

REKAPITULASI

Unit Kerja : UIN Syarif Hidayatullah Jakarta
Pekerjaan : Pengadaan Jasa Konsultansi Manajemen Konstruksi Pembangunan Gedung Ushuluddin UIN Syarif Hidayatullah Jakarta Tahun Anggaran 2026
Lokasi : Jl. Kertamukti, Cireundeu, Kec. Ciputat Tim., Kota Tangerang Selatan, Banten
Tahun Anggaran : 2026
Waktu Pelaksanaan : 9 (Sembilan) Bulan

No.	Uraian	Jumlah Biaya (Rp,-)
I.	BIAYA LANGSUNG PERSONIL	-
II.	BIAYA LANGSUNG NON PERSONIL	-
TOTAL I + II		-
PPN 11 %		-
TOTAL KESELURUHAN		-
DIBULATKAN		-
Terbilang :		

....., ... 2026

Diajukan ;
PT/CV. Penawar

Nama
Jabatan

RINCIAN BIAYA

Unit Kerja : UIN Syarif Hidayatullah Jakarta
Pekerjaan : Pengadaan Jasa Konsultansi Manajemen Konstruksi Pembangunan Gedung Ushuluddin UIN Syarif Hidayatullah Jakarta Tahun Anggaran 2026
Lokasi : Jl. Kertamukti, Cireundeu, Kec. Ciputat Tim., Kota Tangerang Selatan, Banten
Tahun Anggaran : 2026
Waktu Pelaksanaan : 9 (Sembilan) Bulan

TOTAL RINCIAN ANGGARAN BIAYA										-
I BIAJA LANGSUNG PERSONIL										-
No.	Uraian	Pendidikan/ Program Studi	Kualifikasi Minimal		Pengalaman Minimal	Satuan	Vol	Waktu (Bln)	Harga Satuan (Rp,-)	Jumlah Biaya (Rp,-)
			SKA	SKK						
I.	BIAJA LANGSUNG PERSONIL									
A.	TEAM LEADER									-
1.	Team Leader	S1 Teknik Sipil		Ahli Madya Bidang Keahlian Manajemen Konstruksi	10 Tahun	Org/Bln	1	9		-
B.	SUPERVISOR ENGINEER (SE)									-
1.	Ahli Arsitektur	S1 Teknik Arsitektur + STRA	Ahli Madya Arsitek (101)	Arsitek Madya, Jenjang 8, ARS.01.002.8	5 Tahun	Org/Bln	1	6		-
2.	Ahli Struktur Bangunan Gedung	S1 Teknik Sipil	Ahli Madya Teknik Bangunan Gedung (201)	Ahli Madya Teknik Bangunan Gedung, Jenjang 8, Sip.01.002.8	5 Tahun	Org/Bln	1	8		-
3.	Ahli Mekanikal Elektrikal dan Plambing	S1 Teknik Mesin/ Teknik Elektro		Ahli Madya Bidang Keahlian Teknik Mekanikal/Ahli Teknik Plambing dan Pompa Mekanik/Ahli Elektrikal Konstruksi Bangunan Gedung, Jenjang 8	5 Tahun	Org/Bln	1	5		-
C.	QUALITY ENGINEER									-
1.	Ahli Arsitektur	S1 Teknik Arsitektur + STRA	Ahli Muda Arsitek (101)	Arsitek Muda Jenjang 7, ARS.01.002.8	2 Tahun	Org/Bln	1	5		-
2.	Ahli Struktur Bangunan Gedung	S1 Teknik Sipil	Ahli Muda Teknik Bangunan Gedung (201)	Ahli Muda Teknik Bangunan Gedung, Jenjang 7, Sip.01.002.7	2 Tahun	Org/Bln	1	5		-
3.	Ahli Mekanikal Elektrikal dan Plambing	S1 Teknik Mesin/ Teknik Elektro		Ahli Muda Bidang Keahlian Teknik Mekanikal/Ahli Teknik Plambing dan Pompa Mekanik/Ahli Elektrikal Konstruksi Bangunan Gedung, Jenjang 8	2 Tahun	Org/Bln	1	4		-
D.	HSE ENGINEER									-
1.	Ahli Keselamatan Konstruksi	S1 Seluruh Jurusan/ Program Studi Bidang Konstruksi	Ahli Muda K3 Kostruksi (603)	Ahli Muda K3 Konstruksi, Jenang 7, MPK.01.001.7	2 Tahun	Org/Bln	1	9		-
E.	QUANTITY SURVEYOR									-
1.	Quantity Surveyor	S1Teknik Sipil/ Quantity Surveyor	Juru Ukur Kuantitas Bangunan Gedung (TA2017)	Juru Hitung Kuantitas/Quantity Surveyor/ sertifikasi terkait	3 Tahun	Org/Bln	1	5		-
F.	TENAGA PENDUKUNG									-
1.	Pengawas Sipil	S1 Teknik Sipil	Pengawas Bangunan Gedung (TA024)	Pengawas Pekerjaan Struktur Bangunan Gedung/ sertifikasi terkait	3 Tahun	Org/Bln	1	6		-
1.	Pengawasan Arsitek	S1 Arsitektur	-	Asisten Pemula Arsitek/ sertifikasi terkait	3 tahun	Org/Bln	1	5		-
2.	Pengawasan ME	S1 Teknik Elektro/ Teknik Mesin	Pengawas Plambing/ Pekerjaan Plambing (TT002)	Pengawas Pekerjaan Mekanikal Bangunan Gedung/ Pengawas Plambing/ Pekerjaan Plambing/ sertifikasi terkait	3 tahun	Org/Bln	1	4		-
3.	Administrasi Teknis dan Umum	Minimal D3	-	-	3 tahun	Org/Bln	2	9		-

