

## Rencana Anggaran Biaya

RENCANA ANGGARAN BIAYA  
PEKERJAAN ARSITEKTUR, STRUKTUR & M/E  
BANGUNAN RUKO - Jl. Moh. Toha, Bandung

Luas Konstruksi,  $A = 90 \text{ m}^2$

| No                                   | Uraian Pekerjaan                              | Volume | Sat | Harga Satuan | Jumlah     | Sub Total  |
|--------------------------------------|---|--------|-----|--------------|------------|------------|
| <b>A PEKERJAAN PERSIAPAN</b>         |   |        |     |              |            |            |
| 1                                    | Pembersihan Lahan                             | 90,00  | m2  | 4.200        | 378.000    |            |
| 2                                    | Pas. Bouwplank                                | 45,20  | m'  | 7.800        | 352.560    |            |
| 3                                    | Direksi Keet                                  | 12,00  | m2  | 210.000      | 2.520.000  |            |
|                                      | Sub Total A                                   |        |     |              |            | 3.250.560  |
| <b>B PEKERJAAN TANAH</b>             |   |        |     |              |            |            |
| 1                                    | Galian Tanah Pondasi                          | 23,60  | m3  | 14.382       | 339.415    |            |
| 2                                    | Urugan Pasir Bawah Pondasi                    | 0,71   | m3  | 76.500       | 54.315     |            |
| 3                                    | Pas. Batu kali 1:5                            | 3,51   | m3  | 198.900      | 698.139    |            |
| 4                                    | Urugan Tanah Bekas Galian Pondasi             | 17,31  | m3  | 7.650        | 132.422    |            |
| 5                                    | Buangan Tanah                                 | 6,29   | m3  | 8.670        | 54.534     |            |
| 6                                    | Urugan Tanah Bawah Lantai                     | 11,21  | m3  | 36.000       | 403.560    |            |
|                                      | Sub Total B                                   |        |     |              |            | 1.682.385  |
| <b>C PEKERJAAN BETON DAN PONDASI</b> |   |        |     |              |            |            |
| 1                                    | Lantai Kerja B-0                              | 0,64   | m2  | 300.000      | 192.000    |            |
| 2                                    | Pondasi Telapak 60/80/25                      | 1,20   | m2  | 1.275.000    | 1.530.000  |            |
| 3                                    | Kolom Struktur 30/30                          | 6,30   | m2  | 1.683.000    | 10.602.900 |            |
| 4                                    | Sloof 15/25                                   | 2,07   | m2  | 1.275.000    | 2.639.250  |            |
| 5                                    | Balok Utama 15/35                             | 2,26   | m2  | 1.830.000    | 4.135.800  |            |
| 6                                    | Ring Balk ampig 15/25                         | 1,25   | m'  | 1.830.000    | 2.287.500  |            |
|                                      | Sub Total C                                   |        |     |              |            | 21.387.450 |
| <b>D PEKERJAAN DINDING</b>           |   |        |     |              |            |            |
| 1                                    | Pasangan Bata 1:5, h=5 m                      | 221,25 | m2  | 37.890       | 8.383.163  |            |
| 2                                    | Plester 1:5 + Acian 1:4                       | 442,50 | m2  | 19.200       | 8.496.000  |            |
| 3                                    | Pas. Keramik 20x25 ex. Roman                  | 6,40   | m2  | 55.200       | 353.280    |            |
| 4                                    | Pas. Batu Palimanan                           | 2,00   | m2  | 84.000       | 168.000    |            |
| 5                                    | Ring Balk + kolom praktis frame kusen jendela | 25,60  | m'  | 19.800       | 506.880    |            |
|                                      | Sub Total D                                   |        |     |              |            | 17.907.323 |
| <b>E PEKERJAAN LANTAI</b>            |   |        |     |              |            |            |
| 1                                    | Pas. Keramik 30x30 ex. Roman                  | 67,75  | m2  | 57.000       | 3.861.750  |            |
| 2                                    | Pas. Keramik 20x20 ex. Roman                  | 2,25   | m2  | 54.000       | 121.500    |            |
| 3                                    | Pas. Keramik 30x30 ex. Roman (tekstur)        | 20,00  | m2  | 63.000       | 1.260.000  |            |
|                                      | Sub Total E                                   |        |     |              |            | 5.243.250  |
| <b>F PEKERJAAN PLAFOND</b>           |   |        |     |              |            |            |
