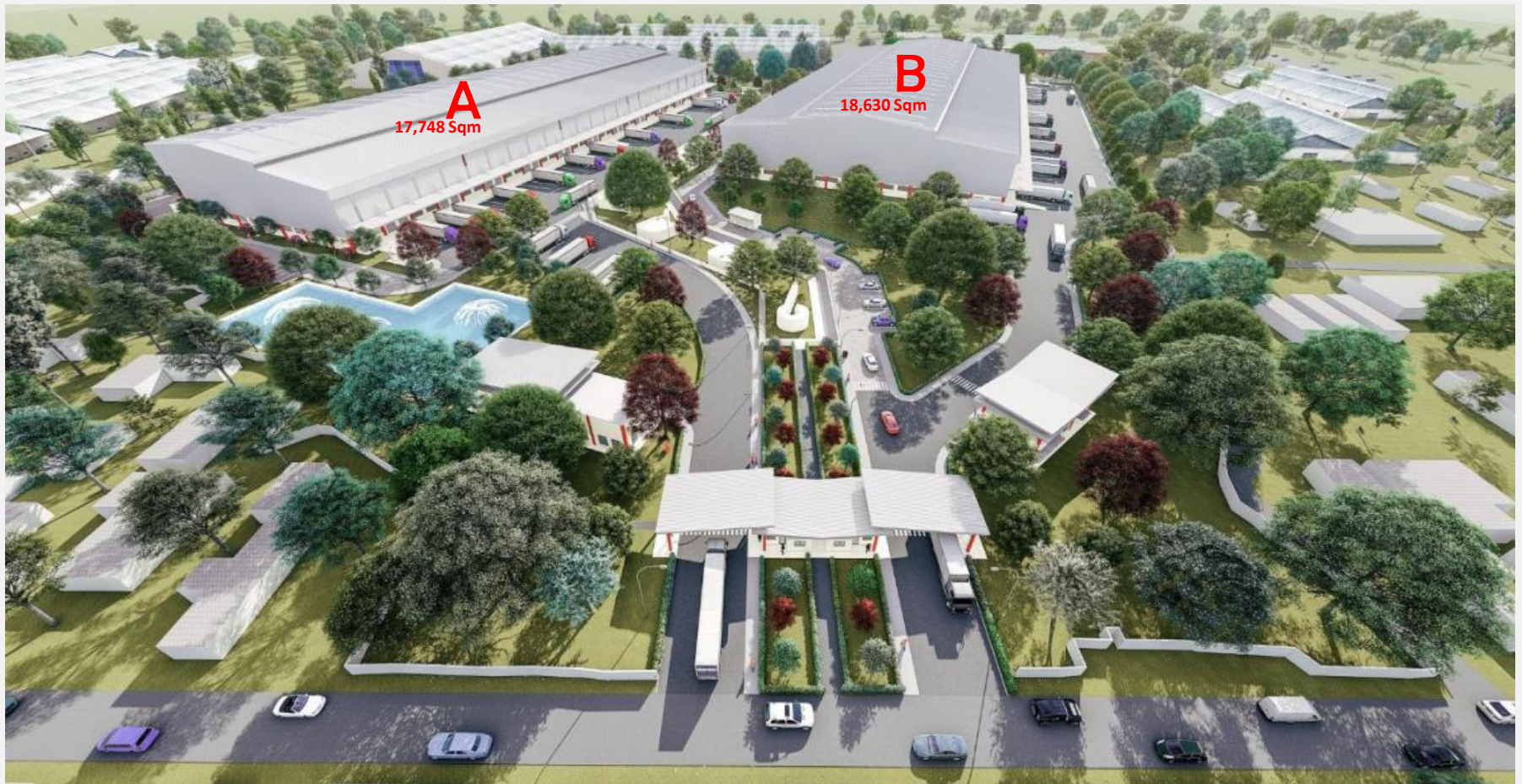
LAND AREA:  $\pm 100,000$  sqm / 10 Ha  
KLB / PLOT RATIO: 1.6 =  $\pm 160,000$  sqm  
KDB / BUILDING COVERAGE: 40% =  $\pm 40,000$  sqm



