

## **DAFTAR ISI**

### **I. PENDAHULUAN**

### **II. DATA PROYEK**

### **III. BUDGET RENCANA (RENCANA BIAYA AWAL)**

### **IV. PROSES PELELANGAN**

### **V. LAMPIRAN**

A. MONITORING & REALISASI BIAYA KONSTRUKSI

B. MONITORING SURAT PERINTAH PERUBAHAN

## **LAPORAN BULANAN-LAYANAN JASA QS** **PROYEK BINTARO EXCHANGE MALL TAHAP-2**

### **I. PENDAHULUAN**

Laporan Monitoring Biaya Konstruksi adalah Laporan Perkembangan Kegiatan Layanan Jasa Konsultan Quantity Surveying pada pelaksanaan Proyek BINTARO JAYA EXCHANGE MALL TAHAP-2, Bintaro Jaya. Tujuan laporan ini selain memenuhi tugas selaku konsultan Quantity Surveyor, juga memberikan masukan kepada PT. Jaya Real Property, Tbk. selaku pemilik proyek untuk memantau perkembangan Proses Tender dan Perkembangan Biaya Konstruksi.

### **II. DATA PROYEK**

- A. Nama Proyek : BINTARO JAYA EXCHANGE MALL TAHAP-2
- B. Lokasi : Bintaro Jaya – Tangerang Selatan.
- C. Luas Lantai Bangunan : Mall, Gedung Parkir, Sky Bridge & Tunnel dengan total luasan 116.176 M<sup>2</sup>  
Hotel dengan total luasan 12.273 M<sup>2</sup>  
Oceanarium dengan total luasan 7.470 M<sup>2</sup>  
Total luasan konstruksi 136.020 M<sup>2</sup>
- D. Jumlah lapis bangunan : Mall 2 lantai Basemenet & 4 lantai Mall dan Hotel 1 Tower dengan 13 lantai Hotel.
- E. Jenis Bangunan : Mall, Hotel & Oceanarium
- F. Fungsi Bangunan : Pusat Perbelanjaan, Perhotelan & Rekreasi.

G. Paket Tender & Kontraktor Pelaksana :

1. Cut & Fill & Dewatering : PT. Talenta
2. Soldier & Bored Pile : PT. Caisson Dimensi
3. SAP : PT. Jaya Konstruksi MP
4. Interior Mall : PT. Jaya Konstruksi MP
5. Interior Hotel Guest Room : PT. Catur Griya
6. Interior Hotel Banquet Pkt. 1 : PT. Catur Griya
7. Interior Hotel Banquet Pkt. 2 : PT. Gading Murni
8. Interior Hotel Banquet Pkt. 3 : PT. Gading Murni
9. Mech, Electrical & Tronic : PT. Jaya Teknik Indonesia
10. Lift & Eskalator : PT. Mitsubishi Jaya Escalator & Elevator
11. Genset : PT. Berkat Manunggal Energi
12. Facade Mall : PT. Polareka
13. Facade Hotel : PT. Polareka
14. Membran Tensile : PT. Bintang Tenda Membran
15. Chiller : PT. Jaya Teknik Indonesia
16. Cooling Tower : PT. Indobara Bahama
17. STP : PT. Fransari Tirta
18. Gondola Hotel : PT. Mitra Gondola
19. Gondola Mall : PT. Mitra Gondola

20. Gondola Boom Lift	: PT. Pola Gondola
21. Gondola Fish Katrol	: PT. Pola Gondola
22. M&E Kolam Renang	: PT. Fluidra Indonesia
23. Landscape	: PT. Pesona Tamanindo
24. Signage	: PT. Gading Murni
25. Kitchen & Laundry Eqp	: PT. Keisi Indonesia
26. Instalasi Gas	: PT. Delima
27. IT Hotel	: PT. Sunway
28. Pop Up Resto	: PT. Bintang Tenda Membrane
29. Profesional Sound System	: Proses Tender
30. Interior Food court & BOH	: Proses Tender

### III. BUDGET (RENCANA BIAYA)

**TOTAL BIAYA KONSTRUKSI :**

**REALISASI TOTAL BIAYA KONSTRUKSI : Rp 1.296.839.388.914**

**SAMPAI DENGAN SAAT INI**  
**HARGA / M2 BANGUNAN : Rp 9.534.182**

Catatan :