II BIAYA LANGSUNG NON PERSONIL					
No.	Uraian	Volume	Satuan	Harga Satuan (Rp,-)	Jumlah Biaya (Rp,-)
II. BIAYA LANGSUNG NON PERSONIL					
A	Biaya Soil Investigation				-
	Pengujian, pengambilan data tanah bor dalam dan pengujian sample uji Indeks properties tanah, uji engineering properties tanah (Soil & Material Engineer + Biaya Mobilisasi) + Biaya Laporan dan Laboratorium	35	Meter		-
B	Biaya Rapat				-
	1. Biaya Rapat penyampaian progress bulanan MK	18	Kali		-
C	Biaya Transportasi dan Kantor				-
	1. Sewa Kendaraan Roda 4 (Team Leader & Prof. Staff)	9	Ub		-
	2. Sewa Sepeda Motor Prof. Staff (HSE Engineer - Ahli Keselamatan Konstruksi)	9	Ub		-
	3. Sewa Sepeda Motor Sub Prof. Staff (Quantity Surveyor)	5	Ub		-
	4. Sewa Sepeda Motor Sub Prof. Staff (Pengawas Sipil)	6	Ub		-
	5. Sewa Sepeda Motor Sub Prof. Staff (Pengawas Arsitek)	5	Ub		-
	6. Sewa Sepeda Motor Sub Prof. Staff (Pengawasan ME)	4	Ub		-
	7. Sewa Kantor	9	Bln		-
D	Biaya Alat Tulis dan Bahan Habis Pakai				-
	1. Bahan Operasional Kantor/ATK dan Fotocopy Field Team	9	Bln		-
	2. Bahan - bahan Gambar Field Team	9	Bln		-
E	Biaya Pengadaan Peralatan Kantor (Beli Atau Sewa)				-
	1. Sewa Laptop (8 Unit x 9 Bulan)	72	Ub		-
	2. Sewa Printer A4 (2 Unit x 9 Bulan)	18	Ub		-
	3. Sewa Printer A3 (2 Unit x 9 Bulan)	18	Ub		-
F	Biaya Komunikasi				-
	1. Biaya Field Team	9	Bln		-
G	Alat Pelindung Kerja				-
	1. Topi Pelindung (Safety Helmet)	12	Unit		-
	2. Sepatu Keselamatan (Safety Shoes)	12	Psg		-
	3. Rompi Keselamatan (Safety Vest)	12	Unit		-
H	Biaya Pelaporan				-
	1. Laporan Persiapan Manajemen Konstruksi (1 Laporan x 8 Exp) (minimal berisikan Program kerja, alokasi tenaga dan konsepsi pekerjaan Manajemen Konstruksi, Program mutu, Dokumen Rencana Keselamatan Kerja)	8	Exp		-
	2. Laporan Pengawasan Pelaksanaan Konstruksi				-
	- Laporan Harian (270 hari x 8 Exp)	2160	Exp		-
	- Laporan Mingguan (36 minggu x 8 Exp)	288	Exp		-
	- Laporan Bulanan (9 bulan x 8 Exp)	72	Exp		-
	- Laporan Akhir (1 Laporan x 8 Exp)	8	Exp		-
	(minimal berisikan progress pekerjaan konstruksi, instruksi dari konsultan MK, laporan/ notulensi rapat rapat lapangan, Laporan Penerapan SMK, Berita acara, hasil uji, dll)				-
	3. Laporan Tahap Pemeliharaan Konstruksi	8	Exp		-
	4. Soft copy dokumen dan kelengkapannya dalam bentuk hard disk Portable SSD usb 3.0 kapasitas 1 TB	1	Buah		-