# CAKUNG

## WEST BIRDSEYE VIEW

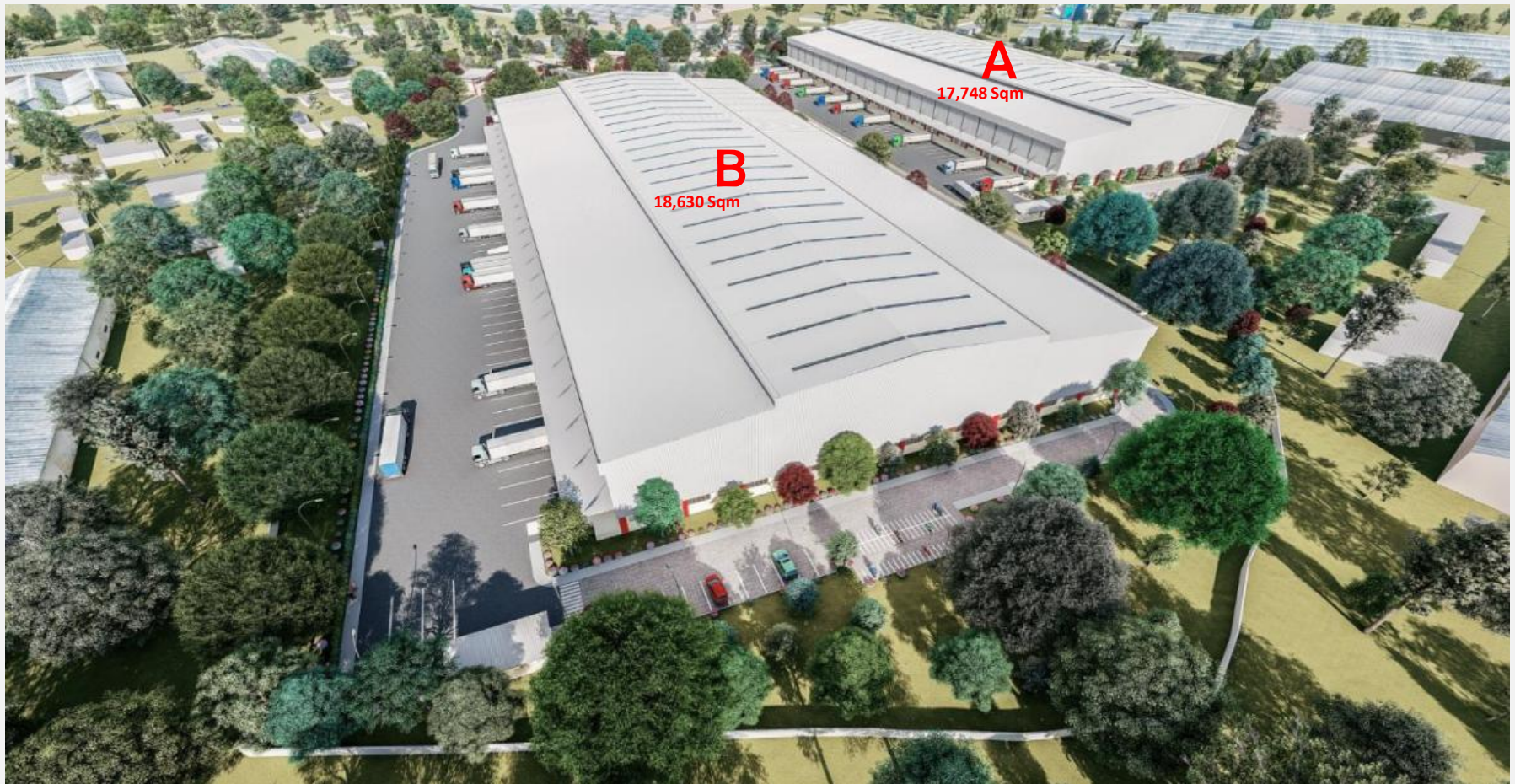
WAREHOUSE DEVELOPMENT



\* Note : Size, numbers, and figures are subject to discussion with appointed consultant & contractors, and/or revision with/without prior notice except for Built-to-Suit Model