1. Ratio-Ratio Yang didapatkan :

	<u><b>MALL</b></u>	<u><b>HOTEL</b></u>	<u><b>OCEANARIUM</b></u>	<u><b>TOTAL</b></u>
<b>a. Ratio Beton (m3/m2) :</b>	<b>0,396</b>	<b>0,614</b>	<b>0,877</b>	<b>0,442</b>
<b>b. Ratio Besi (kg/m3) :</b>	<b>176</b>	<b>165</b>	<b>149</b>	<b>171</b>
<b>c. Luasan (m2) :</b>	<b>116.176</b>	<b>12.373</b>	<b>7.470</b>	<b>136.020</b>

2. Diluar PPN-11%

#### **IV. PROSES PELELANGAN**

##### **IV.1 RENCANA AWAL PAKET PEKERJAAN**

1. Cut & Fill dan Dewatering
2. Soldier dan Bored Pile
3. Struktur, Arsitek, Plumbing & Penangkal Petir
4. Interior Mall
5. Interior Hotel
6. Mekanikal, Elektrikal & Elektronik
7. Lift & Escalator
8. Genset
9. Facade
10. Chiller
11. Cooling Tower
12. STP
13. M & E Kolam Renang
14. Loose Furniture
15. Special Lighting
16. Gondola
17. Landscape
18. Signage

19. Kitchen & Laundry Equipment

20. Instalasi Gas

#### 1V.2 REALISASI PAKET PELELANGAN

NO	PAKET	PEKERJAAN	SPH HASIL PELELANGAN	KENDALA YANG ADA	NILAI SPK
1	Paket-01	Dewatering, Cut & Fill	1. PT. HARMONI JAYA SEJAHTERA Rp. 17.336.249.920 2. PT. MITRA AGUNG DELTA PERKASA Rp. 25.386.163.454 3. PT. MEKAR JAYA LESTARI UTAMA Rp. 15.385.650.110 4. PT. TALENTA PUTRA UTAMA Rp. 15.213.463.571	-	<b>Rp. 10.900.000.000,-</b> PT. Talenta EE QS: Rp. 13.165.628.251 (82.79% dari EE)
2	Paket -02	Soldier & Bored Pile	1. PT.PAKUBUMI SEMESTA		<b>Rp. 44.000.000.000,-</b> PT. CAISSON

			Rp. 66.033.620.122 2. PT. BAUER PRATAMA INDONESIA Rp. 78.144.701.181 3.PT. ACSET INDONUSA Rp. 60.285.093.304 4. PT. PRATAMA WDIYA Rp. 56.309.029.440 5. PT. CAISSON DIMENSI Rp. 50.219.817.811 6. PT. INDOPIORA Rp. 70.039.082.787 7. PT. KELLER FRANKI Rp. 83.833.352.503		EE QS: Rp. 48.235.731.577 (91,22% dari EE)
3	Paket-03	SAP	1. PT. Jakon Rp.544.358.392.944	Proses privilege, menyebabkan proses Klarifikasi & Negosiasi lebih panjang.	<b>Rp. 395.000.000.000,-</b> PT. Jakon EE QS: Rp. 369.659.094.620 (106,86% dari EE)
4	Paket-04	Interior Mall	1. PT. Jakon	Proses privilege	<b>Rp. 40.000.000.000,-</b>



			Rp. 45.187.529.108	sehingga diperlukan perhitungan volume bersama dengan pemborong.	PT. Jakon EE QS: Rp. 47.292.893.754 (84,59% dari EE)
5	Paket-05	Interior Hotel (Guest Room)	1. PT. Scala Contractor Rp. 55.249.516.701 2. PT. Catur Griya Naradipa Rp. 58.197.171.215 3. PT. Vitra Graha Interia Rp. 63.558.073.633 4. PT. Versaguna Rp. 73.146.107.592	Proses menjadi panjang karena adanya optimasi disain.	<b>Rp. 38.500.000.000,-</b> PT. CGN EE QS: Rp. 59.623.093.602 (64,57% dari EE)
6	Paket-05/1	Interior Hotel (Banquet Pkt.1)	1. PT. PT. Gading Murni Rp. 12.766.963.443 2. PT. Catur Griya N Rp. 13.428.102.887 3. PT. Vitra Graha Interia Rp. 14.248.959.241 4. PT. Karya Satya u Rp. 16.109.830.253	Proses menjadi panjang karena adanya optimasi disain.	<b>Rp. 10.400.000.000,-</b> PT. CGN EE QS: Rp. 15.243.970.262 (68,22% dari EE)

