6.0 PROJECT TIMELINE

Years	2021								2022																							
Month	November				December				January				February				March				April				May				June				July	
Week	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	19	30	31	32	33	34	35	36
Activity	(A) Project Initiation														(B) Geological Data Hydrological Data Site Readiness								(C) Decision Making	(D) Land Procurement									
	Appointment				Land Selection																				Deposit				S&P Signing					

Deliverables

(A) Project Initiation	(B) Geological Data, Hydrological Data Site Readiness	(C) Decision Making	(D) Land Procurement
▪ Appointments of Consultants ▪ Site Info and Survey Data ▪ Site Selection ▪ Site Visit and Appraisal ▪ SWOT Analysis ▪ Infrastructure Readiness ▪ Land Ranked ▪ Land Information ▪ Physical Location ▪ Way of Freight Transport ▪ Wind Rose ▪ Topographic and Geomorphic Map ▪ Boundary Line ▪ Climatological Data	Data ▪ Geological Data ▪ Hydrological Data ▪ Physical Works – Soil Investigation at Site ▪ Laboratory Tests and Analysis TIA ▪ Accessibility and Main Road Connectivity Site Readiness: ▪ Earthwork ▪ Water Supply ▪ Electricity ▪ Sewerage ▪ Drainage ▪ Telecommunication ▪ Solid Waste ▪ Schedule Waste	▪ Decision to procure the land based on land selection	▪ Decided to purchase or lease ▪ Pay deposit ▪ S&P documentation and signing process

6.0 PROJECT TIMELINE

Years	2022																			2023															
Month	August				September				October				November				December				January				February				March				April			
Week	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	67	68	69	70	71	72	73	74
Activity	(E) Concept Master Plan Design								(F) Schematic Design								(H) Detailed Design								(J1) KM Preparation											
									(G) EIA TOR				(I) EIA Schedule 2 Submission																							

Deliverables

(E) Concept Design	(F) Concept and Schematic Design	(G) EIA TOR	(H) Detailed Design	(I1) EIA Schedule 2 Submission	(J1) KM Preparation
▪ Big Ideas, Vision and Mission to be translated into the layout plan ▪ Concept Development Approved	▪ Schematic Design completed and approved to used for TOR submission and to continue with Detailed Design	▪ Submit EIA TOR after Concept Development Approved and Schematic Design Completed	▪ Detailed Design Completed and Approved ▪ Submit EIA Schedule 2	▪ Details EIA Schedule 2 ▪ Overall review of EIA Study Program, data validation, cross-reference, computer analyses ▪ Detailed assessment, mitigation actions, recommendation on mitigations ▪ Public Engagements ▪ EIA Schedule 2 Submission	▪ Documents to be completed : i. Traffic ii. Land Survey iii. Engineering (C&S) iv. Engineering (M&E)

5.0 PROJECT TIMELINE

Years	2023																												2024			
Month	May				June				July				August				September				October				November				December				Jan			
Week	75	76	77	78	79	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90
Activity	(J2) KM Preparation						(L) KM Submission and Approval (Authorities/Technical Agencies Engagement)								(K) Tender and Evaluation							(K) Award			(M) Construction Preliminary Works (1.0 mth)				(O) Piling and Foundation Works (2.0 mths)							
	(I2) EIA Schedule 2 Approval														BP Preparation and Submission						BP Approval													

Deliverables

(I2) EIA Schedule 2 Approval	(J2) KM Preparation	(K) Tender , Evaluation, Award	(L) KM Submission and Approval	(M) Construction Preliminary Work	(O) Piling and Foundation Works
▪ Details EIA Schedule 2 Approval obtained	▪ Ready for OSC3.0 : i. PTD ii. SYABAS iii. IWK iv. SKMM ▪ Received supporting letter ▪ Prepare LCP ▪ Submission online to OSC	▪ Tender Document Issuance ▪ KM and PB Submission ▪ To address comment from OSC ▪ To obtained KM and PB approval	▪ KM and PB Submission ▪ To address comment from OSC ▪ To obtained KM and PB approval	▪ Site Clearing ▪ Earthwork ▪ Site Office ▪ Logistics Access	▪ Office Building ▪ Factory Building ▪ Hostel Buidling ▪ External Infra

6.0 PROJECT TIMELINE

Years / Month	Feb 2024 – April 2025	April 2025 – August 2026
Week	91 - 151	152 - 168
Activity	(P) Main Building Works (15 mths)	(Q) Handing Over and Testing and Commissioning (4 mths)

Deliverables

(P) Main Building	(Q) Handing Over and Testing and Commissioning
▪ Office Building ▪ Factory ▪ Utility Buildings i. Guard House ii. Refuse Chamber iii. Bus Stop ▪ External Infra i. TNB Sub-Station ii. Drainage Work iii. Road and Parking iv. Sewerage Line v. Street Light vi. STP vii. Water Reticulation viii. Landscape	▪ Testing and Commissioning ▪ As-Built Drawings and Plans ▪ Operation Manual ▪ Authority Inspection ▪ CPC/CCC

7.0 PART 2: PROJECT PROFESSIONAL FEE

Delivering the proposed Lead Consultancy Services; comprising project initiation stage till project handing over, the proposed financial below describes the total fee amount breakdown into work stages as described in the proposal.

