



Designing, pre-fabricating, and delivering Luxury Prefab Hardwood homes from Indonesia to anywhere in the world necessitates a systematic, methodical process that involves intelligence, focus and attention to detail. For TEAK BALI projects fabricated in our Indonesian manufacturing facility, following are typical time frames:

- Manufacturing: A medium to large Hardwood House can take 3-5 months
- Shipping: Normally 3-10 weeks depending on port of Delivery and size of shipment

The metamorphosis of a TEAK BALI Luxury hardwood home project encompasses many distinct steps that forwards the process from the buyer's initial design concept through to the final assembly in the country of destination. Some of these steps may include:

Step 1: Teak Bali Response to Initial Query:

Whether you come to Teak Bali via our website, social Media channels or word of mouth, you will make initial contact with one of the Teak Bali team. We will handle all questions, point you to our FAQ file, review our prior projects and explain our Pricing Overview and will begin to discuss with you about your initial project vision and concept.

Step 2: Receive design down payment from client

The process begins when an interested buyer has reviewed their design requirements and rough budget and commits to paying for the actual detailed design work or brings us your ready-finished designs that have been created by yourself or from another professional. We have a simple Design Contract which clearly lays out all of our legal parameters.

Step 3: Work with client from initial concept design through to the final design

Through a typically iterative process, the original client's design is refined and made technically feasible for building. This back and forth usually occurs via Skype or Zoom Meetings with Teak Bali emailing out Acrobat PDF, 3D Sketch-up and/or AutoCAD files for review.

Step 4: Work with architect of record to ensure structure will adhere to local building codes

Building codes differ from country to country and county to county. Only an architect in the country of destination will be able to review the drawings to determine if the Luxury Hardwood House Design will pass local building codes. TEAK BALI is also dependent on the local architect to do a site inspection at the build site to determine foundation requirements based on the local ground composition. All MEP (Mechanical, Electrical and Plumbing) elements are determined by the architect of record in alignment with local building codes. Teak Bali can also offer value added Engineering if your local municipality requires Structural engineering support.

Step 5: Structural Engineering

Some jurisdictions require structural engineering as part of the submittal process. Teak Bali always counsels our clients to run each unique structure through a structural engineer even if not required. Teak Bali is aligned with a US based Structural Engineer who is licensed in all 50 states of the union as well as some territories in the Caribbean. Our Engineer understands the Miami Dade Code wind load requirements. The client can also use their own structural engineer if preferred.

Step 6: Create material takeoffs for structure:

Each final Teak Bali structure can comprise thousands of pieces of tropical hardwood material. This is compiled by our in-house Quantity Surveyor as a total inventory of building elements.

Step 7: Cost out the structure:

Each piece of material as well as sub-elements needs to be costed (According to current raw material prices and foreign exchange rates) which will then be calculated into the final Costing for the client.

Step 8: Send Legal Contract/Design Contract to client

TEAK BALI prepares a purchase agreement including a comprehensive description of the project, costing and payment details and shipping details. This document along with a Final Design Contract are forwarded to the client for discussion and approval.

Step 9: Receive signed contract from client

Once the client has personally reviewed the final drawing with his local builder and architect, the client Docu-signs TEAK BALI's contract which is a declaration of approval and intent to build.

Step 10: Receive initial manufacturing down payment from client

For TEAK BALI to initiate the purchase of raw materials, the purchase agreement terms require the client to make a large enough payment to cover the cost of buying the tropical hardwood materials. Typical TEAK BALI terms are 60% down on the entire project, 20% when each structure is standing (Per Structure) and 20% upon completion of the structure (Per Structure) before knockdown.

Step 11: Architect of Record prepares and submits the architectural plans for Approval

Teak Bali sends AutoCAD files to client's architect. Typically, these CAD files are 80% complete and the architect of record will add foundation and MEP elements to the CAD file in preparation for submittal to the local council/building department. Most clients wait for initial approval of their building permits before commencement of construction of the pre-assembly in Indonesia.