7	Paket-05/2	Interior Hotel (Banquet Pkt.2)	1. PT. Gading Murni Rp. 2.811.657.436 2. PT. Catur Griya N Rp. 4.082.451.869 3. PT. Vitra Graha Interia Rp. 4.106.423.850 4. PT. Karya Satya u Rp. 4.480.627.721	Adanya proses optimasi disain.	<b>Rp. 2.727.424.804,-</b> PT. Gading Murni EE QS: Rp. 5.297.854.778 (51,48 % dari EE)
8	Paket-05/3	Interior Hotel (Banquet Pkt.3)	1. PT. Gading Murni Rp. 4.388.979.348,- 2. PT. Catur Griya N Rp. 6.476.927.875,- 3. PT. Vitra Graha Interia Rp. 8.172.804.484,- 4. PT. Karya Satya u Rp. 6.674.431.309,-	Adanya proses optimasi disain.	<b>Rp. 4.125.075.317,-</b> PT. Gading Murni EE QS: Rp. 8.646.125.664 (47,71% dari EE)
9	Paket-06	Mekanikal & Elektrikal	PT. Jaya Teknik Indonesia Rp. 200.702.991.858,-	Proses privilege, menyebabkan proses Klarifikasi & Negosiasi lebih panjang.	<b>Rp 155.755.649.632 ,-</b> PT. Jaya Teknik Indonesia EE QS: Rp. 147.483.196.186,-

					(105,61% dari EE)
10	Paket-07	Lift & escalator	1. PT. Mitsubishi Jaya Rp. 65.430.274.998,-  2. PT. SUPER HELINDO Rp. 36.859.350.000  3. PT. OTIS INDONESIA Rp. 48.795.000.000  4. PT. HITACHI Rp. 43.537.205.000		<b>Rp 44.000.000.000 ,-</b> PT. Mitsubishi Jaya EE QS: Rp. 51.093.198.891,- (86,12% dari EE)
11	Paket - 08	Genset	1. PT. ALTRAK Rp. 49.830.000.000 2. PT. BME Rp. 24.855.000.000 3. PT. AIRINDO Rp. 23.378.000.000 4. PT. MITRA POWER Rp. 29.306.168.100		<b>Rp 18.900,0200.000 ,-</b> PT. BME EE QS Rp. 21.113.547.035,- (89,52% dari EE)

			5. PT. KOHLERINDO Rp. 26.275.671.000 6. TRAKNUS Rp. 33.043.136.209 7. PT. DELTASUPLINDO Rp. 20.951.668.200 8. PT. TRAKINDO Rp. 34.396.884.280 9. PT. DELTA SUPLINDO Rp. 24.841.775.200		
12	Paket-09	Facade Mall	1. PT. PELITAMAJU Rp. 57.272.727.273 2. PT. JAGAT INTERINDO Rp. 72.806.670.327 3. PT. MULTIGRAHA Rp. 75.875.844.718 4. PT. DUTA INDAH P Rp. 91.888.189.269	Proses panjang (K/N 11 kali), akibat adanya kenaikan harga metal dunia & adanya redesign untuk mendapatkan harga yang lebih rendah..	<b>Rp. 57.000.000.000,-</b> PT. Pola Reka EE QS: Rp 55.922.700.623 (101,93% dari EE)

			5. PT. TRIALAM FASADE Rp. 94.443.779.444 6. PT. TRIMATRA Rp. 101.187.311.221 7. PT. ALLURE ALLUMI Rp. 103.285.340.542 8. PT. POLAREKA Rp. 111.861.542.993		
13	Paket-09/1	Facade Hotel	1. PT. Indalex Rp. 19.775.627.991 2. PT. Polareka Fasadindo Rp. 24.475.536.963 3. PT. Sri Murni Rp. 26.171.379.713 4. PT. Allure Alluminio Rp. 29.472.430.579	Terjadi Optimasi disain untuk mendapatkan biaya yang lebih rendah.	<b>Rp. 18.300.000.000,-</b> PT. Polareka Fasadindo EE QS: Rp 23.158.776.983 (79,02% dari EE)
14	Paket-09/2	Pop Up Resto	1. PT. Bintang Tenda Membrane	Semula merupakan SPP ke PT. Jaya	<b>Rp 5.856.000.000,-</b> PT. Bintang Tenda Membrane