| 1                                    | Rangka Alumunium T sistem                     | 85,75  | m2  | 40.000       | 3.430.000  |            |
| 2                                    | Asbes Plafond                                 | 85,75  | m2  | 28.050       | 2.405.288  |            |
|                                      | Sub Total F                                   |        |     |              |            | 5.835.288  |
| <b>G PEKERJAAN ATAP</b>              |   |        |     |              |            |            |
| 1                                    | Baja Profil CNP 150.65.20.3,2                 | 525,70 | kg  | 7.200        | 3.785.040  |            |
| 2                                    | Atap Alumunium t=0,45                         | 83,10  | m2  | 78.000       | 6.481.800  |            |
| 3                                    | Nok Atap Alumunium                            | 5,00   | m'  | 42.000       | 210.000    |            |

|          |  |       |      |           |           |            |
|----------|--|-------|------|-----------|-----------|------------|
| 4        | Talang Horizontal PVC  | 5,00  | m'   | 44.880    | 224.400   |            |
| 5        | Talang Vertikal PVC dia 3"                                       | 19,00 | m'   | 48.000    | 912.000   |            |
|          | Sub Total G  |       |      |           |           | 11.613.240 |
| <b>H</b> | <b>PEKERJAAN PINTU, JENDELA &amp; BOUVENLICHT</b>                |       |      |           |           |            |
| 1        | Kusen Kayu Borneo Super 6/15                                     | 0,36  | m3   | 2.400.000 | 864.000   |            |
| 2        | Daun Pintu P1 uk. 60x210 mm                                      | 1,00  | unit | 420.000   | 420.000   |            |
| 3        | Kaca t. 5 mm   | 3,20  | m2   | 72.000    | 230.400   |            |
| 4        | Pintu besi garasi ex. Henderson (uk.3000x5000 mm)                | 1,00  | unit | 9.000.000 | 9.000.000 |            |
|          | Sub Total H  |       |      |           |           | 10.514.400 |
| <b>I</b> | <b>PEKERJAAN SANITAIR</b>  |       |      |           |           |            |
| 1        | Kloset Jongkok ex. INA   | 1,00  | bh   | 178.500   | 178.500   |            |
| 2        | Floor Drain ex. Lokal  | 1,00  | bh   | 40.800    | 40.800    |            |
| 3        | Kran ex. Lokal   | 2,00  | bh   | 45.900    | 91.800    |            |
| 4        | Bak air fiber + pas. Bata 1/2 bata (lapis keramik)               | 1,00  | bh   | 229.500   | 229.500   |            |
|          | Sub Total I  |       |      |           |           | 540.600    |
| <b>J</b> | <b>SISTEM AIR BERSIH</b>   |       |      |           |           |            |
| 1        | Piping termasuk fitting & Isolating Valve (GIP 3/4 dan 1/2 inch) | 1,00  | ls   | 1.020.000 | 1.020.000 |            |
|          | Sub Total J  |       |      |           |           | 1.020.000  |
| <b>K</b> | <b>SISTEM AIR KOTOR</b>  |       |      |           |           |            |
| 1        | Pipa air kotor (PVC AW Class) Incl. Fitting                      | 1,00  | ls   | 600.000   | 600.000   |            |
|          | Sub Total K  |       |      |           |           | 600.000    |
| <b>L</b> | <b>PEKERJAAN FINISHING</b>                                       |       |      |           |           |            |
| 1        | Pengecatan Plafond Ex. Sanlex                                    | 85,75 | m2   | 10.200    | 874.650   |            |
| 2        | Pengecatan Dinding Ex. Sanlex                                    | 442,5 | m2   | 10.200    | 4.513.500 |            |
| 3        | Pengecatan kayu kusen dan pintu/jendela                          | 19,32 | m2   | 23.400    | 452.088   |            |
|          | Sub Total L  |       |      |           |           | 5.840.238  |
| <b>M</b> | <b>PEKERJAAN LANDSCAPE</b>                                       |       |      |           |           |            |
| 1        | Perbaiki Saluran Depan   | 5,00  | m'   | 120.000   | 600.000   |            |
| 2        | Pemasangan Grill saluran   | 5,00  | m'   | 78.000    | 390.000   |            |
| 3        | Pemasangan Pagar besi, h=2500 mm                                 | 5,00  | m'   | 750.000   | 3.750.000 |            |
|          | Sub Total M  |       |      |           |           | 4.740.000  |
| <b>N</b> | <b>PEKERJAAN ELECTRICAL</b>                                      |       |      |           |           |            |
| 1        | Lampu pijar 25 watt + fitting                                    | 5,00  | bh   | 21.000    | 105.000   |            |
| 2        | Stop kontak 10 A /1 phase ex. Brocco                             | 2,00  | bh   | 18.000    | 36.000    |            |
| 3        | Saklar Tunggal   | 1,00  | bh   | 12.000    | 12.000    |            |
| 4        | Saklar Ganda   | 1,00  | bh   | 14.400    | 14.400    |            |
| 5        | Box Panel  | 1,00  | bh   | 600.000   | 600.000   |            |
| 6        | Instalasi penerangan   | 5,00  | ttk  | 102.000   | 510.000   |            |