In delivery the project, generally, the basis of the professional fee will be based on each Professional Scale of Fees established. However, depending on the stages of construction, some basis of fee will be based on quotation and lamp sum proposal. However, some stages may not be necessary to be carried out. Thus, the final fee will be based on the scope that the Client intend the Consortium to take and the stages of the development.

Proposed Payment for scope of services to be undertaken is divided as follows;

7.1 Stage 1: Project Initiation

Professional Fee Summary

Work Stage : Stage 1

Item	Scope	Unit	Rate	Quantity	Proposed Fee / Estimated Cost (RM) (exclude Government Service Tax)
1.1	1a: Site Selection	per Site			
1.2	1b: Hydrology Data and Geological Data	per Borehole (BH)			
1.3	1c: Land Procurement - Technical Advisory				
				Total Stage 1 Fee + Estimated Cost	

7.0 PART 2: PROJECT PROFESSIONAL FEE

Proposed Payment Schedule

Scope 1a : Site Selection		**Duration:** 4 Months	
Item	Progress of Work	Proposed Professional Fee	Proposed Payment Schedule
1.1a	Upon Mobilization		40%
1.2a	Upon Submission of Site Selection Reports		60%
		Total	100%

Scope 1b : Hydrology Data and Geological Data		**Duration:** 1.5 Months		
Item	Work Description	Rate (RM) per BH	Estimated Cost (RM)	Proposed Payment Schedule
1.1b	Soil Investigation – Total 57 nos. Boreholes for 100 acres land. Carry out at Phase 1 assume 20 acres. Total Boreholes are 14 locations. The scope shall cover sampling, lab testing and result analysis			To be determined once Soil Investigation Contractor appointed

Scope 1c : Land Procurement - Technical Advisory		**Duration:** 3.5 Months	
Item	Progress of Work	Proposed Professional Fee	Proposed Payment Schedule
1.1c	Upon Mobilization	(exclude Government Service Tax)	100%

7.0 PART 2: PROJECT PROFESSIONAL FEE

Delivering the proposed Lead Consultancy Services; comprising project initiation stage till project handing over, the proposed financial below describes the total fee amount breakdown into work stages as described in the proposal.

Proposed Payment for scope of services to be undertaken is divided as follows;

7.2 Stage 2: Pre-Construction

Professional Fee Summary

Work Stage : Stage 2

Item	Scope Undertaken	Deliverables	Professional Fee (RM)
2.1	Project Management, Lead Consultant and Technical Consultancy Services i. Project Management ii. Master Planning iii. Submitting Engineering iv. Traffic Impact Assessment v. Land Surveyor's Inputs	▪ Project Management and Lead Consultancy Services; contract management, cost management, monitoring work progress, ▪ Documentations for KM, TIA and Preliminary Engineering ▪ KM, TIA and Preliminary Engineering Approvals	Based on each Professional Board Scale of Fees. For Lead consultant / PMC will be on Construction cost .
2.2	Environmental Impact Assessment	▪ To prepare documentation ▪ To submit and obtain EIA Schedule 2 Approval	
2.3	Road Safety Audit (RSA)	▪ May be imposed by Public Works Department (JKR) or Local Authority	
		Total Stage 2 Fee	

7.0 PART 2: PROJECT PROFESSIONAL FEE

Proposed Payment Schedule

Work Stage : Stage 2	**Duration:** 12 Months (EIA Schedule 2 requires 9 months)	
Item	Progress of Work	Percentage (%)
2.1	Upon Mobilization	20%
2.2	Upon Completion Concept Master Plan	15%
2.3	Upon Approval Concept Design by Client	30%
2.4	Upon Submission of EIA TOR to DOE	10%
2.5	Upon Lodge-In KM 1 Submission	15%
2.6	Upon Approval of KM 1	10%
	Total	100%

7.0 PART 2: PROJECT PROFESSIONAL FEE

Delivering the proposed Lead Consultancy Services; comprising project initiation stage till project handing over, the proposed financial below describes the total fee amount breakdown into work stages as described in the proposal.