			Rp. 5.662.925.581,- 2. PT. Ikagriya Rp. 6.481.609.581,- 3. PT. Anugrah Rayni Sentosa Rp. 9.010.841.791,-	Konstruksi MP	EE QS: Rp 5.946.241.517,- (95% dari EE QS)
15	Paket-10	Chiller	1. PT METROPOLITAN BT Rp. 12.717.767.000 2. PT. JAYA TEKNIK Rp. 16.114.350.800 3. PT. RODA MAS Rp. 13.030.155.000 5. PT. RAJAWALI Rp. 24.000.000.000 6. PT. LG ELECTRONIC Rp. 16.513.400.000		<b>Rp. 16.000.000.000 ,-</b> PT. JTI (SPK sebelumnya Rp. 13.388.000.000,-) EE QS: Rp 14.210.943.767 (112,59% dari EE)
16	Paket-11	Cooling Tower	1. PT. SUPRANUSA Rp. 2.146.520.000 2. PT. JAYA TEKNIK Rp. 4.090.200.000 3. PT. TASAN MEGAH P Rp. 4.598.449.371 4. PT. INDOBARA B	-	<b>Rp. 2.450.000.000,-</b> PT. INDOBARA B EE QS: Rp 2.666.500.000 (91,88% dari EE)

			Rp. 2.861.800.000		
17	Paket-12	STP	1. PT. Grahadika Rp. 1.990.000.000  2. PT. Mega Tirta Perkasa Rp. 2.053.950.000  3. PT. Tunas Wikarya P Rp. 2.088.027.000  4. PT. Sumber Tirta Hokindo Rp. 2.094.289.000  5. PT. Fransari Tirta Rp. 2.757.521.000		<b>Rp. 2.062.000.000,-</b> PT. Fransari Tirta EE QS: Rp 2.238.207.713 (92,14% dari EE)
18	Paket – 13	M&E Kolam Renang	1. PT. FLUIDRA Rp. 1.080.405.000  2. PT. SENTRA TRISANITA Rp. 519.872.500		<b>Rp. 800.000.000,-</b> PT. FLUIDEA EE QS: Rp 865.262.347 (92,46% dari EE)
19	Paket - 14	Gondola	1. PT. MHE DEMAG Rp. 9.972.900.000  2. PT. MITRA	Dilakukan optimasi disain.	Hotel/PT. Mitra Gondola/Rp. 700.000.000,-  Mall/PT. Mitra Gondola Rp.

			<p>GONDOLA KREASIPRIMA Rp. 8.450.750.000</p> <p>3. PT. POLA GONDOLA ADIPERKASA Rp.5.785.500.000</p> <p>4. PT. GONDOLA KARYA LESTARI Rp. 6.525.300.000</p> <p>5. PT. SUKMA GONDOLA TEKNIK Rp. 6.576.300.000</p>		<p>135.000.000,-</p> <p>Boom Lift/PT. Pola Gondola Rp. 2.300.000.000.000,-</p> <p>Fish Katrol/ Pola Gondola Rp. 900.000.000,-</p> <p>EE Rp. 9.071.222.493</p>
20	Paket - 15	Special Lighting	PT. Jaya Teknik (Proses sebagai SPP).	Dilakukan harga pembandingan dari kontraktor lain.	
21	Paket - 16	Landscape (Hard & Soft)	<p>1.PT. Ecoland Citra Pratama Rp. 14.454.724.053,- + Rp. 7,836.223.854,-</p> <p>2.PT. Biya Maestro Hardscape Rp. 15.382.091.499,- + Rp. 7.034.722.600,-</p>		<p><b>Rp. 24.800.000.000,-</b></p> <p>PT. Pesona Tamanindo EE QS: Rp 23.179.914.143,- (106,99% dari EE)</p>