UNIVERSITAS ISLAM NEGERI (UIN) SYARIF HIDAYATULLAH JAKARTA

Jl. Ir. H. Juanda No.95 Ciputat Tangerang Selatan



RENCANA ANGGARAN BIAYA (RAB)

JASA KONSULTANSI KONSTRUKSI PERENCANA PEMBANGUNAN
GEDUNG USHULUDDIN UNIVERSITAS ISLAM NEGERI (UIN)
SYARIF HIDAYATULLAH JAKARTA



PT. BENNATIN SURYA CIPTA
ENGINEERING & MANAGEMENT CONSULTANT

Jl. Raya Pasar Minggu Km.18 No. 1 Pasar Minggu Jakarta 12510
Jl. Warung Jati Timur No. 9C Kalibata - Pancoran Jakarta 12740
Telp/Fax. 021-7981047-79197959
E-mail : bennagroup@yahoo.com/bennatin@telkom.net



**REKAPITULASI
RENCANA ANGGARAN BIAYA
ENGINEER ESTIMATE (EE)**

Pekerjaan : Pengadaan Jasa Konsultasi Pembangunan Gedung Ushuluddin Universitas Islam Negeri (UIN) Syarif Hidayatullah Jakarta
Lokasi : Jl. Kertamukti No.4, Kec. Ciputat Timur, Kota Tangerang Selatan, Banten
Thn. Anggaran : 2025

