

FINAL REPORT

COST ESTIMATE OF UPPER STRUCTURE AT THE MANOR OFFICE TOWER PROJECT

*Asked As One Of Terms To Acquire
Diploma III Degree of Engineering at the Department of Quantity Surveying
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**COST CALCULATION ANALYSIS OF UPPER STRUCTURE
THE MANOR OFFICE TOWER PROJECT
KARAWANG, WEST JAVA**

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ABSTRACT

This paper aims to be able to analyze the construction work on The Manor Office Tower. The Manor Office Tower Project is located on Jl. Surya Utama Kav C1, Suryacipta Ciampel Industrial Area, Karawang, West Java. The Manor Office Tower consists of 8 floors and 2 roofs with a building area of $\pm 11,264$ m². Projects with contracts of Rp 67,643,871,638.- with preliminary work, structural work, architectural work, mechanical and electrical work, and occupational drainage work for 23 calendar months. The calculation results of the upper structure estimate covering the work of columns, beams, slabs, shear walls and stairs project cost The Manor Office Tower Rp 25.075.088.244.- using the Work Unit Price Analysis of Indonesian National Standard in 2013. Total cost includes VAT10%. For each of structure work are column is Rp 4,047,153,118, shear wall is Rp 1.865.887.451, beam is Rp 6,055,758,220, slab is Rp 10.258.030.308 and stair is Rp 568.705.671. Based on the time schedule of the structural work of The Manor Office Tower Project. Which made the top structural work completed for 46 weeks. Advances received at the beginning of the project amounted to 10% of the project value. To achieve the target of construction project in accordance with the schedule, then in the construction project should pay attention to quality control items, among others: material schedule, man power schedule and time and wage work. These three components play a role in the preparation of BOQ, one and the other are related and if one experiences delays or increases in cost. It is almost certain that it will directly affect other items, and ultimately result in delays and increases in the total cost of construction projects.

Keywords:

Bill Of Quantity, Cost Analysis, Time Schedule, S Curve, Cash Flow, The Manor Office Tower.

FOREWORD

بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ

Assalamualaikum Wr. Wb.

Alhamdulillahirabbil'alamin, Praise be thankful for the presence of Allah SWT, thanks to His grace and gifts so can complete this Final Report. The purpose of this Final Report is as one of the requirements to complete lectures majoring in Quantity Surveying (QS).

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The author realizes there are still many mistakes and lacks in this Final Report. Therefore expect the suggestions and criticism from the readers who are constructive to improve the quality of this Final Report. Hopefully this Final Report can be useful and increase the knowledge, especially in the part of Quantity Surveying (QS).

Padang, June 2017

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