Step 12: Source raw Wood materials. Kiln dry Key Elements

All of the wood elements required for the project are ordered including raw beams for the structural entity and raw planks for Flooring/Decking/Siding materials. Elements that require drying including Flooring/Decking/Siding and Doors/Windows are placed into the Kiln.

Step 13: Create Purchase Orders for secondary items such as glass, bolts and ceiling finish

Components that constitute the non-wood elements of the project are surveyed and ordered.

Step 14: Create Shop Drawings

Once all the ordering is complete, CAD 2D & 3D drawings are rendered as instructional drawings for the Indonesian building team to prepare for fabrication.

Step 15: Create coding for each individual element

Every element of the structure needs to have a unique code, to be certain that every piece of material can be referenced for correct placement in the re-assembly process in the country of destination. This phase must occur before pre-assembly in Indonesia commences.

Step 16: Indonesian Head Carpenter, Project Manager and Architect meet to discuss project

To ensure the local builder has a full appreciation of the whole structural design, an advisory meeting is held between our architect, project manager, Lead carpenter and key carpenters from each sub-division.

Step 17: Sit down or Skype with Builder in Country of destination to review final plans

The architect of record will be part of this conversation advising the builder on all items relating to MEP (Mechanical, Electric and Plumbing). When dealing with a multi-structure project, the staging plan is brainstormed to determine what structures will be delivered in which shipments.

Step 18: Re-assembler begins to create foundation elements in country of destination

While Teak Bali begins the Indonesian pre-assembly of the structures, the re-assembler in the country of destination will concurrently begin to form the foundation, septic etc.

Step 19: Indonesian based Builder preps wood in advance of building

The tropical hardwood arrives to the Teak Bali fabrication facility as raw beams. Surfaces and other refinements need to be prepped with S4S, notching, profiling etc.

Step 20: All Resources are checked and QC'd as they arrive to the fabrication factory

The TEAK BALI project manager and Quantity surveyor references all purchase orders against raw materials as they arrive. Various members of the Teak Bali team are also responsible to Quality Control (QC) the goods to make sure they pass Teak Bali's stringent quality requirements.

Step 21: Pre-Assembly of the first structure commences

The Teak Bali team starts the assembly process based on the initial drawings and plans. All codes are placed on every member during the assembly process.

Step 22: Monitor building of structure

The TEAK BALI Architect and Project Manager visit the building assembly site at regular intervals to be certain the design and building instructions are being adhered. We also deal with any "As Built" questions/issues that arise with the building team during the assembly process.

Step 23: Take pictures of every step of the assembly process

A graphic record of the assembly process is used for TEAK BALI back-up and to provide to the client and re-assembler with an actual photo record to aid in the re-assembly process.

Step 24: Prepare assembly documentation

Once the assembly is completed and well-documented, the official assembly documentation is prepared for delivery to the client and client's builder including:

- Document & Coding Legends
- 2D & 3D Assembly Plans
- Pack Lists
- Various Schedules for Door/Windows, Ceiling Underlay, Bolts etc.
- Photo Gallery of entire Pre-Assembly process.

Step 25: We invite Re-Assembler to come to Bali when the structure(s) are 90% complete

It's highly suggested for the client to fly in his local Project Manager/Builder to Indonesia to meet with the Indonesia Project Manager and architect to get the builder acquainted with TEAK BALI's Assembly plans, building systems and the actual structure.

Step 26: Send As-Built Cad files to the architect and builder in the country of destination

Any changes to the original construction plans are documented and forwarded to all pertinent parties.

Step 27: Consolidate all ancillary items to the construction site (Doors, flooring, bolts etc.)

All non-structural element are consolidated, integrated and packed in preparation for shipping.

Step 28: Client Signs off on structure before knockdown

The client or an assigned agent will inspect the structure before knockdown to verify the structure has been fabricated according to the original design contract. If the client cannot provide an onsite inspection, he can sign off via assembly photos supplied by Teak Bali.

Step 29: Site Inspection by Sucofindo

Sucofindo is the government representative who will issue the V-Legal export license for the Wooden House. They do a site inspection before knockdown to inspect the structure. Follow-up documents (Packing Lists, Drawings and Assembly Documentation) are forwarded to Sucofindo for processing.