| 7        | Instalasi daya   | 2,00  | ttk  | 102.000   | 204.000   |            |
|          | Sub Total N  |       |      |           |           | 1.481.400  |
| <b>O</b> | <b>PEKERJAAN LOTENG KAYU</b>                                     |       |      |           |           |            |
| 1        | Balok kayu borneo Super 6/12                                     | 0,25  | m3   | 1.200.000 | 300.000   |            |
| 2        | Papan kayu borneo super 2/20                                     | 0,24  | m2   | 1.350.000 | 324.000   |            |
| 3        | Alat penyambung  | 1,00  | ls   | 200.000   | 200.000   |            |
| 4        | Ring Balk beton uk 150/200                                       | 0,30  | m3   | 1.830.000 | 549.000   |            |
|          | Sub Total O  |       |      |           |           | 1.373.000  |

|  |  |  |  |  |  |                    |
|--|--|--|--|--|--|--------------------|
|  | <b>Total</b>                             |  |  |  |  | <b>93.029.133</b>  |
|  | <i>biaya/m2 (netto)</i>                  |  |  |  |  | <i>1.040.494</i>   |
|  | <b>Fee &amp; Overhead Kontraktor 10%</b> |  |  |  |  | <b>9.302.913</b>   |
|  | <b>Grand Total</b>                       |  |  |  |  | <b>102.332.046</b> |
|  | <i>biaya/m2 (brutto)</i>                 |  |  |  |  | <i>1.156.105</i>   |

| KURVA 5   |   |           |                             |       |       |       |       |       |             |             |             |             |             |             |       |       |       |       |
|---|---|-----------|-----------------------------|-------|-------|-------|-------|-------|-------------|-------------|-------------|-------------|-------------|-------------|-------|-------|-------|-------|
| PEKERJAAN ARSITEKTUR, STRUKTUR & M/E                |   |           |                             |       |       |       |       |       |             |             |             |             |             |             |       |       |       |       |
| BANGUNAN RUKO - Jl. Mah. Toha - Bandung             |   |           |                             |       |       |       |       |       |             |             |             |             |             |             |       |       |       |       |
| No  | Uraian Pekerjaan                              | Bobot (%) | Durasi Pelaksanaan (Minggu) |       |       |       |       |       |             |             |             |             |             |             |       |       |       |       |
|   |   |           | 1                           | 2     | 3     | 4     | 5     | 6     | 7           | 8           | 9           | 10          | 11          | 12          | 13    | 14    | 15    | 16    |
| <b>A PEKERJAAN PERSIAPAN</b>                        |   |           |                             |       |       |       |       |       |             |             |             |             |             |             |       |       |       |       |
| 1   | Pembersihan lahan                             | 0,40%     | 0,40%                       |       |       |       |       |       |             |             |             |             |             |             |       |       |       |       |
| 2   | Pas. Bouwplank                                | 0,38%     |                             | 0,38% |       |       |       |       |             |             |             |             |             |             |       |       |       |       |
| 3   | Direksi keet                                  | 2,69%     | 1,35%                       | 1,35% |       |       |       |       |             |             |             |             |             |             |       |       |       |       |
| 4   | Air dan listrik kerja                         | 0,64%     | 0,04%                       | 0,04% | 0,04% | 0,04% | 0,04% | 0,04% | 0,04%       | 0,04%       | 0,04%       | 0,04%       | 0,04%       | 0,04%       | 0,04% | 0,04% | 0,04% | 0,04% |
| <b>Sub Total A</b>                                  |   |           |                             |       |       |       |       |       |             |             |             |             |             |             |       |       |       |       |
| <b>B PEKERJAAN TANAH</b>                            |   |           |                             |       |       |       |       |       |             |             |             |             |             |             |       |       |       |       |
| 1   | Galian Tanah Pondasi                          | 0,36%     |                             | 0,36% |       |       |       |       |             |             |             |             |             |             |       |       |       |       |
| 2   | Urugan Pasir Bawah Pondasi                    | 0,06%     |                             | 0,06% |       |       |       |       |             |             |             |             |             |             |       |       |       |       |