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# CAKUNG

## BIRDSEYE VIEW

WAREHOUSE DEVELOPMENT



**LOADING/UNLOADING Warehouse A**



**LOADING/UNLOADING Warehouse B**



**ENTRANCE GATE (WEST SIDE)**

### TOP-CUT VIEW \*Architectural Final Drawing



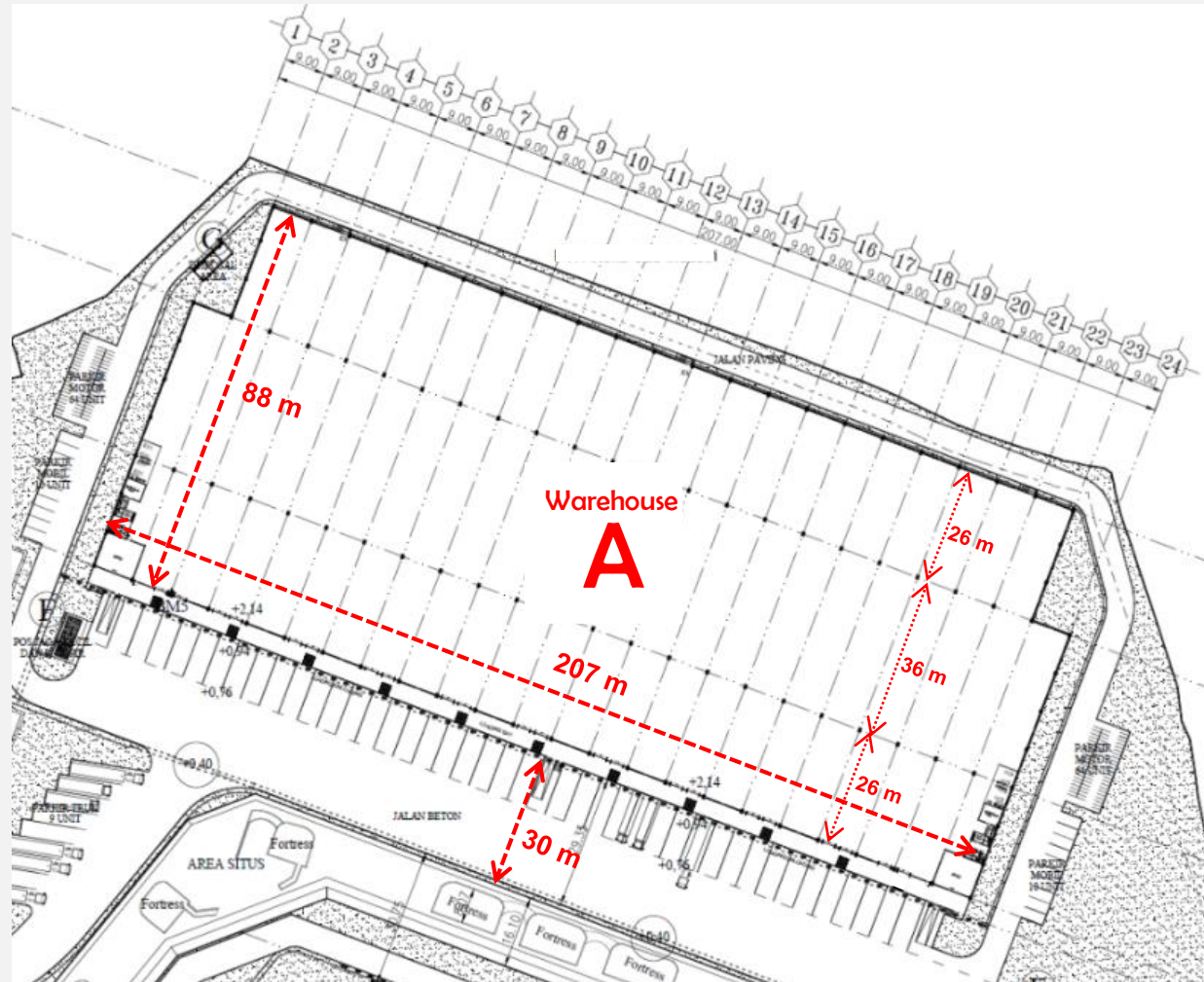
#### STRUCTURE

- Suspended Slab
- FLOOR LOAD 4.50 Tons/m<sup>2</sup>

#### FINISHING

- FF35/FL25
- Floor Hardener

**TOTAL Net Leasable Area**  
17,748 Square Meter

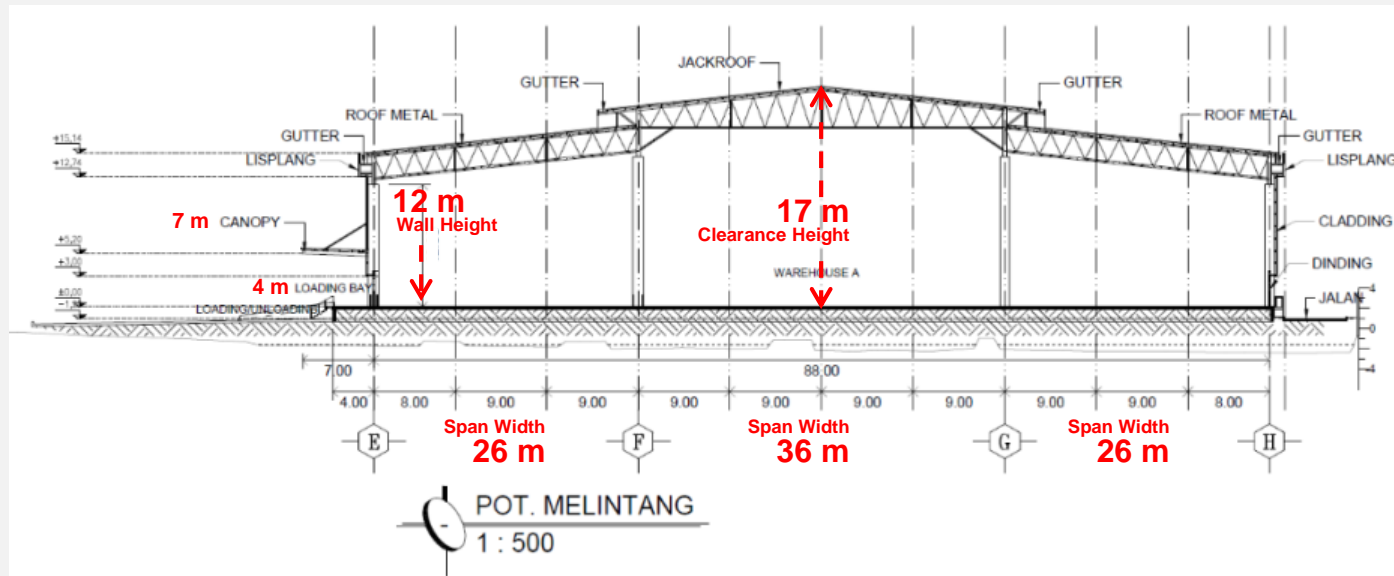


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# CAKUNG

WAREHOUSE DEVELOPMENT

## FRONT & SIDE-CUT VIEW \* Architectural Final Drawing



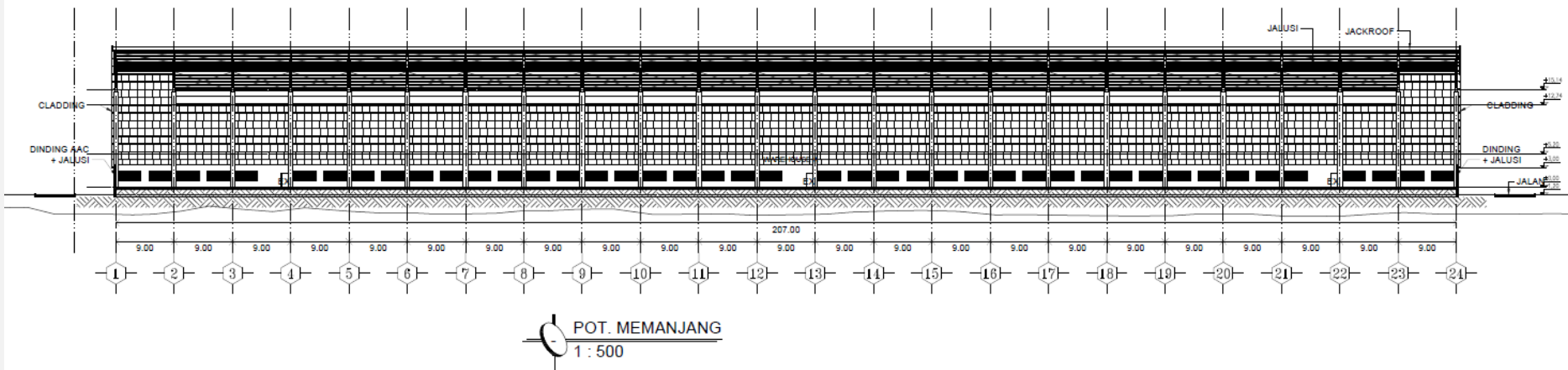
**A** ————— 17,748 Sqm

### STRUCTURE

- SUSPENDED SLAB
- FLOOR LOAD 4.50 Tons /m<sup>2</sup>

### FINISHING

- FF35/FL25
- FLOOR HARDENER



\* Note : Size, numbers, and figures are subject to discussion with appointed consultant & contractors, and/or revision with/without prior notice except for Built-to-Suit Model