NO.	URAIAN PEKERJAAN	TOTAL HARGA (Rp)	TKDN (%)	TOTAL PREFERENSI HARGA TKDN (Rp.)
1	PEKERJAAN PENDAHULUAN	Rp 2,939,353,325.00	97.59%	Rp 2,868,659,925.00
I	A. PEKERJAAN PERSIAPAN	Rp 2,817,748,325.00	98.73%	Rp 2,781,928,525.00
	B. PENERAPAN SISTEM MANAJEMEN KESELAMATAN KONTRUKSI	Rp 121,605,000.00	71.32%	Rp 86,731,400.00
2	GEDUNG	Rp 56,913,035,639.80	60.66%	Rp 34,521,569,108.50
I	KONSTRUKSI LANTAI - 1	Rp 15,642,660,118.91	71.59%	Rp 11,198,080,832.66
	A. PEKERJAAN TANAH	Rp 115,874,718.00	100.00%	Rp 115,874,718.00
	B. PEKERJAAN STRUKTUR BAWAH	Rp 6,875,712,937.00	91.78%	Rp 6,310,436,990.50
	C. PEKERJAAN BETON DAN BETON BERTULANG	Rp 2,378,006,397.00	64.29%	Rp 1,528,848,149.00
	D. PEKERJAAN TANGGA	Rp 143,686,249.00	68.47%	Rp 98,379,835.20
	F. PEKERJAAN PASANGAN DAN PLESTERAN	Rp 192,529,020.00	90.84%	Rp 174,898,211.00
	G. PEKERJAAN FINISHING LANTAI DAN DINDING	Rp 665,291,641.00	86.50%	Rp 575,478,581.00
	H. PEKERJAAN KUSEN PINTU DAN JENDELA	Rp 528,435,768.00	68.97%	Rp 364,479,058.85
	I. PEKERJAAN PLAFOND DAN KANOPI	Rp 742,759,059.00	54.68%	Rp 406,136,268.37
	J. PEKERJAAN DINDING, SECONDARY SKIN DAN ORNAMEN/FINISHING	Rp 467,376,236.00	53.03%	Rp 247,841,862.33
	K. PEKERJAAN PENGECATAN	Rp 141,612,703.00	70.21%	Rp 99,422,783.00
	L. PEKERJAAN TATA UDARA DAN VENTILASI (HVAC)	Rp 516,619,411.20	17.77%	Rp 91,806,321.88
	M. PEKERJAAN PBAX	Rp 90,382,866.54	37.95%	Rp 34,296,884.98
	N. PEKERJAAN SOUND SYSTEM	Rp 22,867,071.76	36.62%	Rp 8,374,733.42
	O. PEKERJAAN CCTV	Rp 51,059,657.60	37.30%	Rp 19,045,252.28
	P. SMOKE DETECTOR + FIRE ALARM + HYDRANT SPRINKLER	Rp 1,696,815,988.00	33.82%	Rp 573,791,037.08
	Q. PEKERJAAN ELEKTRIKAL	Rp 90,414,056.61	74.81%	Rp 67,638,491.21
	R. PEKERJAAN PLUMBING DAN SANITARY	Rp 880,992,339.20	51.74%	Rp 455,862,137.76
	S. PEKERJAAN LAIN-LAIN	Rp 42,224,000.00	60.32%	Rp 25,469,516.80
II.	KONSTRUKSI LANTAI - 2	Rp 6,434,480,470.66	56.26%	Rp 3,620,134,529.00
	A. PEKERJAAN BETON DAN BETON BERTULANG	Rp 2,193,515,773.00	65.27%	Rp 1,431,672,957.00
	B. PEKERJAAN TANGGA	Rp 143,686,249.00	68.47%	Rp 98,379,835.20
	C. PEKERJAAN PASANGAN DAN PLESTERAN	Rp 247,952,613.00	90.32%	Rp 223,954,583.00
	D. PEKERJAAN FINISHING LANTAI DAN DINDING	Rp 422,745,589.00	83.85%	Rp 354,469,447.00
	E. PEKERJAAN KUSEN PINTU DAN JENDELA	Rp 367,023,048.00	60.32%	Rp 221,381,945.48
	F. PEKERJAAN PLAFOND	Rp 121,202,891.00	70.60%	Rp 85,563,706.00
	G. PEKERJAAN DINDING, SECONDARY SKIN DAN ORNAMEN/FINISHING	Rp 963,921,678.00	47.50%	Rp 457,873,882.74
	H. PEKERJAAN PENGECATAN	Rp 129,992,138.00	69.91%	Rp 90,873,587.00
	I. PEKERJAAN TATA UDARA DAN VENTILASI (HVAC)	Rp 884,960,438.88	16.90%	Rp 149,531,483.53
	J. PEKERJAAN PBAX	Rp 61,753,375.58	39.74%	Rp 24,542,400.66
	K. PEKERJAAN SOUND SYSTEM	Rp 23,057,596.20	36.30%	Rp 8,368,832.56
	L. PEKERJAAN CCTV	Rp 39,275,202.40	37.30%	Rp 14,649,650.50
	M. SMOKE DETECTOR + FIRE ALARM + HYDRANT SPRINKLER	Rp 582,497,412.00	50.83%	Rp 296,078,285.93
	N. PEKERJAAN ELEKTRIKAL	Rp 90,414,056.61	74.81%	Rp 67,638,491.21
	O. PEKERJAAN PLUMBING DAN SANITARY	Rp 120,258,410.00	57.95%	Rp 69,685,924.40
	P. PEKERJAAN LAIN-LAIN	Rp 42,224,000.00	60.32%	Rp 25,469,516.80
III.	KONSTRUKSI LANTAI - 3	Rp 6,124,528,619.45	57.54%	Rp 3,523,855,071.09
	A. PEKERJAAN BETON DAN BETON BERTULANG	Rp 2,196,302,173.00	65.28%	Rp 1,433,657,997.00
	B. PEKERJAAN TANGGA	Rp 143,686,249.00	68.47%	Rp 98,379,835.20
	C. PEKERJAAN PASANGAN DAN PLESTERAN	Rp 325,469,351.00	90.11%	Rp 293,281,122.00