			3.PT. Amtara Nirmala Rp. 19.973.838.968,- + Rp. 5.762.558.620,- 4.PT. Pesona Tamanindo Rp. 20.547.448.516,- + Rp. 5.313.093.111,- 5.PT. Frenkie Nursery Landscape & Plant Rental		
22	Paket - 17	IT HOTEL	1. PT. SUNWAY Rp. 7.912.759.383,- 2. PT. EMINET  Rp. 8.223.744.538,- 3. PT. JFX Rp. 8.303.815.014,-		<b>Rp. 7.646.000.000,-</b> PT. Sunway EE QS: Rp 8.963.065.873,- (85,31% dari EE)
23	Paket - 18	Signage	Proses Tender		Rp. .... PT. Gading Murni EE QS : Rp. .... (.....% thd EE).
24	Paket - 19	Kitchen & Laundry Equipment	1. PT. LUXINDO MADYA PRATAMA Rp. 39.508.310.000		<b>Rp. 19.000.000.000,-</b> PT. Keisi Indonesia

			2. PT. ELLANE ABADI PERKASA Rp. 34.157.298.677,- 3. PT. GASTRO GIZI SARANA Rp. 30.448.620.000,- 4. PT. KEISI INDONESIA Rp. 22.510.000.000		EE QS: Rp 35.513.543.729,- (53,50% dari EE)
25	Paket - 20	Instalasi Gas	1. PT. VICTORIA AGFASINDO Rp. 5.763.962.850 2. PT. DELIMA ANUGERAH SUPLINDO Rp. 6.128.771.502 3. PT. SINAR MUTIARA Rp. 7.653.955.300 4. PT. JAYA GAS Rp. 8.341.613.900	Terjadi perubahan disain instalasi pemipaan dari semula menggunakan LPG menjadi LNG yang menyebabkan proses tender menjadi panjang.	<b>Rp. 5.915.800.000,-</b> PT, Delima EE QS: Rp 7.088.717.440,- (83.45% dari EE)

Catatan : - Diluar PPN-11%

## **V. LAMPIRAN**

- A. MONITORING BIAYA KONSTRUKSI : Sesuai Lampiran-I
- B. MONITORING SURAT PERINTAH PERUBAHAN : Sesuai Lampiran-II