### TOP-CUT VIEW \*Architectural Final Drawing



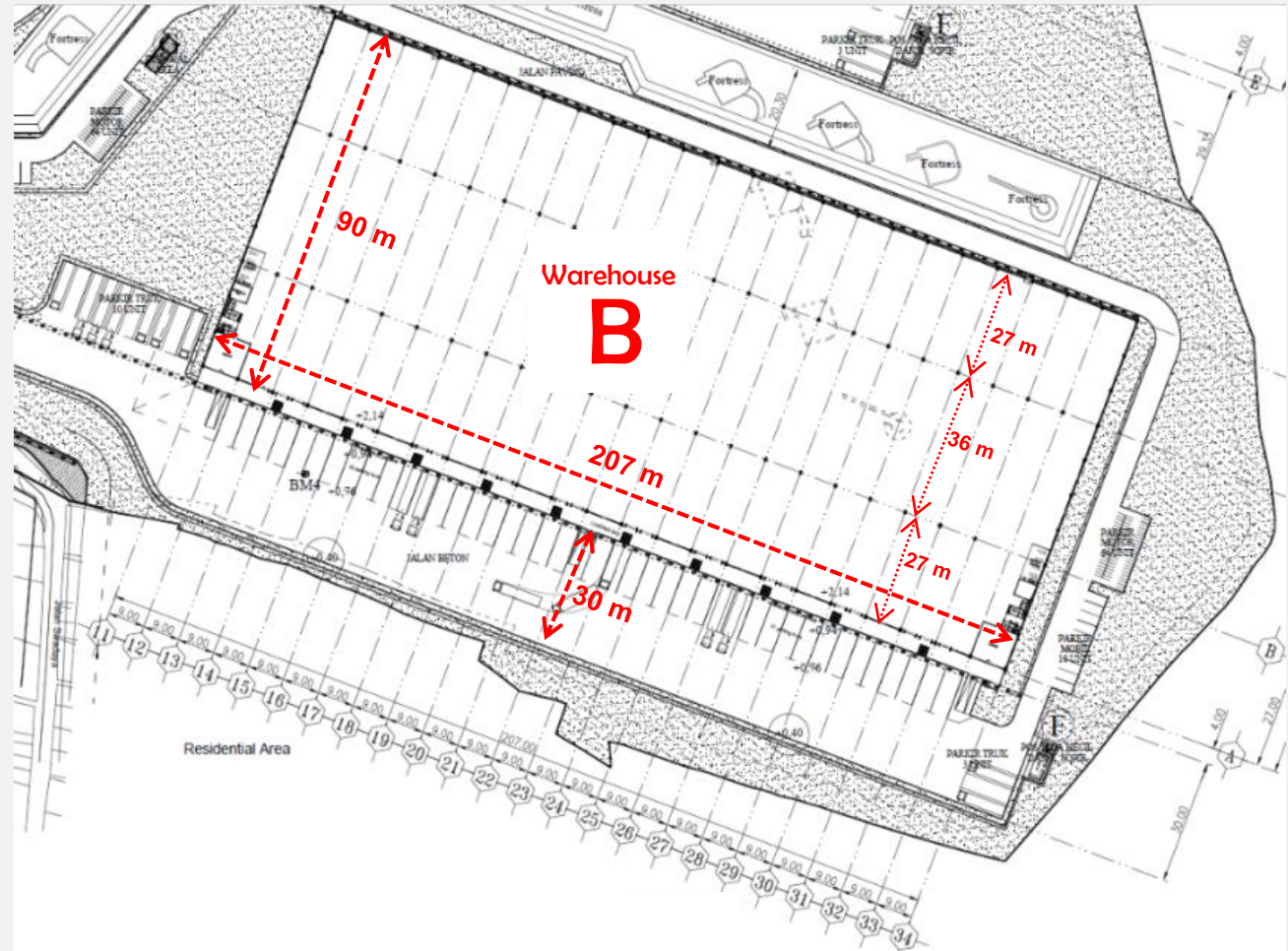
#### STRUCTURE

- Suspended Slab
- FLOOR LOAD 4.50 Tons/m<sup>2</sup>

#### FINISHING

- FF35/FL25
- Floor Hardener

**TOTAL Net Leasable Area**  
18,630 Square Meter

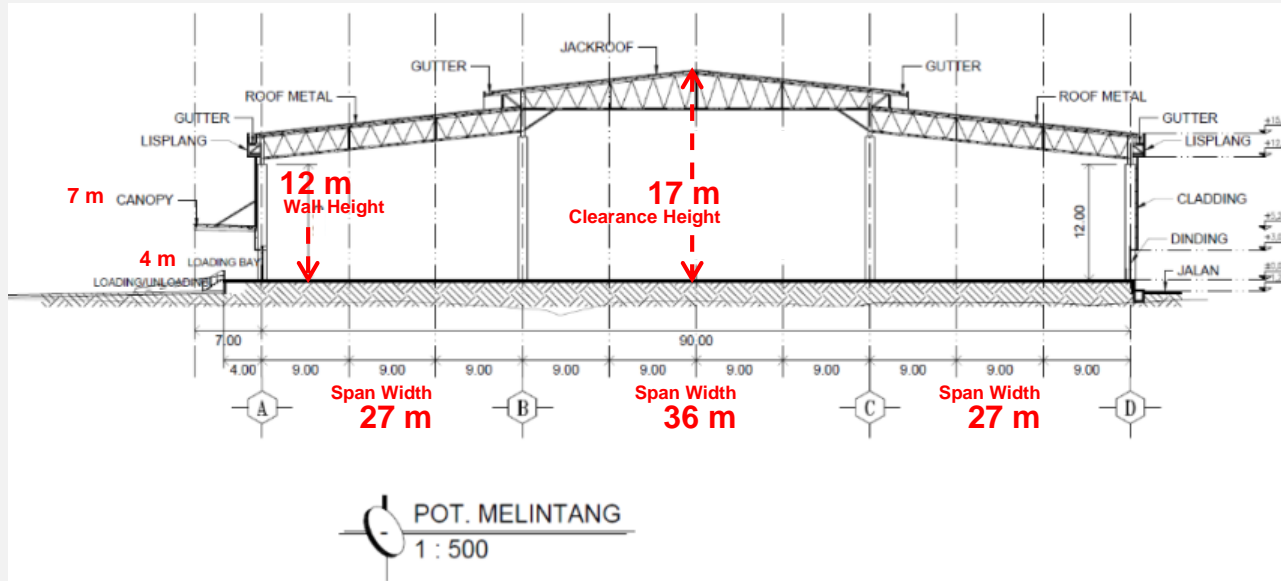


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# CAKUNG

WAREHOUSE DEVELOPMENT

## FRONT & SIDE-CUT VIEW \* Architectural Final Drawing



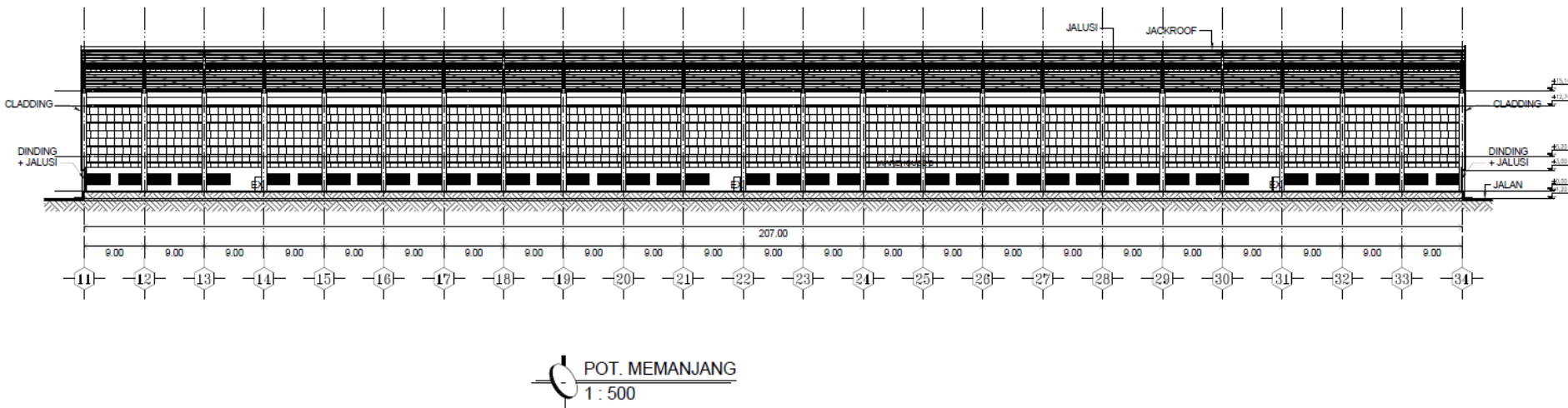
**B.** —————  
18,630 Sqm

### STRUCTURE

- SUSPENDED SLAB
- FLOOR LOAD 4.50 Tons /m<sup>2</sup>

### FINISHING

- FF35/FL25
- FLOOR HARDENER



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### GENERAL BUILDING SPECIFICATION



#### Warehouse A

Net Storage Space	17,748	m <sup>2</sup>
Canopy (calculated 50%)	828	m <sup>2</sup>
Canteen & Utility	270	m <sup>2</sup>
Main Guard House	47	m <sup>2</sup>
Driver Waiting & Guard Post (2)	54	m <sup>2</sup>
Disposal	27	m <sup>2</sup>
<b>Total Floor Area WH A</b>	<b>18,146</b>	<b>m<sup>2</sup></b>

Electric Terminal	49	m <sup>2</sup>
Rolling Doors	20	unit
Dock Levelers	10	unit
Truck Parking	59	unit
Car Parking	20	unit
Motorcycle Parking	128	unit
Concrete Pavement	8369	m <sup>2</sup>
Concrete Block Road	3142	m <sup>2</sup>
Electrical Power Capacity	250	Kva
Generator Set [ Genset ] Power Capacity	125	Kva

