



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) * Pump House, Mechanical Work (Non Std) * WTP Works, Miscellaneous Works, Car Parking, Sumpit	Rp 77.017.277,00 Rp 25.616.847,00 Rp 14.139.899,33	Rp 58.271.930,00 Rp 20.568.759,65 Rp 47.157.752,51	Rp 59.224.830,00 Rp 22.434.164,32 Rp 52.250.499,69	Rp 58.383.080,00 Rp 20.832.536,40 Rp 48.583.291,60
3	Foundation & Pile Cap * Foundation Works Lab X'1 * Foundation Works Lab X'2	Rp 222.931.046,70 Rp 196.731.174,80	Rp 233.785.399,62 Rp 210.342.150,14	Rp 233.785.399,62 Rp 210.342.150,14	Rp 233.785.399,62 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 * Retaining Wall 2.8 Rp 1.442.221,80 * Drainase 2.4.1 Rp 19.578.272,61 2.4.2 Rp 38.273.268,00 2.4.3 Rp 4.850.693,42 2.4.4 Rp 2.406.891,55 * Landscape 2.5 Rp 91.669.479,61 * Reservoir 2.6 Rp - * Connecting Corridor 2.6.1 Rp 17.498.140,51 2.6.2 Rp 59.459.597,61 2.6.4 Rp 22.430.534,94 * Gate 2.6.6 Rp - * Neutralization Tank 2.8.1 Rp - * Parkir 2.3 Rp - * 4.3.1 & 2.9.2 Rp 59.458.470,00 * Neutral tank ext 2.10.1 Rp - * Hydrant System 2.10.2 Rp 9.563.314,50	Rp 39.615.982,70 Rp 9.313.183,28 Rp - Rp 80.197.157,77 Rp 4.102.186,74 Rp 6.390.571,52 Rp 82.368.818,58 Rp 6.328.395,97 Rp 12.497.021,26 Rp 64.410.840,46 Rp 76.532.822,60 Rp 44.830.684,35 Rp 59.527.529,94 Rp 77.000.562,76 Rp 67.362.830,00 Rp 111.713.200,00 Rp 7.175.438,50	Rp 39.691.119,00 Rp 9.857.109,58 Rp - Rp 80.339.597,59 Rp 4.450.471,74 Rp 6.602.032,45 Rp 83.861.691,81 Rp 6.971.445,97 Rp 12.614.547,92 Rp 64.501.519,43 Rp 77.849.180,61 Rp 46.730.684,35 Rp 62.150.678,92 Rp 86.001.032,76 Rp 57.791.144,80 Rp 112.887.200,00 Rp 7.542.968,50	Rp 39.615.982,70 Rp 9.397.450,23 Rp - Rp 80.189.814,87 Rp 4.185.967,74 Rp 6.511.320,99 Rp 82.970.925,73 Rp 6.512.745,97 Rp 12.497.021,26 Rp 64.410.840,46 Rp 76.975.324,81 Rp 45.501.376,11 Rp 60.558.216,60 Rp 80.000.422,76 Rp 57.456.000,00 Rp 112.023.200,00 Rp 7.225.438,50	
7	Struktur * Roof Plan Lab X' 1 * Foundation Work, 1st Floor, Roof Works Lab X' 2	Rp 35.318.597,40 Rp 64.693.419,48	Rp 28.848.736,48 Rp 52.120.515,16	Rp 22.378.875,56 Rp 52.120.515,16	Rp 15.909.014,64 Rp 52.120.515,16
8	Arsitektur * Lab X' 1 * Lab X' 2	Rp 187.583.099,29 Rp 129.841.682,77	Rp 181.284.410,18 Rp 86.639.990,78	Rp 194.946.524,43 Rp 105.163.498,28	Rp 186.022.665,37 Rp 95.750.558,62
9	Elektrikal * Lab X' 1 * Lab X' 2	Rp 91.898.427,00 Rp 49.283.049,00	Rp 89.401.474,00 Rp 54.662.976,00	Rp 92.021.749,00 Rp 55.119.466,00	Rp 90.659.206,00 Rp 54.813.126,00
10	Mekanikal * Exhaust Fan Lab X' 1 * Ducting Outdoor Unit & Water Flow Meter Lab X' 1 * Cold Room Labt X' 2 * Water Heater Lab X' 2 * Exhaust Fan Lab X' 2 * Dark Room Lab X' 2	Rp - Rp - Rp - Rp - Rp 13.441.453,00 Rp -	Rp 25.601.635,00 Rp 5.659.200,00 Rp 44.055.500,00 Rp 11.095.978,00 Rp 41.443.605,00 Rp 701.230,00	Rp 26.581.635,00 Rp 6.564.840,00 Rp 44.985.000,00 Rp 12.756.228,00 Rp 44.007.105,00 Rp 851.230,00	Rp 25.846.635,00 Rp 5.797.200,00 Rp 44.355.500,00 Rp 11.260.478,00 Rp 41.773.605,00 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) * Pump House, Mechanical Work (Non Std) * WTP Works, Miscellaneous Works, Car Parking, Sumpit	Rp 77.017.277,00 Rp 25.616.847,00 Rp 14.139.899,33	Rp 58.271.930,00 Rp 20.568.759,65 Rp 47.157.752,51	Rp 59.224.830,00 Rp 22.434.164,32 Rp 52.250.499,69	Rp 58.383.080,00 Rp 20.832.536,40 Rp 48.583.291,60	-24,19% # -18,88% # 243,59% #	V.O V.O V.O