| 3   | Pas. Batu kali 1:5                            | 0,75%     |                             |       | 0,75% |       |       |       |             |             |             |             |             |             |       |       |       |       |
| 4   | Urugan Tanah Bekas Galian Pondasi             | 0,14%     |                             |       |       | 0,14% |       |       |             |             |             |             |             |             |       |       |       |       |
| 5   | Buangan tanah                                 | 0,06%     |                             |       |       |       |       |       |             |             |             |             |             |             |       |       |       | 0,06% |
| 6   | Urugan tanah bawah lantai                     | 0,43%     |                             |       |       |       | 0,43% |       |             |             |             |             |             |             |       |       |       |       |
| <b>Sub Total B</b>                                  |   |           |                             |       |       |       |       |       |             |             |             |             |             |             |       |       |       |       |
| <b>C PEKERJAAN BETON DAN PONDASI</b>                |   |           |                             |       |       |       |       |       |             |             |             |             |             |             |       |       |       |       |
| 1   | Lantai kerja B0                               | 0,21%     |                             |       | 0,21% |       |       |       |             |             |             |             |             |             |       |       |       |       |
| 2   | Pondasi telapak 60/80/25                      | 1,63%     |                             |       | 1,63% |       |       |       |             |             |             |             |             |             |       |       |       |       |
| 3   | Kolom Struktur 30/30                          | 11,32%    |                             |       |       | 3,77% | 3,77% | 3,77% |             |             |             |             |             |             |       |       |       |       |
| 4   | Sloof 15/25                                   | 2,82%     |                             |       | 2,82% |       |       |       |             |             |             |             |             |             |       |       |       |       |
| 5   | Balok utama 15/35                             | 4,41%     |                             |       |       |       | 1,47% | 1,47% | 1,47%       |             |             |             |             |             |       |       |       |       |
| 6   | Ring balk ampig 15/25                         | 2,44%     |                             |       |       |       |       |       |             | 0,006106874 | 0,006106874 | 0,006106874 | 0,006106874 |             |       |       |       |       |
| <b>Sub Total C</b>                                  |   |           |                             |       |       |       |       |       |             |             |             |             |             |             |       |       |       |       |
| <b>D PEKERJAAN DINDING</b>                          |   |           |                             |       |       |       |       |       |             |             |             |             |             |             |       |       |       |       |
| 1   | Pasangan Bata 1:5 , h=5 m                     | 8,97%     |                             |       |       |       |       |       | 0,022433452 | 0,022433452 | 0,022433452 | 0,022433452 |             |             |       |       |       |       |
| 2   | Plester 1:5 + Acian 1:4                       | 9,07%     |                             |       |       |       |       |       | 0,022681531 | 0,022681531 | 0,022681531 | 0,022681531 | 0,022681531 |             |       |       |       |       |
| 3   | Pas. Keramik 20x25 ex. Roman t=1.5 m          | 0,38%     |                             |       |       |       |       |       |             |             |             |             |             |             |       |       |       | 0,38% |
| 4   | Pas. Batu palimanan                           | 0,18%     |                             |       |       |       |       |       |             |             |             |             |             | 0,18%       |       |       |       |       |
| 5   | Ring balk + kolom praktis frame kusen jendela | 0,54%     |                             |       |       |       |       |       | 0,001353203 | 0,001353203 | 0,001353203 | 0,001353203 |             |             |       |       |       |       |
| <b>Sub Total D</b>                                  |   |           |                             |       |       |       |       |       |             |             |             |             |             |             |       |       |       |       |