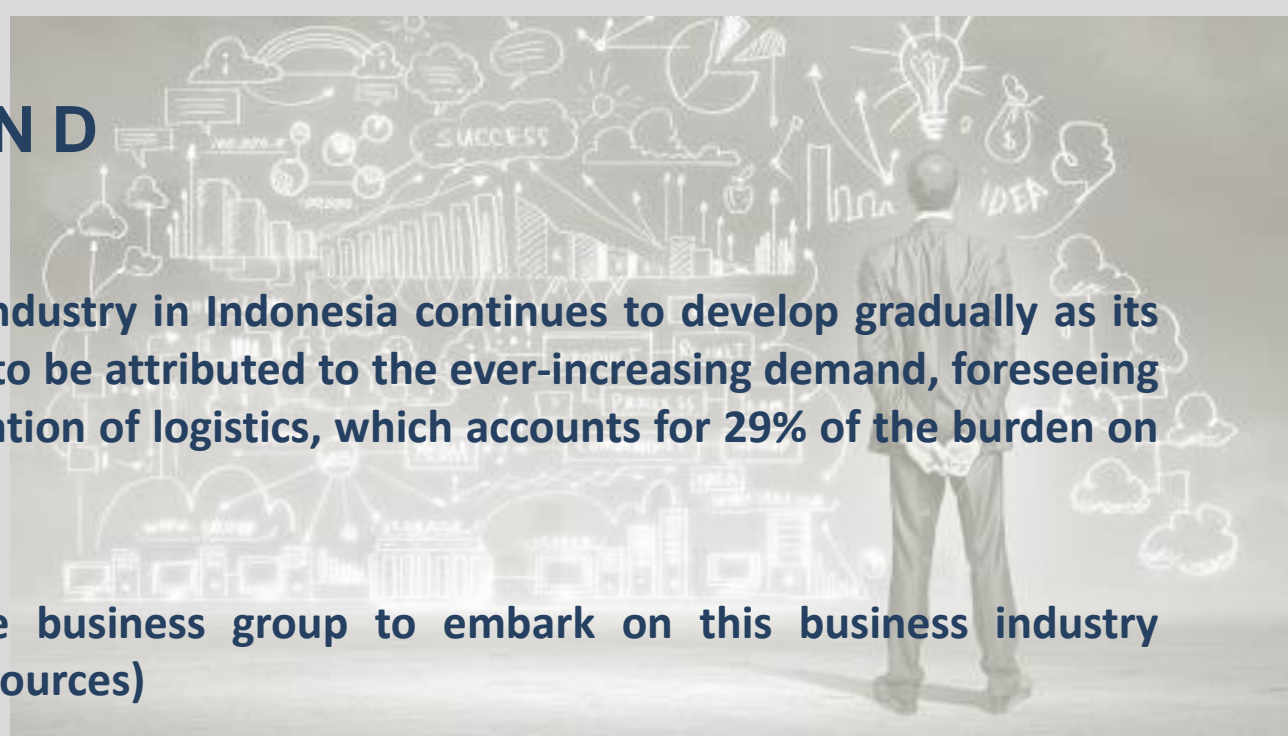
#### Warehouse B

Net Storage Space	18,630	m <sup>2</sup>
Canopy (calculated 50%)	828	m <sup>2</sup>
Canteen & Engineering Office	162	m <sup>2</sup>
Main Guard Post	47	m <sup>2</sup>
Driver Waiting & Guard Post	27	m <sup>2</sup>
Disposal	27	m <sup>2</sup>
<b>Total Floor Area WH B</b>	<b>18,893</b>	<b>m<sup>2</sup></b>

Rolling Doors	20	unit
Dock Levelers	10	unit
Truck Parking	61	unit
Car Parking	20	unit
Motorcycle Parking	128	unit
Concrete Pavement	8736	m <sup>2</sup>
Concrete Block Road	3308	m <sup>2</sup>
Electrical Power Capacity	250	Kva
Generator Set [ Genset ] Power Capacity	125	Kva

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# BACKGROUND



- The logistics service industry in Indonesia continues to develop gradually as its development is likely to be attributed to the ever-increasing demand, foreseeing the rapid cost acceleration of logistics, which accounts for 29% of the burden on Indonesia's GDP
- The capability of the business group to embark on this business industry (Capital, and other resources)
- Requirement to set up a new Logistics Property Business within our Group of Companies
- To utilize existing vacant land in strategic location at the east of Jakarta

Based on the above reasons, the Logistics Property Business was set up and the first project to be developed is Cakung Modern Warehouse Project

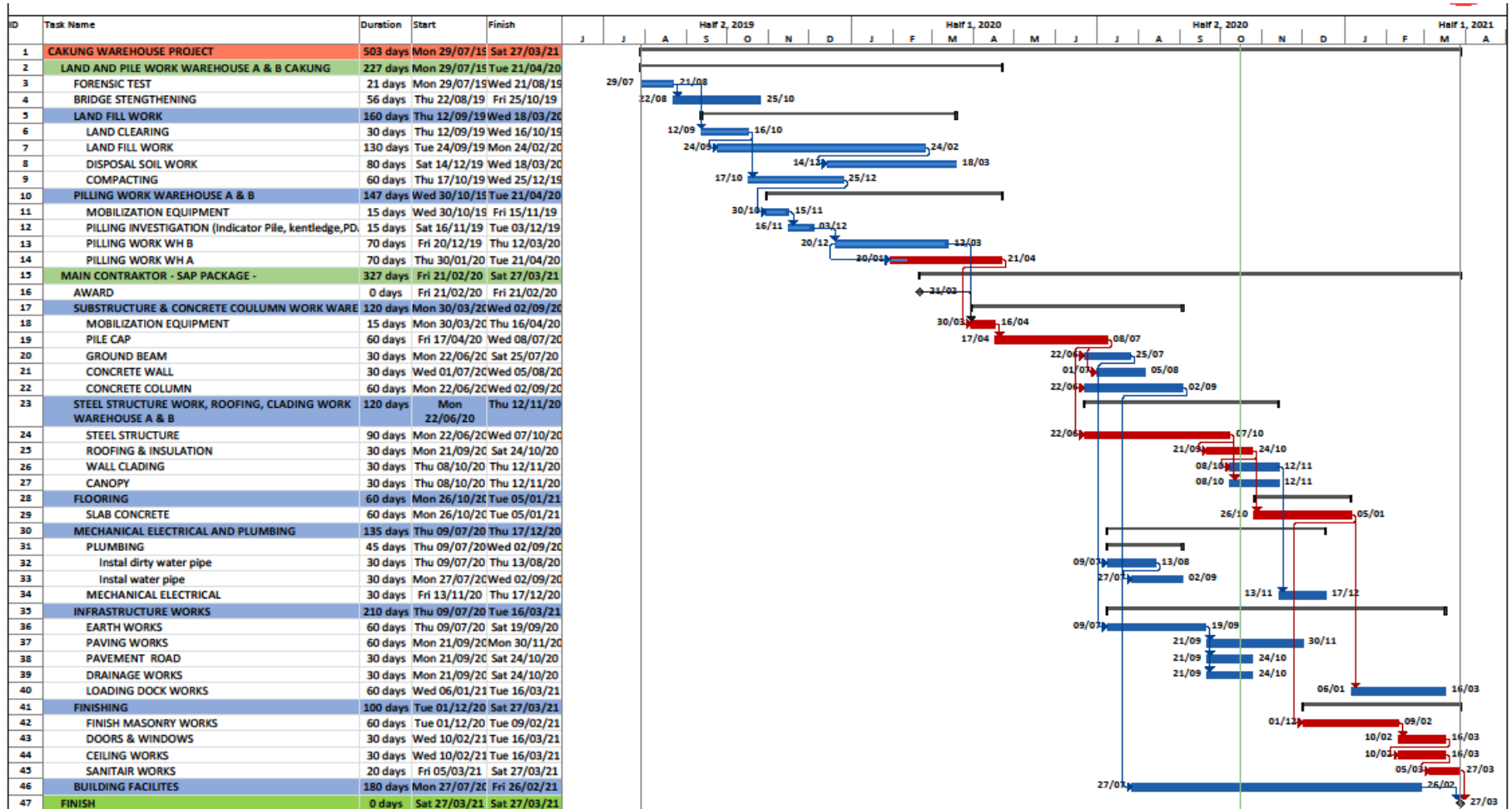
# WHAT AND WHEN TO DEVELOP THIS PROJECT?