Step 30: Receive final payment from client

Client forwards final manufacturing payment.

Step 31: Final Assembly Code Check

Check that every individual member or build assembly (Stairs and Railings) are coded correctly according to the Assembly documentation and parts Lists. So we check the codes 3 times, during Assembly, during Knockdown and during the packing and wrapping phase.

Step 32: Knockdown phase begins

The structure(s) are knocked down in prep for shipment. All wood is finished one more time and fragile items are wrapped and crated.

Step 33: Work with cargo and logistics

It is integral to make sure the sensitive members of the Structure are packaged correctly to avoid damage in transit. Each wrapped item needs to have the Coding marked on the wrapping. All import requirements for country of destination are determined and Export documents are prepared and reported. For US based clients, an ISF (Importer Security Form) is sent to US Broker before shipping.

Step 34: Stuff & Send containers

The containers are stuffed at TEAK BALI's construction facility and are trucked to the Port of Surabaya for preparation for International shipping. The Port is close to our manufacturing facility.

Step 35: Fumigation:

Fumigation of the container(s) occur relative to the import laws in the country of Destination.

Step 36: Courier shipping documents

The shipping documents are sent promptly via FEDEX or DHL to the client's predetermined import broker in the country of destination to ensure smooth processing at the port of entry.

Step 37: Upload Assembly Documents

The assembly documents are uploaded to the Teak Bali Google Drive after the container(s) leave Indonesia to allow the client and builder time to review the assembly details and get prepared for arrival of the container(s).

Step 38: Import Broker in Country of Destination arranges receipt of containers

All paperwork is processed and submitted to the customs agency in the country of destination in prep for Customs clearance. If the shipment is Freight Collect, the broker sends the bill to the client for prompt payment. If there is a further trans-shipment to a domestic outer Island (Frequent in Hawaii or the Caribbean), the broker arranges for the ferry boat to bring the container(s) to their final destination.

Step 39: Builder/Re-assembler receives the containers

The jobsite is prepared in advance of the container(s) arrival. If the containers are purchased by the client then the project manager chooses the best location on the jobsite to park the containers. If the containers need to be returned to the shipping company, tents are set up in advance to house all sensitive items (Doors/Windows, Flooring/Decking/Siding).

Step 40: Builder re-assembles the structural skeleton

With the foundation elements, septic and cisterns or water tanks prepared in advance and the fact Teak Bali has prefabricated the structure(s) in Indonesia, the skeleton of the structure(s) will go up quickly after the containers arrive to your jobsite.

Step 41: Builder completes the structure to lock down stage

Roof Ply, exterior siding and/or ply are assembled to seal off the structure. Once the structure is protected from the elements, the assembly of more sensitive elements can be initiated.

Step 42: Periodic site inspections by local Building municipality

Depending on the rules of the local building department/Council Code, inspectors usually come out at certain phases of the project to inspect:

- Foundation Elements
- Framing/Plumbing/Electric
- Final Sign off

Step 43: Locally Licensed contractors do their magic

Plumbers, Electricians, cabinetry experts and other craftsmen come in to install all required items.

Step 44: Interior Walls, Floors and Doors completed

Detail wood specialists carefully match the siding with doors and windows using Teak Bali hardwood trim to create a superb finished product. Flooring specialists install the Merbau and/or Teak floors to create some of the most stunning hardwood flooring on the planet.

Step 45: Photos and Documentation

The Teak Bali marketing team visits the client site to take photos and video and drone shots.

Step 46: Client Testimonials

Client provides a Testimonial as to their experience working with Teak Bali.

Step 47: Planting Merbau Seeds

The client plants Merbau seeds that are provided by the Teak Bali Team. In this way, the client and visitors can witness active sustainability as the wood used to fabricate the structures begins to grow to replenish the environment as well as the carbon footprint of the planet.

Step 48: Let's Move In

Assuming your project is for personal purposes; the clients move in and live a happy life. If this is a commercial project or a series of villas or rental properties, your project is ready to attract clients to the natural ambience of the sustainable Hardwood lifestyle.