| <b>E PEKERJAAN LANTAI</b>                           |   |           |                             |       |       |       |       |       |             |             |             |             |             |             |       |       |       |       |
| 1   | Pas. Keramik 30x30 ex.Roman                   | 4,12%     |                             |       |       |       |       |       |             |             |             |             | 0,02061921  | 0,02061921  |       |       |       |       |
| 2   | Pas. Keramik 20x20 ex.Roman                   | 0,13%     |                             |       |       |       |       |       |             |             |             |             | 0,00064873  | 0,00064873  |       |       |       |       |
| 3   | Pas. Keramik 30x30 ex.Roman (tekstur kasar)   | 1,35%     |                             |       |       |       |       |       |             |             |             |             | 0,006727573 | 0,006727573 |       |       |       |       |
| <b>Sub Total E</b>                                  |   |           |                             |       |       |       |       |       |             |             |             |             |             |             |       |       |       |       |
| <b>F PEKERJAAN PLAFOND</b>                          |   |           |                             |       |       |       |       |       |             |             |             |             |             |             |       |       |       |       |
| 1   | Rangka aluminium T sistem                     | 3,66%     |                             |       |       |       |       |       |             |             |             |             | 3,66%       |             |       |       |       |       |
| 2   | Asbes plafond                                 | 2,57%     |                             |       |       |       |       |       |             |             |             |             |             | 2,57%       |       |       |       |       |
| <b>Sub Total F</b>                                  |   |           |                             |       |       |       |       |       |             |             |             |             |             |             |       |       |       |       |
| <b>G PEKERJAAN ATAP</b>                             |   |           |                             |       |       |       |       |       |             |             |             |             |             |             |       |       |       |       |
| 1   | Baja profil CNP 150.65.20.3.2                 | 4,04%     |                             |       |       |       |       |       | 0,020209629 | 0,020209629 |             |             |             |             |       |       |       |       |
| 2   | Atap aluminium t.0,45                         | 6,92%     |                             |       |       |       |       |       |             |             |             | 6,92%       |             |             |       |       |       |       |
| 3   | Nok atap aluminium                            | 0,22%     |                             |       |       |       |       |       |             |             |             | 0,22%       |             |             |       |       |       |       |
| 4   | Talang horisontal PVC                         | 0,24%     |                             |       |       |       |       |       |             |             |             | 0,24%       |             |             |       |       |       |       |
| 5   | Talang vertikal PVC dia 3"                    | 0,97%     |                             |       |       |       |       |       |             |             |             | 0,97%       |             |             |       |       |       |       |
| <b>Sub Total G</b>                                  |   |           |                             |       |       |       |       |       |             |             |             |             |             |             |       |       |       |       |
| <b>H PEKERJAAN PINTU, JENDELA &amp; BOUVENLICHT</b> |   |           |                             |       |       |       |       |       |             |             |             |             |             |             |       |       |       |       |
| 1   | Kusen kayu Borneo Super 6/15                  | 0,92%     |                             |       |       |       |       |       | 0,002306596 | 0,002306596 | 0,002306596 | 0,002306596 |             |             |       |       |       |       |
| 2   | Daun pintu P1 uk. 60x210 mm                   | 0,45%     |                             |       |       |       |       |       |             |             |             |             |             |             |       |       | 0,45% |       |
| 3   | Kaca t. 5mm                                   | 0,25%     |                             |       |       |       |       |       |             |             |             |             |             |             |       |       | 0,25% |       |