- Main development target is to build Modern Warehouses within Jakarta and greater Jakarta area
- Available land was located in the east of Jakarta with total of 10 Hectares, and was planned to start in 2019
- The consultants were appointed to start the design processes
- Simultaneously, the landfilling contractor was awarded to start land filling work because the land was more than 50% swampland area
- The landfilling work started around September 2019 and was scheduled for 5 months completion
- While the design and planning works for tendering the contractors were done simultaneously



# Construction Schedule

## Finished by end of March 2021



# CAKUNG

## DEVELOPMENT PROGRESS

WAREHOUSE DEVELOPMENT



**Land Cut & Fill Progress at Warehouse A**  
Oct – Nov 2019



**Land Cut & Fill Progress at Warehouse B**  
Oct – Nov 2019



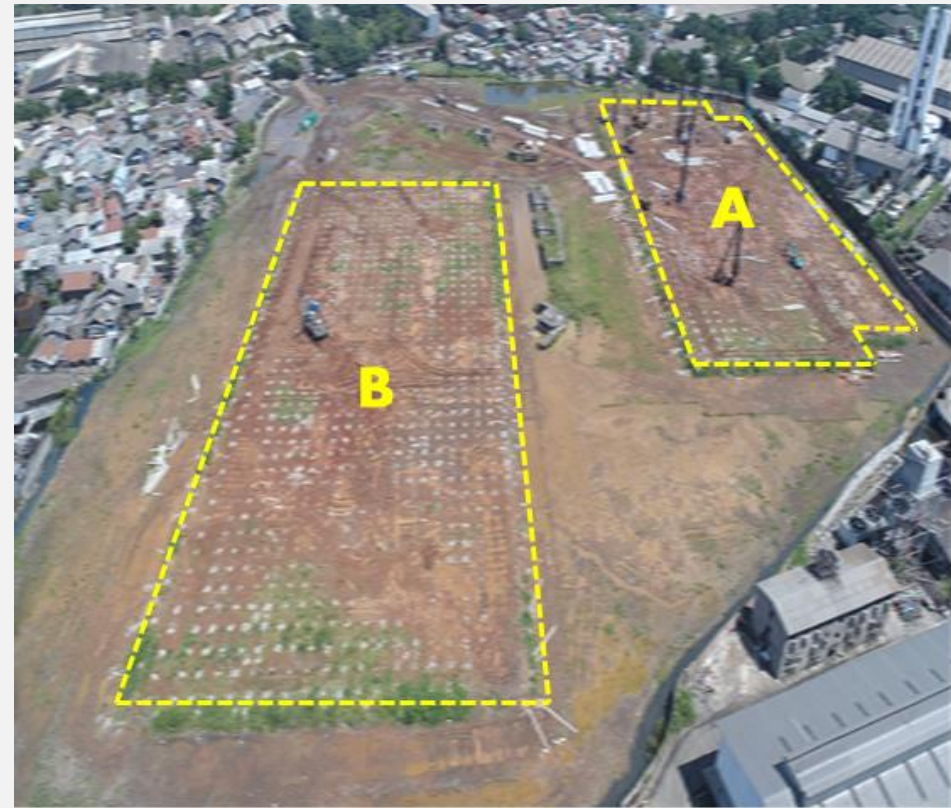
**Piling The First Indicator Pile**  
22<sup>nd</sup> Nov 2019



**Connecting Pile**  
22<sup>nd</sup> Nov 2019



Front-side Gate View  
[ West Birdseye ]



Back-side View  
[ South-east Birdseye ]

**Piling Progress as of April 2020  
100% Achieved**

**\*\* 3 Months Construction delay due to the implementation of Government regulation on Covid-19 Pandemic Large Scale Social Distancing [ Apr, May, Jun 2020 ]**

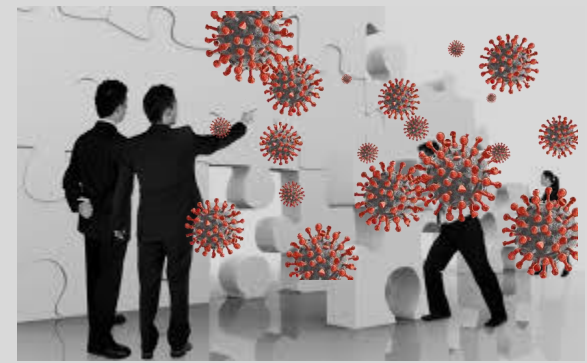
# SUBSTRUCTURE WORK



- With the soil condition, consultant decided to design the concrete slab on piles, which needs around 2400 piles @ 15m length to be driven
- These works lasted almost 5 months from Nov 2019 – end of April 2020
- Planned to award the main contractor on March 2020 with the total duration of 12 months
- The main contractor awarded but COVID 19 started



# HOW TO OVERCOME THIS PROBLEM?



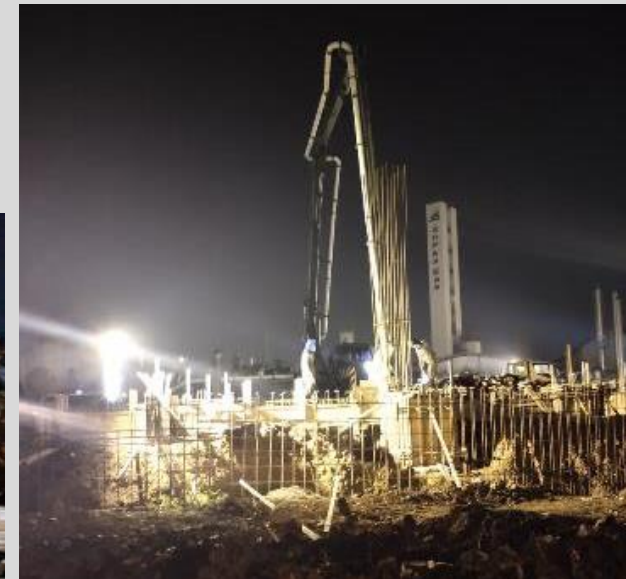
- Should we stop the project?
- Should we delay the project?
- How do we solve the problem with the awarded main contractor ?
- How do we get win-win solution without any claim from each other?