NO.	URAIAN PEKERJAAN	TOTAL HARGA (Rp)	TKDN (%)	TOTAL PREFERENSI HARGA TKDN (Rp.)
	D. PEKERJAAN FINISHING LANTAI DAN DINDING	Rp 329,808,123.00	76.88%	Rp 253,541,307.00
	E. PEKERJAAN KUSEN PINTU DAN JENDELA	Rp 346,734,304.00	60.83%	Rp 210,928,940.72
	F. PEKERJAAN PLAFOND	Rp 125,262,716.00	70.61%	Rp 88,448,818.00
	G. PEKERJAAN DINDING, SECONDARY SKIN DAN ORNAMEN/FINISH	Rp 769,780,899.00	50.74%	Rp 390,621,644.28
	H. PEKERJAAN PENGECATAN	Rp 148,729,304.00	69.78%	Rp 103,785,411.00
	I. PEKERJAAN TATA UDARA DAN VENTILASI (HVAC)	Rp 756,959,244.32	16.97%	Rp 128,452,427.85
	J. PEKERJAAN PBAX	Rp 61,753,375.58	39.74%	Rp 24,542,400.66
	K. PEKERJAAN SOUND SYSTEM	Rp 23,505,596.20	36.36%	Rp 8,546,688.56
	L. PEKERJAAN CCTV	Rp 37,604,851.20	37.30%	Rp 14,026,609.50
	M. SMOKE DETECTOR + FIRE ALARM + HYDRANT SPRINKLER	Rp 582,497,412.00	50.83%	Rp 296,078,285.93
	N. PEKERJAAN ELEKTRIKAL	Rp 90,414,056.61	74.81%	Rp 67,638,491.21
	O. PEKERJAAN PLUMBING DAN SANITARY	Rp 128,147,510.00	60.10%	Rp 77,015,824.40
	P. PEKERJAAN LAIN-LAIN	Rp 57,873,454.55	60.32%	Rp 34,909,267.78
IV.	KONSTRUKSI LANTAI - 4	Rp 6,119,676,399.37	57.36%	Rp 3,510,067,754.21
	A. PEKERJAAN BETON DAN BETON BERTULANG	Rp 2,196,302,173.00	65.28%	Rp 1,433,657,997.00
	B. PEKERJAAN TANGGA	Rp 143,686,249.00	68.47%	Rp 98,379,835.20
	C. PEKERJAAN PASANGAN DAN PLESTERAN	Rp 309,945,971.00	90.14%	Rp 279,397,902.00
	D. PEKERJAAN FINISHING LANTAI DAN DINDING	Rp 329,808,123.00	76.88%	Rp 253,541,307.00
	E. PEKERJAAN KUSEN PINTU DAN JENDELA	Rp 346,734,304.00	60.83%	Rp 210,928,940.72
	F. PEKERJAAN PLAFOND	Rp 125,262,716.00	70.61%	Rp 88,448,818.00
	G. PEKERJAAN DINDING, SECONDARY SKIN DAN ORNAMEN/FINISH	Rp 769,780,899.00	50.74%	Rp 390,621,644.28
	H. PEKERJAAN PENGECATAN	Rp 145,416,854.00	69.81%	Rp 101,514,891.00
	I. PEKERJAAN TATA UDARA DAN VENTILASI (HVAC)	Rp 768,782,743.84	16.91%	Rp 130,013,129.79
	J. PEKERJAAN PBAX	Rp 61,753,375.58	39.74%	Rp 24,542,400.66
	K. PEKERJAAN SOUND SYSTEM	Rp 23,505,596.20	36.36%	Rp 8,546,688.56