3	Foundation & Pile Cap * Foundation Works Lab X'1 * Foundation Works Lab X'2	Rp 222.931.046,70 Rp 196.731.174,80	Rp 233.785.399,62 Rp 210.342.150,14	Rp 233.785.399,62 Rp 210.342.150,14	Rp 233.785.399,62 Rp 210.342.150,14	4,87% 6,92%	V.O 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 * Retaining Wall * Drainase * Landscape * Reservoir * Connecting Corridor * Gate * Neutralization Tank * Parkir * 4.3.1 & 2.9.2 * Neutral tank ext * Hydrant System	Rp 2,3 Rp 2,8 Rp 2,4.1 Rp 2,4.2 Rp 2,4.3 Rp 2,4.4 Rp 2,5 Rp - Rp 2,6.1 Rp 2,6.2 Rp 2,6.4 Rp 2,6.6 Rp 2,8.1 Rp 2,3 Rp 49.458.470,00 Rp - Rp 9.563.314,50	Rp 34.686.648,81 Rp 1.442.221,80 Rp 19.578.272,61 Rp 38.273.268,00 Rp 4.850.693,42 Rp 2.406.891,55 Rp 91.669.479,61 Rp - Rp 17.498.140,51 Rp 59.459.597,61 Rp 22.430.534,94 Rp - Rp 17.498.140,51 Rp 59.459.597,61 Rp 76.532.822,60 Rp 44.830.684,35 Rp 59.527.529,94 Rp 77.000.562,76 Rp 67.362.830,00 Rp 111.713.200,00 Rp 7.175.438,50	Rp 39.615.982,70 Rp 9.313.183,28 Rp - Rp 80.197.157,77 Rp 4.102.186,74 Rp 6.390.571,52 Rp 82.368.816,58 Rp 6.328.395,97 Rp 12.497.021,26 Rp 64.410.840,46 Rp 76.532.822,60 Rp 46.730.684,35 Rp 62.150.678,92 Rp 86.001.032,76 Rp 57.791.144,80 Rp 112.887.200,00 Rp 7.542.958,50	Rp 39.691.119,00 Rp 9.857.109,58 Rp - Rp 80.339.597,59 Rp 4.450.471,74 Rp 6.602.032,45 Rp 83.861.691,81 Rp 6.971.144,97 Rp 12.614.547,92 Rp 64.501.519,43 Rp 77.849.180,61 Rp 45.501.376,11 Rp 62.150.678,92 Rp 86.001.032,76 Rp 57.791.144,80 Rp 112.023.200,00 Rp 7.225.438,50	14,21% # 551,60% # -100,00% # 109,52% # 4,185.967,74 6.511.320,99 82.970.925,73 -9,49% Item baru C.O -29,58% # 8,33% 243,17% # Item baru C.O Item baru C.O Item baru C.O Item baru C.O Item baru C.O -24,45% # V.O	V.O V.O V.O V.O V.O V.O V.O V.O V.O V.O V.O V.O V.O V.O V.O V.O V.O V.O
7	Struktur * Roof Plan Lab X'1 * Foundation Work, 1st Floor, Roof Works Lab X'2	Rp 35.318.597,40 Rp 64.693.419,48	Rp 28.848.736,48 Rp 52.120.515,16	Rp 22.378.875,56 Rp 52.120.515,16	Rp 15.909.014,64 Rp 52.120.515,16	-54,96% # -19,43% #	V.O V.O
8	Arsitektur * Lab X'1 * Lab X'2	Rp 187.583.099,29 Rp 129.841.682,77	Rp 181.284.410,18 Rp 86.639.990,78	Rp 194.946.524,43 Rp 105.163.498,28	Rp 186.022.665,37 Rp 95.750.558,62	-0,83% -26,26% #	V.O V.O
9	Elektrikal * Lab X'1 * Lab X'2	Rp 91.898.427,00 Rp 49.283.049,00	Rp 89.401.474,00 Rp 54.662.976,00	Rp 92.021.749,00 Rp 55.119.466,00	Rp 90.659.206,00 Rp 54.813.126,00	-1,35% 11,22% #	V.O V.O
10	Mekanikal * Exhaust Fan Lab X'1 * Ducting Outdoor Unit & Water Flow Meter Lab X'1 * Cold Room Labt X'2 * Water Heater Lab X'2 * Exhaust Fan Lab X'2 * Dark Room Lab X'2	Rp - Rp - Rp - Rp - Rp - Rp -	Rp 25.601.635,00 Rp 5.659.200,00 Rp 44.055.500,00 Rp 11.095.978,00 Rp 41.443.605,00 Rp 701.230,00	Rp 26.581.635,00 Rp 6.564.840,00 Rp 44.985.000,00 Rp 12.756.228,00 Rp 44.007.105,00 Rp 851.230,00	Rp 25.846.635,00 Rp 5.797.200,00 Rp 44.355.500,00 Rp 11.260.478,00 Rp 41.773.605,00 Rp 736.230,00	Item baru Item baru Item baru Item baru 210,78% # Item baru	C.O C.O C.O C.O V.O 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