# DISCUSSION & SOLUTION



- During the initiation of Covid outbreak in Indonesia, main Contractor was waiting for Down Payment to be released
- If we released the Down Payment, the COVID issues Indonesia were just on the beginning and the government has strictly issued regulation to reduce/stop any gathering activities, and in our country the fasting month for Eid-Mubarak day was lasting, which means lower productivity
- It was interesting how we discussed with the main contractor; And eventually, we were able to ask them to submit a letter to us to delay the project initiation for a certain months which was agreed by both parties
- We agreed to delay 3 months to start the project which extending the finish time from March to mid of June 2021



# DISCUSSION & SOLUTION



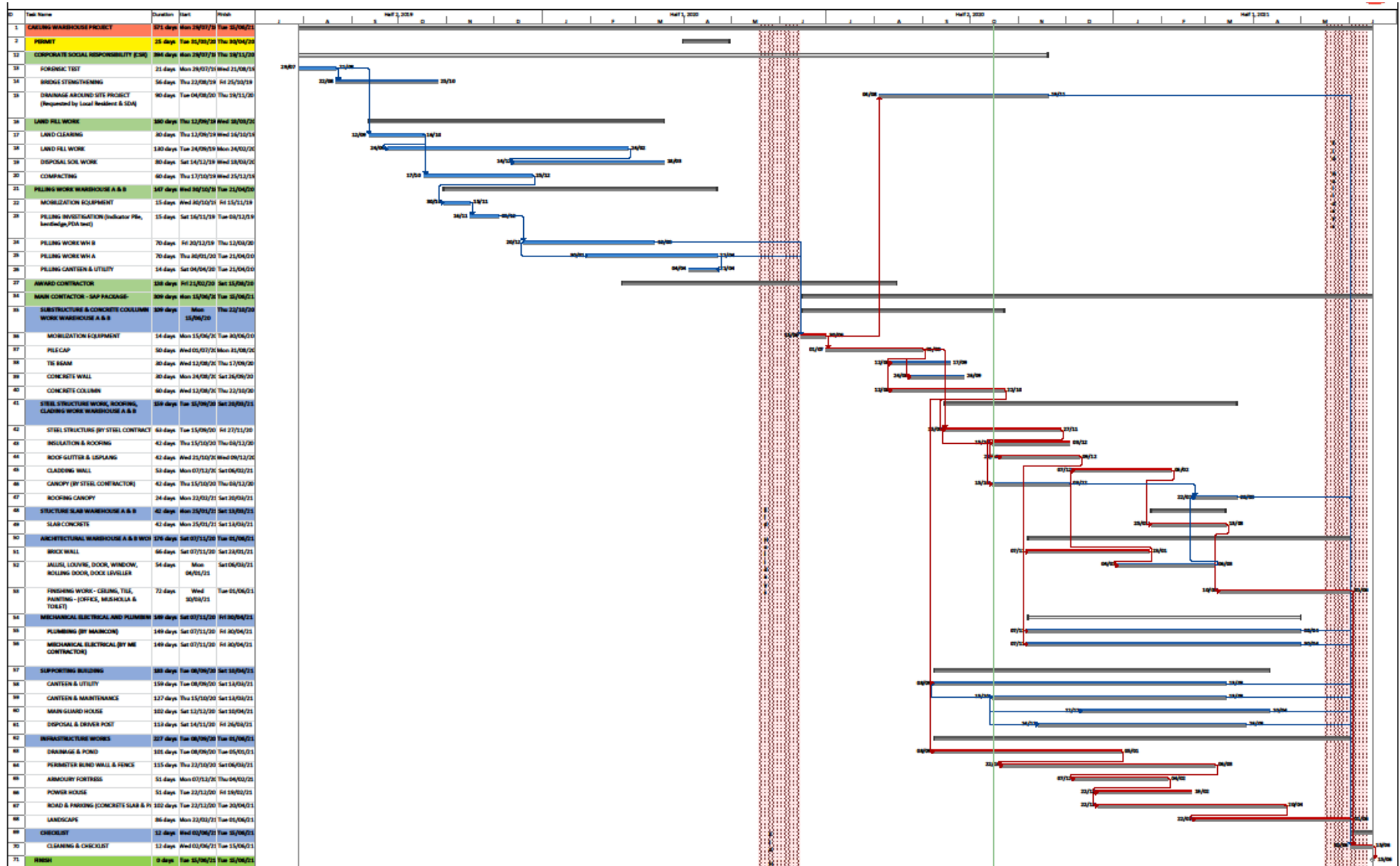
- Since we observed there is possibility to speed up the program from 12 months to 10 months, we tried again to negotiate whether they can do the project in 10 months
- At the end, the main contractor agreed to finish the project in 10 months with the condition that the payment claims could be released fast .
- Now the project is being executed and hopefully the completion time will be achieved in 10 months work.