## MONITORING BIAYA PROYEK (DALAM JUTAAN &amp; BELUM PPN)

03/07/2023

BENTENG BENTENG PROTEK (BENTENG BENTENG & BENTENG BENTENG)															6/09/2023	
No.	PAKET	PEKERJAAN	OE 29/05/2019	EE Update 12 Feb 2020	TOTAL (Realisai + Rencana)	PAKET AWAL				PERUBAHAN / SPP				EST. TOTAL SAAT INI	DEVIASI THD PAKET AWAL	
						NON SBO		TOTAL	NON SBO	SBO						
						SUDAH SPK	BELUM SPK			SUDAH SPK	BELUM SPK					
1	2	3	4	5	6	7	8	9	10 = 7+8	11	12	13	14	15 = 13-14	16 = 14-12	
1	PKT 00	PERSIAPAN	-	4,833.02	4,833.02	4,833.02			4,833.02					4,833.02	-	
2	PKT 01	CUT & FILL	5,873.49	5,353.50	5,353.50	4,866.84			4,866.84	(497.69)				4,369.15	(498)	
3	PKT 02	SOLDIER PILE & BORED PILE	48,388.92	45,512.24	40,548.01	38,939.43	-	5,060.58	44,000.00	(3,668.19)	(227.28)			40,104.54	(3,895)	
4	PKT 03	STRUKTUR, ARSITEKTUR & PLUMBING	405,289.53	375,047.65	384,182.42	247,113.29		147,886.71	395,000.00	28,745.66	10,979.74	30,274.22		464,999.62	70,000	
5	PKT 04	INTERIOR MALL	59,500.41	50,087.85	45,187.53	40,000.00			40,000.00			(1,000.00)		39,000.00	(1,000)	
		INTERIOR OCEANARIUM		9,412.56	9,412.56		9,412.56		9,412.56					9,412.56		
		FITTING OUT: INTERIOR MALL	92,988.85	-	-		-		-					-		
		FITTING OUT: INTERIOR OCEANARIUM		92,988.85	92,988.85		92,988.85		92,988.85					92,988.85		
6	PKT 05	INTERIOR HOTEL (GUEST ROOM)	15,208.62	15,208.62	15,208.62	38,500.00			38,500.00		(4,122.18)			34,377.82		
6.1		INTERIOR HOTEL (BANQUET)				17,252.50			17,252.50					17,252.50		
7	PKT 06	MEKANIKAL, ELEKTRIKAL & ELEKTRONIK	135,369.56	150,404.58	156,940.00	82,238.11		75,761.89	158,000.00	(1,828.20)	20,089.21	5,421.26		181,682.26	23,682	
16	PKT 15	SPECIAL LIGHTING	13,314.15	13,314.15	13,314.15	7,640.10	7,493.90		15,134.00					15,134.00	-	
8	PKT 07	LIFT & ESCALATOR	54,859.18	34,816.65	44,000.00	44,000.00			44,000.00	(2,536.28)				41,463.73	(2,536)	
9	PKT 08	GENSET	16,824.58	18,560.86	18,900.00	18,900.02			18,900.02					18,900.02	-	
10	PKT 09	FACADE MALL	38,853.98	64,462.16	81,374.33	57,000.00			57,000.00	1,397.71	(2,000.00)			56,397.71	(602)	
10.1		FACADE HOTEL		-	-	18,300.00			18,300.00					18,300.00	-	
		POP-UP ENTRANCE		2,100.95	2,100.95	5,750.00	-		5,750.00					5,750.00	-	
		STAIRCASE TENSILE				1,150.00			1,150.00	723.41				1,473.41	-	
11	PKT 10	CHILLER	13,026.92	14,210.94	13,388.00	16,000.00			16,000.00					16,000.00	-	
12	PKT 11	COOLING TOWER	3,023.82	2,666.50	2,450.00	2,450.00			2,450.00					2,450.00	-	
13	PKT 12	STP	1,892.28	2,958.99	2,757.52	2,062.00			2,062.00					2,062.00	-	
14	PKT 13	M & E KOLAM RENANG	843.13	843.13	843.13	800.00			800.00					800.00	-	
15	PKT 14	FURNITURE FIXTURE & EQUIPMENT	32,524.21	32,524.21	32,524.21		32,524.21		32,524.21					32,524.21	-	
		FITTING OUT: INTERIOR HOTEL	14,778.24	14,778.24	14,778.24		14,778.24		14,778.24					14,778.24	-	
17	PKT 16	GONDOLA	2,847.94	2,847.94	2,847.94	3,135.00			3,135.00	34.50				3,169.50	34.50	
18	PKT 17	LANDSCAPE	46,096.46	46,096.46	46,096.46	24,800.00			24,800.00	1,367.03	885.29			27,052.32	2,252	
19	PKT 18	SIGNAGE	3,451.20	3,451.20	3,451.20	4,582.00			4,582.00					4,582.00	-	
20	PKT 19	KITCHEN TENSILE & LAUNDRY EQUIPMENT	20,536.82	20,536.82	20,536.82	19,000.00			19,000.00		(800.00)			18,200.00	(800)	
21	PKT 20	INSTALASI GAS	10,177.67	10,177.67	10,177.67	5,915.80	-		5,915.80					5,915.80	-	
22	PKT 21	PENYAMBUNGAN DAYA	10,718.01	10,718.01	10,718.01		10,718.01		10,718.01					10,718.01	-	
23	PKT 22	INSTALASI WIFI	363.28	363.28	363.28		363.28		363.28					363.28	-	
24	PKT 23	IT HOTEL	8,096.02	8,096.02	8,096.02	7,646.00			7,646.00					7,646.00	-	
25	PKT 24	PROFESSIONAL SOUND SYSTEM	4,048.01	4,048.01	4,048.01		4,048.01		4,048.01					4,048.01	-	
26	PKT 25	AC EXTRA & LSS LOCAL SUPPLY	9,203.60	9,203.60	9,203.60		9,203.60		9,203.60					9,203.60	-	
27	PKT 26	FISH KATROL	2,036.49	2,036.49	2,036.49	900.00	-		900.00					900.00	-	
28	PKT 27	PEKERJAAN LAIN-LAIN	968.76	968.76	968.76		968.76		968.76					968.76	-	
28	PKT 28	FOOD COURT & ISLAND HUB	-	17,736.00	17,736.00		17,736.00		17,736.00					17,736.00	-	
29	PKT 29	MARMER	-	9,980.00	9,980.00		9,980.00		9,980.00					9,980.00	-	
30	PKT 30	LSS	25,403.30	25,403.30	20,257.02		20,257.02		20,257.02					20,257.02	-	
		DIRECT CONTRACT PT. DSI (JACKING TUNNEL)				4,250.00			4,250.00	1,395.44				5,645.44	1,395	
		GEDUNG PARKIR				35,000.00	-		35,000.00					35,000.00	-	
TOTAL			1,096,507	1,121,749	1,147,602	753,024	230,472	228,709	1,212,206	24,410	24,528	35,695		1,296,839	88,032	
		PROSENTASE THD PAKET AWAL							100.0%					2.94%	7.26%	
		PROSENTASE THD. BUDGET				100.0%			105.6%					3.11%	7.67%	