Proposed Payment for scope of services to be undertaken is divided as follows;

7.3 Stage 3: Construction

To deliver EMP and assist to obtain relevant licenses for its' machineries are not formed part of this offer. The appointment of EMP and Auditing scope shall be under separate appointment.

Professional Fee Summary

Work Stage : Stage 3

Item	Scope Undertaken	Deliverables	Professional Fee (RM)
3.1	Project Management and Technical Consultancy Services i. Project Management ii. Infrastructure iii. Civil & Structure iv. Mechanical, Electrical & Plumbing v. Traffic Consultant vi. Quantity Surveyor vii. Architect viii. Land Surveyor	▪ Design Management ▪ Tender, Evaluation and Award ▪ Construction Supervision ▪ Project Handing Over ▪ Testing & Commissioning	Based on each Professional Board Scale of Fees. For Lead consultant / PMC will be on Construction cost . (It will be simplified for Client during submission)

7.0 PART 2: PROJECT PROFESSIONAL FEE

Proposed Payment Schedule

Work Stage : Stage 3		**Duration:** 22.0 Months	
Item	Progress of Work	Percentage (%)	Cumulative (%)
3.1	Upon Mobilisation and Approval of Concept Building Design	10.0%	10.0%
3.2	Upon Approval of Schematic Design and Development Schedule (GFA)	5.0%	15.0%
3.3	Upon Completion of Detail Design for Building & Infrastructure for Building Plan Submission	15.0%	30.0%
3.4	Upon Lodge-In Building Plan	2.5.0%	32.5%
3.5	Upon Approval Building Plan	2.5.0%	35.0%
3.6	Upon Completion of Detail Design Development & Tendering Stage	15.0%	50.0%
3.7	Upon Award of Contract	5.0%	55.0%
3.8	Work Progress on Site (to be agreed)	40.0%	95.0%
3.9	Upon Completion of Works / Handing Over	5.0%	100.0%
	Total	100.0%	

7.0 PART 2: PROJECT PROFESSIONAL FEE

Delivering the proposed Lead Consultancy Services; comprising project initiation stage till project handing over, the proposed financial below describes the total fee amount breakdown into work stages as described in the proposal.

Proposed Payment for scope of services to be undertaken is divided as follows;

7.4 Stage 4: Project Closure

Refer to the latest discussion held the scope is an option services to be provided and the fee submitted is for 12 months DLP period and doesn't cover EIA scoping to secure the operational licenses.

Work Stage : Stage 4		**Duration:** 12 Months (DLP Period)		
Item	Progress of Work	Monthly Rate (RM)	Duration (months)	Total Professional Fee (RM)
4.1	Monthly Retainer to be paid on before every 7th of the month			

7.0 PART 2: PROJECT PROFESSIONAL FEE

7.5 Reimbursable

In delivering the rendered scoping, there are some activities which may or may not be performed depending on the nature and when the need raised upon reaching to certain stage of works. For the purposes, append below is the table of the foreseen Stage 1 reimbursable item whilst other work stages listings we will be furnished prior to the appointment.

Work Stage : Stage 1		**Duration:** 12 Months (Site Selection)	
Item	Progress of Work	Duration (months)	Total Amount (RM)
5.1	Travelling to attend Bi-Weekly Meeting		

7.6 Other Work Stages Reimbursable

The items will be furnished and will be agreed prior finalization the appointment of Project Management and Lead Consultancy Services.

7.0 PART 2: PROJECT PROFESSIONAL FEE

7.7 General Exclusions

The following services are not included in this proposal for Development Manager Consultancy Services and for the purpose this proposal are understood to be provided by others or ABH Global Management & Services as an additional services:

a) It is understood and assumed that all legal matters with to regards to project information will be provided by the Client at all stages of Works.
b) It is understood that top level liaison with State and other Government Agencies
c) Other scope of services outside the outlined scoping in the main body of this proposal will subject to further discussion and negotiation.
d) Revision to a completed work must be minimize to reduce abortive works and possible additional costing.
e) Professional Fees submitted exclude any other fees deem require to support sustainability accreditation certification.
f) Any other services not explicitly described in this proposal.
g) The following are not included in our services :
    i. External drainage study
    ii. Coastal engineering
    iii. Specialist works (wetland study, etc.)
    iv. Interior Decoration works
    v. Geotechnical Engineering
    vi. District Cooling, co-generation plant, etc.
    vii. Any form of renewable energy, green building index certification/ accreditation
    viii. Risk Assessments and Management
    ix. Legal advise
    x. Advertisement and marketing