



Gambar 1.1 Skema Perencanaan Kontraktor Dalam Penawaran Biaya Proyek Konstruksi

TABEL 3.3 NILAI PERUBAHAN PEKERJAAN

No	Item Pekerjaan	Nilai Kontrak Awal (Rp)	PT 'D' (Rp)	PT 'A' (Rp)	Hasil Negosiasi (Rp)
1	Generator	Rp 1.645.068,00	Rp 20.718.023,00	Rp 22.689.028,00	Rp 20.947.023,00
2	Field Lab for Water and Waste Treatment Plant				
	* Pump House, Mechanical Work (Std)	Rp 77.017.277,00	Rp 58.271.930,00	Rp 59.224.830,00	Rp 58.383.080,00
	* Pump House, Mechanical Work (Non Std)	Rp 25.616.847,00	Rp 20.568.759,65	Rp 22.434.164,32	Rp 20.832.536,40
	* WTP Works, Miscellaneous Works, Car Parking, Sumpit	Rp 14.139.899,33	Rp 47.157.752,51	Rp 52.250.499,69	Rp 48.583.291,60
3	Foundation & Pile Cap				
	* Foundation Works Lab 'X' 1	Rp 222.931.046,70	Rp 233.785.399,62	Rp 233.785.399,62	Rp 233.785.399,62
	* Foundation Works Lab 'X' 2	Rp 196.731.174,80	Rp 210.342.150,14	Rp 210.342.150,14	Rp 210.342.150,14
4	PABX System				
	* Second Floor Lab 'X' 1-2	Rp 140.057.100,00	Rp 186.777.597,00	Rp 211.668.985,50	Rp 198.120.000,00
5	Konstruksi Gedung Lab. Tes Material	Rp -	Rp 426.507.278,38	Rp 445.708.575,03	Rp 429.752.368,38
6	External Works				
	* Parkir 2,3	Rp 34.686.648,81	Rp 39.615.982,70	Rp 39.691.119,00	Rp 39.615.982,70
	* Retaining Wall 2,8	Rp 1.442.221,80	Rp 9.313.183,28	Rp 9.857.109,58	Rp 9.397.450,23
	* Drainase 2,4.1	Rp 19.578.272,61	Rp -	Rp -	Rp -
	2,4.2	Rp 38.273.268,00	Rp 80.197.157,77	Rp 80.339.597,59	Rp 80.189.814,87
	2,4.3	Rp 4.850.693,42	Rp 4.102.186,74	Rp 4.450.471,74	Rp 4.185.967,74
	2,4.4	Rp 2.406.891,55	Rp 6.390.571,52	Rp 6.602.032,45	Rp 6.511.320,99
	* Landscape 2,5	Rp 91.669.479,61	Rp 82.368.816,58	Rp 83.861.691,81	Rp 82.970.925,73
	* Reservoir	Rp -	Rp 6.328.395,97	Rp 6.971.445,97	Rp 6.512.745,97
	* Connecting Corridor 2,6.1	Rp 17.498.140,51	Rp 12.497.021,26	Rp 12.614.547,92	Rp 12.497.021,26
	2,6.2	Rp 59.459.597,61	Rp 64.410.840,46	Rp 64.501.519,43	Rp 64.410.840,46
	2,6.4	Rp 22.430.534,94	Rp 76.532.822,60	Rp 77.849.180,61	Rp 76.975.324,81
	* Gate 2,6.6	Rp -	Rp 44.830.684,35	Rp 46.730.684,35	Rp 45.501.376,11
	* Neutralization Tank 2,8.1	Rp -	Rp 59.527.529,94	Rp 62.150.678,92	Rp 60.558.216,60
	* Parkir 2,3	Rp -	Rp 77.000.562,76	Rp 86.001.032,76	Rp 80.000.422,76
	* 4.3.1 & 2.9.2	Rp 59.458.470,00	Rp 67.362.830,00	Rp 57.791.144,80	Rp 57.456.000,00
	* Neutral tank ext	Rp -	Rp 111.713.200,00	Rp 112.887.200,00	Rp 112.023.200,00
	* Hydrant System 2.10.2	Rp 9.563.314,50	Rp 7.175.438,50	Rp 7.542.958,50	Rp 7.225.438,50
7	Struktur				
	* Roof Plan Lab 'X' 1	Rp 35.318.597,40	Rp 28.848.736,48	Rp 22.378.875,56	Rp 15.909.014,64
	* Foundation Work, 1st Floor, Roof Works Lab 'X' 2	Rp 64.693.419,48	Rp 52.120.515,16	Rp 52.120.515,16	Rp 52.120.515,16
8	Arsitektur				
	* Lab 'X' 1	Rp 187.583.099,29	Rp 181.284.410,18	Rp 194.946.524,43	Rp 186.022.665,37
	* Lab 'X' 2	Rp 129.841.682,77	Rp 86.639.990,78	Rp 105.163.498,28	Rp 95.750.558,62
9	Elektrikal				
	* Lab 'X' 1	Rp 91.898.427,00	Rp 89.401.474,00	Rp 92.021.749,00	Rp 90.659.206,00
	* Lab 'X' 2	Rp 49.283.049,00	Rp 54.662.976,00	Rp 55.119.466,00	Rp 54.813.126,00
10	Mekanikal				
	* Exhaust Fan Lab 'X' 1	Rp -	Rp 25.601.635,00	Rp 26.581.635,00	Rp 25.846.635,00
	* Ducting Outdoor Unit & Water Flow Meter Lab 'X' 1	Rp -	Rp 5.659.200,00	Rp 6.564.840,00	Rp 5.797.200,00
	* Cold Room Lab 'X' 2	Rp -	Rp 44.055.500,00	Rp 44.985.000,00	Rp 44.355.500,00
	* Water Heater Lab 'X' 2	Rp -	Rp 11.095.978,00	Rp 12.756.228,00	Rp 11.260.478,00
	* Exhaust Fan Lab 'X' 2	Rp 13.441.453,00	Rp 41.443.605,00	Rp 44.007.105,00	Rp 41.773.605,00
	* Dark Room Lab 'X' 2	Rp -	Rp 701.230,00	Rp 851.230,00	Rp 736.230,00
11	Re-install & Kalibrasi Alat Lab. Geodesi	Rp -	Rp 127.000.035,00	Rp 130.500.035,00	Rp 127.200.035,00
12	Water Treatment Plant	Rp -	Rp 376.230.450,00	Rp 414.778.480,00	Rp 381.820.000,00
13	Deduction of New Electrical Power Connection	Rp 142.760,00	Rp -	Rp -	Rp -