REKAPITULASI PEKERJAAN SPP  
PROYEK BXC-2

UP DATE : 03/07/2023

JUMLAH SPP					No.	URAIAN PEKERJAAN (SPP)	Rp. (excl. PPN)			% BOBOT
TOTAL	FINAL	BATAL	PRSES KN	BLM KN			ROUGH ESTIMATE	FINAL KN	TOTAL	
100	88	3	2	7	I	SAP & CIVIL WORK				
47	13	0	13	21		1 SPP STRUTUR (SAP) +Cut & Fill+BP	3,607,802,950	34,808,119,690	38,415,922,641	54.40%
21	3		4	14		2 SPP ARSITEK (SAP)	5,235,907,437	(6,660,325,394)	(1,424,417,956)	-2.02%
						3 SPP PLUMBING (SAP)	2,136,029,936	597,864,275	2,733,894,211	3.87%
							10,979,740,324	28,745,658,571	39,725,398,895	
					II	MEKANIKAL & ELEKTRIKAL				
48	8	9	11	20		1 MEKANIKAL	7,860,432,937	1,438,084,912	9,298,517,849	13.17%
59	14	12	27	6		2 ELEKTRIKAL, SPECIAL LIGHTING & ELEKTRONIK	12,228,773,905	(3,266,287,384)	8,962,486,520	12.69%
							20,089,206,842	(1,828,202,472)	18,261,004,369	
6	4	0	0	2	III	LIFT & ESCALATOR	-	(2,536,275,000)	(2,536,275,000)	-3.59%
45	11	0	10	24	IV	LANDSCAPE	885,286,206	1,367,028,888	2,252,315,094	3.19%
12	3	0	0	9	V	FAÇADE MALL	(2,000,000,000)	1,397,714,293	(602,285,707)	-0.85%
42	1	0	1	40	VI	INTERIOR MALL	-	(1,010,000,000)	(1,010,000,000)	-1.43%
1	1				VII	DIRECT CONTRACT PT. DSI (JACKING TUNNEL)		1,395,442,800	1,395,442,800	1.98%
42	0	0	10	2	VIII	INTERIOR GUEST ROOM HOTEL	(4,122,182,410)	-	(4,122,182,410)	-5.84%
1	0	0	0	1	IX	KITCHEN & LAUNDRY EQUIPMENT	(800,000,000)	-	(800,000,000)	-1.13%
3	0	0	2	1	X	TENDA ALFRESCO	723,431,738	-	723,431,738	1.02%
1	0	0	0	1	XI	FISH KATROL	-	-	-	0.00%
3	0	0	0	3	XII	TUNNEL	2,168,613,748	-	2,168,613,748	3.07%
5	0	0	0	5	XIII	FAÇADE HOTEL	-	-	-	0.00%
2	2	0	0	0	XIV	GONDOLA MALL & HOTEL	-	34,500,000	34,500,000	0.05%
1	0	0	0	1	XVI	GEDUNG PARKIR	-	-	-	0.00%
439	148	24	80	157		TOTAL	27,924,096,447	27,565,867,080	55,489,963,527	