	L. PEKERJAAN CCTV	Rp 39,764,961.60	37.30%	Rp 14,832,330.68
	M. SMOKE DETECTOR + FIRE ALARM + HYDRANT SPRINKLER	Rp 582,497,412.00	50.83%	Rp 296,078,285.93
	N. PEKERJAAN ELEKTRIKAL	Rp 90,414,056.61	74.81%	Rp 67,638,491.21
	O. PEKERJAAN PLUMBING DAN SANITARY	Rp 128,147,510.00	60.10%	Rp 77,015,824.40
	P. PEKERJAAN LAIN-LAIN	Rp 57,873,454.55	60.32%	Rp 34,909,267.78
V.	KONSTRUKSI LANTAI - 5	Rp 6,285,251,652.93	57.36%	Rp 3,605,164,268.11
	A. PEKERJAAN BETON DAN BETON BERTULANG	Rp 2,196,302,173.00	65.28%	Rp 1,433,657,997.00
	B. PEKERJAAN TANGGA	Rp 143,686,249.00	68.47%	Rp 98,379,835.20
	C. PEKERJAAN PASANGAN DAN PLESTERAN	Rp 336,388,924.00	90.09%	Rp 303,046,925.00
	D. PEKERJAAN FINISHING LANTAI DAN DINDING	Rp 341,254,027.00	76.86%	Rp 262,291,795.00
	E. PEKERJAAN KUSEN PINTU DAN JENDELA	Rp 418,833,520.00	60.94%	Rp 255,239,906.66
	F. PEKERJAAN PLAFOND	Rp 131,992,516.00	70.63%	Rp 93,231,346.00
	G. PEKERJAAN DINDING, SECONDARY SKIN DAN ORNAMEN/FINISH	Rp 769,780,899.00	69.81%	Rp 390,621,644.28
	H. PEKERJAAN PENGECATAN	Rp 154,698,180.00	69.81%	Rp 107,990,211.00
	I. PEKERJAAN TATA UDARA DAN VENTILASI (HVAC)	Rp 806,081,928.00	16.90%	Rp 136,249,038.10
	J. PEKERJAAN PBAX	Rp 61,753,375.58	39.74%	Rp 24,542,400.66
	K. PEKERJAAN SOUND SYSTEM	Rp 25,297,596.20	36.60%	Rp 9,258,112.56
	L. PEKERJAAN CCTV	Rp 40,249,832.00	37.30%	Rp 15,013,187.34
	M. SMOKE DETECTOR + FIRE ALARM + HYDRANT SPRINKLER	Rp 582,497,412.00	50.83%	Rp 296,078,285.93
	N. PEKERJAAN ELEKTRIKAL	Rp 90,414,056.61	74.81%	Rp 67,638,491.21
	O. PEKERJAAN PLUMBING DAN SANITARY	Rp 128,147,510.00	60.10%	Rp 77,015,824.40
	P. PEKERJAAN LAIN-LAIN	Rp 57,873,454.55	60.32%	Rp 34,909,267.78
VI.	KONSTRUKSI LANTAI - 6	Rp 6,149,725,410.14	58.35%	Rp 3,588,419,819.93
	A. PEKERJAAN BETON DAN BETON BERTULANG	Rp 2,196,302,173.00	65.28%	Rp 1,433,657,997.00
	B. PEKERJAAN TANGGA	Rp 143,686,249.00	68.47%	Rp 98,379,835.20
	C. PEKERJAAN PASANGAN DAN PLESTERAN	Rp 275,468,565.00	90.23%	Rp 248,563,271.00