TABEL 4.1 PERBEDAAN NILAI KONTRAK AWAL - AKHIR

No	Item Pekerjaan	Nilai Kontrak Awal (Rp)	PT 'D' (Rp)	PT 'A' (Rp)	Hasil Negosiasi (Rp)	Perubahan (%)	V.O / C.O
1	Generator	Rp 1.645.068,00	Rp 20.718.023,00	Rp 22.689.028,00	Rp 20.947.023,00	1173,32% #	V.O
2	Field Lab for Water and Waste Treatment Plant						
	* Pump House, Mechanical Work (Std)	Rp 77.017.277,00	Rp 58.271.930,00	Rp 59.224.830,00	Rp 58.383.080,00	-24,19% #	V.O
	* Pump House, Mechanical Work (Non Std)	Rp 25.616.847,00	Rp 20.568.759,65	Rp 22.434.164,32	Rp 20.832.536,40	-18,68% #	V.O
	* WTP Works, Miscellaneous Works, Car Parking, Sumpit	Rp 14.139.899,33	Rp 47.157.752,51	Rp 52.250.499,69	Rp 48.583.291,60	243,59% #	V.O
3	Foundation & Pile Cap						
	* Foundation Works Lab 'X' 1	Rp 222.931.046,70	Rp 233.785.399,62	Rp 233.785.399,62	Rp 233.785.399,62	4,87%	V.O
	* Foundation Works Lab 'X' 2	Rp 196.731.174,80	Rp 210.342.150,14	Rp 210.342.150,14	Rp 210.342.150,14	6,92%	V.O
4	PABX System						
	* Second Floor Lab 'X' 1-2	Rp 140.057.100,00	Rp 186.777.597,00	Rp 211.668.985,50	Rp 198.120.000,00	41,46% #	V.O
5	Konstruksi Gedung Lab. Tes Material	Rp -	Rp 426.507.278,38	Rp 445.708.575,03	Rp 429.752.368,38	Item baru	C.O
6	External Works						
	* Parkir	2,3 Rp 34.686.648,81	Rp 39.615.982,70	Rp 39.691.119,00	Rp 39.615.982,70	14,21% #	V.O
	* Retaining Wall	2,8 Rp 1.442.221,80	Rp 9.313.183,28	Rp 9.857.109,58	Rp 9.397.450,23	551,60% #	V.O
	* Drainase	2.4.1 Rp 19.578.272,61	Rp -	Rp -	Rp -	-100,00% #	V.O
		2.4.2 Rp 38.273.268,00	Rp 80.197.157,77	Rp 80.339.597,59	Rp 80.189.814,87	109,52% #	V.O
		2.4.3 Rp 4.850.693,42	Rp 4.102.186,74	Rp 4.450.471,74	Rp 4.185.967,74	-13,70% #	V.O
		2.4.4 Rp 2.406.891,55	Rp 6.390.571,52	Rp 6.602.032,45	Rp 6.511.320,99	170,53% #	V.O
	* Landscape	2,5 Rp 91.669.479,61	Rp 82.368.816,58	Rp 83.861.691,81	Rp 82.970.925,73	-9,49%	V.O
	* Reservoir	Rp -	Rp 6.328.395,97	Rp 6.971.445,97	Rp 6.512.745,97	Item baru	C.O
	* Connecting Corridor	2.6.1 Rp 17.498.140,51	Rp 12.497.021,26	Rp 12.614.547,92	Rp 12.497.021,26	-29,58% #	V.O
		2.6.2 Rp 59.459.597,61	Rp 64.410.840,46	Rp 64.501.519,43	Rp 64.410.840,46	8,33%	V.O
		2.6.4 Rp 22.430.534,94	Rp 76.532.822,60	Rp 77.849.180,61	Rp 76.975.324,81	243,17% #	V.O