# Construction Schedule

Finished by end of June 2021

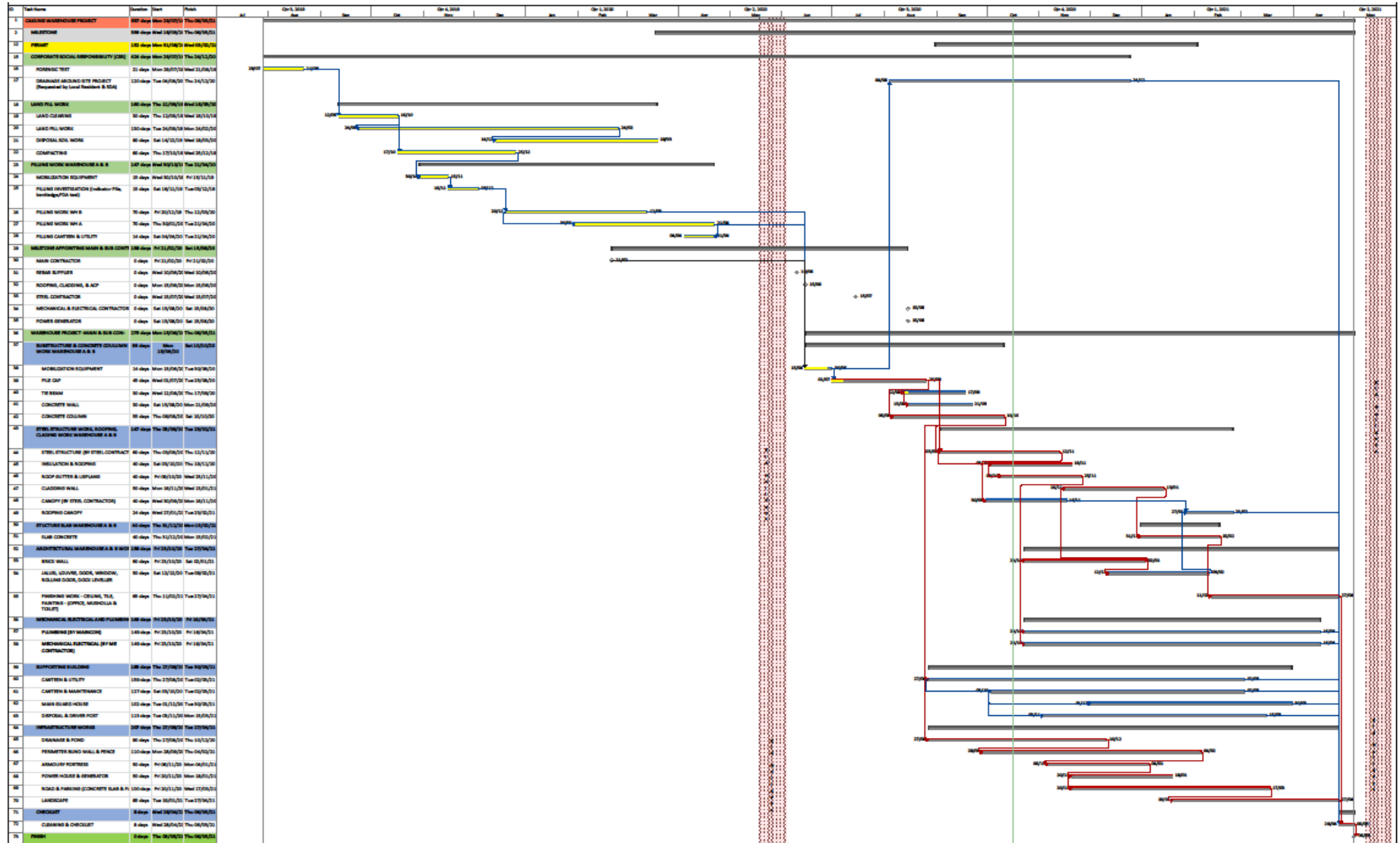
[ 3 months delay due to Covid-19 Pandemic Lock Down ]



# Construction Schedule

Finished by end of April 2021

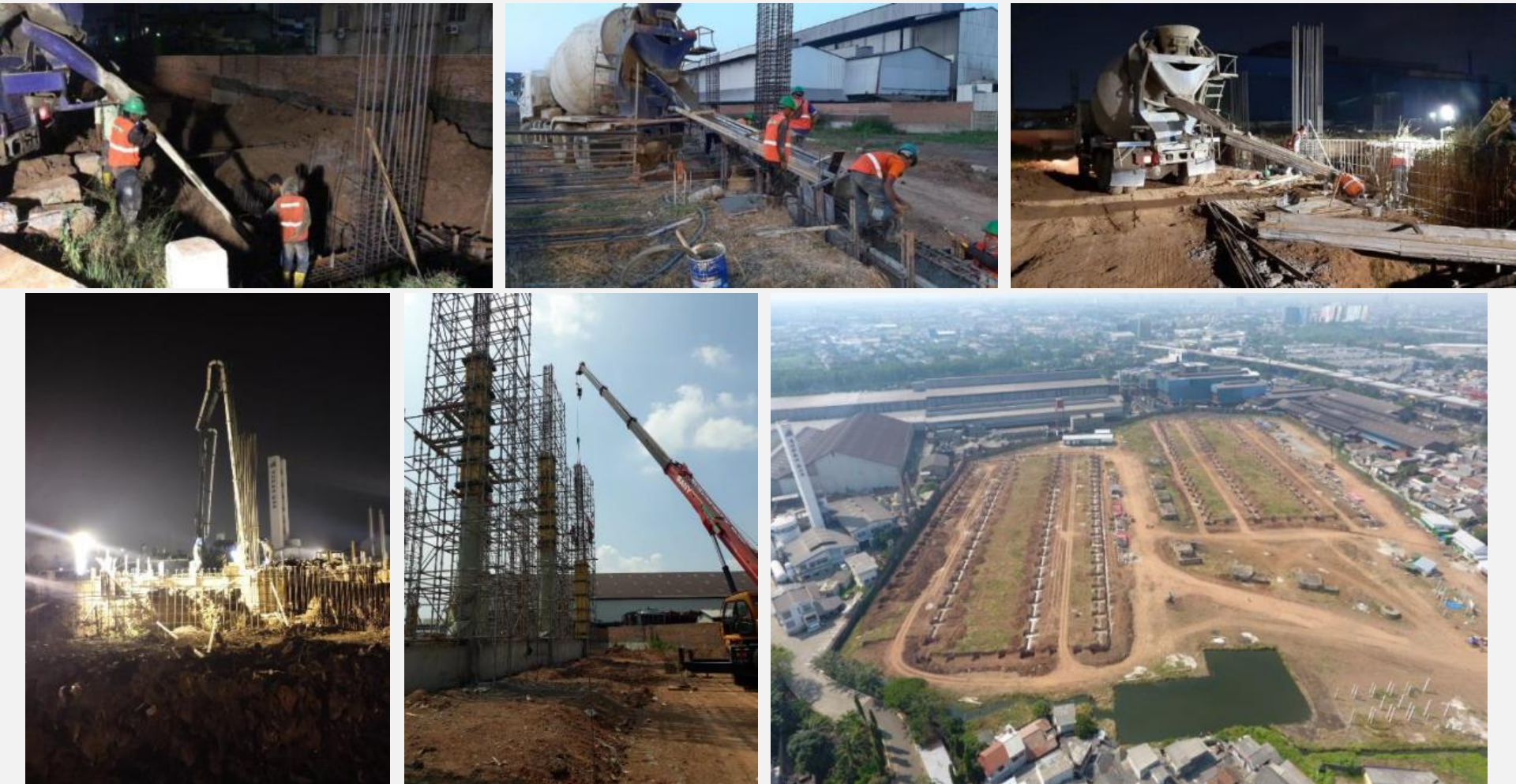
[ Acceleration Program ]



# CAKUNG

## DEVELOPMENT PROGRESS

WAREHOUSE DEVELOPMENT



**Pile Caps, Tie Beams, and Column Construction are in Progress as of July - August 2020**

**\*\* 3 Months Construction delay due to the implementation of Government regulation on Covid-19 Pandemic Large Scale Social Distancing [ Apr, May, Jun 2020 ]**



Warehouse A



Warehouse A



Warehouse A



Warehouse B



Warehouse B



Canteen & Utilities

**Roofing Steel Structure Construction are in Progress as of September & October 2020**

**\*\* 3 Months Construction delay due to the implementation of Government regulation on Covid-19 Pandemic Large Scale Social Distancing [ Apr, May, Jun 2020 ]**

**THANK YOU**



**Dr. Johny Johan**