

**CONTRACT FOR CONSULTANTS' SERVICES**

**Time-Based**

**Project Name: Consulting Services on Design and Construction Supervision  
for Development of World Class University with Socio Entrepreneurial  
Spirit at Universitas Gadjah Mada**

**Loan Agreement No.: IP-576**

**Contract No.: 333/PIU/LX/2018**

between

**Universitas Gadjah Mada (UGM)**

and

Joint Venture of

**Oriental Consultants Global Co., Ltd. (OCG)**

and

**Azusa Sekkei Co., Ltd. (AZUSA)**

in association with

PT. Cakra Manggilingan Jaya (CAKRA),

PT. Bitu Enarcon Engineering (BITA), and

PT. Oriental Consultants Indonesia (OCI)

Dated: 20 September 2018

| PACKAGE | B U I L D I N G                                 | CODE  | AREA<br>m2 | STORY |        | Type of<br>Building |
|---------|-------------------------------------------------|-------|------------|-------|--------|---------------------|
|         |                                                 |       |            | UPPER | BASEMT |                     |
| 1       | Smart and Green Learning Center                 | SGLC  | 15,307     | 11    |        | Non-standard        |
|         | Engineering Research Innovation Center          | ERIC  | 7,916      | 5     |        | Standard            |
| 2       | Law Learning Center                             | LLC   | 6,434      | 7     | 1      | Standard            |
| 3       | Animal Science Learning Center                  | ASLC  | 5,234      | 6     | 1      | Non-standard        |
|         | Integrated Forest Farming Learning Center       | IFFLC | 4,906      | 7     | 1      | Non-standard        |
| 4       | Agrotropical Learning Center                    | AGLC  | 4,658      | 5     | 1      | Non-standard        |
|         | Dental Learning Center                          | DLC   | 6,431      | 6     | 1      | Non-standard        |
|         | Advanced Pharmaceutical Science Learning Center | APSLC | 9,024      | 6     | 1      | Non-standard        |
|         | Teaching Industry Learning Center               | TILC  | 9,739      | 7     | 1      | Standard            |
|         | Field Research Center                           | FRC   | 2,856      | 2     |        | Standard            |
| Total   |                                                 |       | 72,505     |       |        |                     |

**Remarks:** Standard building is a building which meets function, activity, spatial, and building arrangement in both general, and particular consideration at UGM as well as green building principle. Beside, standard bidding should also cover rules and general requirements such as security, safety, health, evacuation, and efficiency (Clarification number 6, type of building for package 3, letter issued by UGM dated 24<sup>th</sup> May, 2018 Number 174/PIU/V/2018)

### 1.3.2. Equipment Packages

The equipment packages will be divided into five (5) Contract Packages as follows:

Package 5

Equipment of faculty of engineering 1 lot

Package 6

Dental Unit 1 lot

Package 7

Equipment of SGLC 1 lot

Equipment of ERIC 1 lot

Equipment of FRC 1 lot

*Handwritten signature/initials*

| No   | Position                                                      | I or L    | Major Tasks and Duties                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------|---------------------------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      |                                                               |           | <p>payment certificate as specified in the contract.</p> <p>17) Coordinating the works among different contractors employed for the Project.</p> <p>18) Reporting timely to the Employer for any inconsistency in executing the works and suggesting appropriate corrective measures to be applied.</p> <p>19) Inspecting, verifying and determining claims issued by the parties to the contract (i.e. the Employer and Contractor) in accordance with the Construction work contract.</p> <p>20) Performing the inspection of the works, including Test on Completion, and assisting a Chief Architect to issue certificates such as the Taking-Over Certificates, Performance Certificate as specified in the contract.</p> <p>21) Supervising commissioning and carry out test during the commissioning, if applicable.</p> <p>22) Providing periodic and/or continuous inspection services during defects notification period and if any defects are noted, instruct the Contractor to rectify.</p> <p>23) Checking and confirming an operation and maintenance manual for the works constructed by the Contractor.</p> |
| B-19 | Green Building Expert (GBCI Greenship Professional Certified) | L (Pro-B) | <p><b>a. Basic Design Stage</b></p> <p>1) To set green-ship program, procedures and process throughout all stage.</p> <p>2) To inform all aspects of Indonesia Green-ship and EDGE to all related parties/stakeholders.</p> <p>3) To identify goals and target level or equivalent level of greenship of the building.</p> <p>4) To give advice and recommendations during decision making in term of alternatives based on infestation values, environment and social related to architectural, structural, mechanical, and electrical in term of green building.</p> <p><b>b. Detail Design Stage</b></p> <p>1) To implement the target of Green Building on green-ship and EDGE</p>                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| No   | Position               | I or L    | Major Tasks and Duties                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------|------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      |                        |           | <p>scheme after the approval from stakeholders is achieved.</p> <ol style="list-style-type: none"> <li>2) To evaluate the detail design product based on 6 (six) aspects of green-ship and 3 (three) aspects of EDGE, and show the green-ship/EDGE score.</li> <li>3) To proceed DED product of dedicated building to get Design Recognition from GBCI.</li> </ol> <p><b>c. Construction and Certification Process</b></p> <ol style="list-style-type: none"> <li>1) To liaise the process of certification and recognition of both scheme, Green-ship and EDGE of SGLC Building, and other buildings whenever requested by the owner, until getting certificate on hand.</li> </ol>                                                                                                                                                                                                                      |
| B-20 | Environmental Engineer | L (Pro-B) | <p>Environmental engineer provide program assessment and related services for UGM on matters pertaining to the management of environmental issues, including ;</p> <ol style="list-style-type: none"> <li>1) Understanding the environmental requirements which is stated through environmental documents.</li> <li>2) Developing monitoring program of the specific parameters as directed on the environmental documents.</li> <li>3) Developing environmental management program to meet certain requirements as stated on the environmental documents.</li> <li>4) Perform environmental impact analysis during construction period and develop an environmental management program beyond completion of the project.</li> <li>5) Produce and submit reports on monitoring and management/ assessment of environmental impact according to Indonesian Standard of environmental reporting.</li> </ol> |