	* Gate	2.6.6 Rp -	Rp 44.630.684,35	Rp 46.730.684,35	Rp 45.501.376,11	Item baru	C.O
	* Neutralization Tank	2.8.1 Rp -	Rp 59.527.529,94	Rp 62.150.678,92	Rp 60.558.216,60	Item baru	C.O
	* Parkir	2,3 Rp -	Rp 77.000.562,76	Rp 86.001.032,76	Rp 80.000.422,76	Item baru	C.O
	* 4.3.1 & 2.9.2	Rp 59.458.470,00	Rp 67.362.830,00	Rp 57.791.144,80	Rp 57.456.000,00	Item baru	V.O
	* Neutral tank ext	Rp -	Rp 111.713.200,00	Rp 112.887.200,00	Rp 112.023.200,00	Item baru	C.O
	* Hydrant System	2.10.2 Rp 9.563.314,50	Rp 7.175.438,50	Rp 7.542.958,50	Rp 7.225.438,50	-24,45% #	V.O
7	Struktur						
	* Roof Plan Lab 'X' 1	Rp 35.318.597,40	Rp 28.848.736,48	Rp 22.378.875,56	Rp 15.909.014,64	-54,96% #	V.O
	* Foundation Work, 1st Floor, Roof Works Lab 'X' 2	Rp 64.693.419,48	Rp 52.120.515,16	Rp 52.120.515,16	Rp 52.120.515,16	-19,43% #	V.O
8	Arsitektur						
	* Lab 'X' 1	Rp 187.583.099,29	Rp 181.284.410,18	Rp 194.946.524,43	Rp 186.022.665,37	-0,83%	V.O
	* Lab 'X' 2	Rp 129.841.682,77	Rp 86.639.990,78	Rp 105.163.498,28	Rp 95.750.558,62	-26,26% #	V.O
9	Elektrikal						
	* Lab 'X' 1	Rp 91.898.427,00	Rp 89.401.474,00	Rp 92.021.749,00	Rp 90.659.206,00	-1,35%	V.O
	* Lab 'X' 2	Rp 49.283.049,00	Rp 54.662.976,00	Rp 55.119.466,00	Rp 54.813.126,00	11,22% #	V.O
10	Mekanikal						
	* Exhaust Fan Lab 'X' 1	Rp -	Rp 25.601.635,00	Rp 26.581.635,00	Rp 25.846.635,00	Item baru	C.O
	* Ducting Outdoor Unit & Water Flow Meter Lab 'X' 1	Rp -	Rp 5.659.200,00	Rp 6.564.840,00	Rp 5.797.200,00	Item baru	C.O
	* Cold Room Labt 'X' 2	Rp -	Rp 44.055.500,00	Rp 44.985.000,00	Rp 44.355.500,00	Item baru	C.O
	* Water Heater Lab 'X' 2	Rp -	Rp 11.095.978,00	Rp 12.756.228,00	Rp 11.260.478,00	Item baru	C.O
	* Exhaust Fan Lab 'X' 2	Rp 13.441.453,00	Rp 41.443.605,00	Rp 44.007.105,00	Rp 41.773.605,00	210,78% #	V.O
	* Dark Room Lab 'X' 2	Rp -	Rp 701.230,00	Rp 851.230,00	Rp 736.230,00	Item baru	C.O
11	Re-install & Kalibrasi Alat Lab. Geodesi	Rp -	Rp 127.000.035,00	Rp 130.500.035,00	Rp 127.200.035,00	Item baru	C.O
12	Water Treatment Plant	Rp -	Rp 376.230.450,00	Rp 414.778.480,00	Rp 381.820.000,00	Item baru	C.O
13	Deduction of New Electrical Power Connection	Rp 142.760,00	Rp -	Rp -	Rp -	-100,00% #	V.O