NO.	URAIAN PEKERJAAN		TOTAL HARGA (Rp)	TKDN (%)	TOTAL PREFERENSI HARGA TKDN (Rp.)
	D.	PEKERJAAN FINISHING LANTAI DAN DINDING	Rp 460,527,549.00	83.24%	Rp 383,354,067.00
	E.	PEKERJAAN KUSEN PINTU DAN JENDELA	Rp 331,703,344.00	60.69%	Rp 201,322,802.20
	F.	PEKERJAAN PLAFOND	Rp 125,435,966.00	70.61%	Rp 88,571,938.00
	G.	PEKERJAAN DINDING, SECONDARY SKIN DAN ORNAMEN/FINISH	Rp 769,780,899.00	50.74%	Rp 390,621,644.28
	H.	PEKERJAAN PENGECATAN	Rp 138,153,874.00	69.88%	Rp 96,539,399.00
	I.	PEKERJAAN TATA UDARA DAN VENTILASI (HVAC)	Rp 726,440,589.44	17.13%	Rp 124,423,965.41
	J.	PEKERJAAN PBAX	Rp 61,753,375.58	39.74%	Rp 24,542,400.66
	K.	PEKERJAAN SOUND SYSTEM	Rp 23,620,160.97	36.65%	Rp 8,656,384.34
	L.	PEKERJAAN CCTV	Rp 37,920,232.00	37.30%	Rp 14,144,246.54
	M.	SMOKE DETECTOR + FIRE ALARM + HYDRANT SPRINKLER	Rp 582,497,412.00	50.83%	Rp 296,078,285.93
	N.	PEKERJAAN ELEKTRIKAL	Rp 90,414,056.61	74.81%	Rp 67,638,491.21
	O.	PEKERJAAN PLUMBING DAN SANITARY	Rp 128,147,510.00	60.10%	Rp 77,015,824.40
	P.	PEKERJAAN LAIN-LAIN	Rp 57,873,454.55	60.32%	Rp 34,909,267.78
VII.	KONSTRUKSI LANTAI - 7 DAN ROOFTOP		Rp 10,156,712,968.34	53.91%	Rp 5,475,846,833.50
	A.	PEKERJAAN BETON DAN BETON BERTULANG	Rp 2,477,819,506.00	65.73%	Rp 1,628,678,967.00
	B.	PEKERJAAN TANGGA	Rp 143,686,249.00	68.47%	Rp 98,379,835.20
	C.	PEKERJAAN PASANGAN DAN PLESTERAN	Rp 379,347,088.00	90.01%	Rp 341,466,241.00
	D.	PEKERJAAN FINISHING LANTAI DAN DINDING	Rp 735,697,547.00	73.49%	Rp 540,653,744.72
	E.	PEKERJAAN KUSEN PINTU DAN JENDELA	Rp 596,934,520.00	59.91%	Rp 357,644,973.06
	F.	PEKERJAAN PLAFOND	Rp 169,267,460.00	70.73%	Rp 119,720,871.00
	G.	PEKERJAAN DINDING, SECONDARY SKIN DAN ORNAMEN/FINISH	Rp 1,575,833,761.00	50.19%	Rp 790,965,388.49
	H.	PEKERJAAN PENGECATAN	Rp 184,022,207.00	69.95%	Rp 128,718,632.00
	I.	PEKERJAAN TATA UDARA DAN VENTILASI (HVAC)	Rp 1,321,142,428.64	15.58%	Rp 205,792,480.18
	J.	PEKERJAAN PBAX	Rp 61,753,375.58	39.74%	Rp 24,542,400.66
	K.	PEKERJAAN SOUND SYSTEM	Rp 23,620,160.97	36.65%	Rp 8,656,384.34
	L.	PEKERJAAN CCTV	Rp 37,920,232.00	37.30%	Rp 14,144,246.54
	M.	SMOKE DETECTOR + FIRE ALARM + HYDRANT SPRINKLER	Rp 582,497,412.00	50.83%	Rp 296,078,285.93
	N.	PEKERJAAN ELEKTRIKAL	Rp 90,414,056.61	74.81%	Rp 67,638,491.21
	O.	PEKERJAAN PLUMBING DAN SANITARY	Rp 229,283,510.00	57.85%	Rp 132,640,624.40
	P.	PEKERJAAN LIFT/ELEVATOR	Rp 1,489,600,000.00	46.00%	Rp 685,216,000.00
	Q.	PEKERJAAN LAIN-LAIN	Rp 57,873,454.55	60.32%	Rp 34,909,267.78
3	POS SECURITY		Rp 284,568,672.00	71.43%	Rp 203,259,694.58
4	PAGAR		Rp 673,854,428.00	83.94%	Rp 565,652,290.00
5	POWER HOUSE & GWT		Rp 829,406,906.40	77.50%	Rp 642,806,823.88
6	LANDSCAPE		Rp 1,259,949,877.20	91.46%	Rp 1,152,367,317.82
7	PEKERJAAN AKHIR		Rp 162,960,000.00	100.00%	Rp 162,960,000.00
(A) JUMLAH (1 + 2 + 3 + 4 + 5 + 6 + 7)			Rp 63,063,128,848.40	63.61%	Rp 40,117,275,159.79
(B) PPN 11%			Rp 6,936,944,173.32		Rp 4,412,900,267.58
(C) JUMLAH			Rp 70,000,073,021.73		Rp 44,530,175,427.37
(D) DIBULATKAN			Rp 70,000,000,000.00		Rp 44,530,100,000.00
Terbilang : Tujuh Puluh Milyar Rupiah					

Jakarta, Desember 2025

Direncanakan Oleh:
Konsultan Perencana
PT. BENNATIN SURYA Cipta

Ir. LELA KESUMA, ST., MT
Team Leader

RENCANA ANGGARAN BIAYA
ENGINEER ESTIMATE (EE)

Pekerjaan : Pengadaan Jasa Konsultasi Pembangunan Gedung Ushuluddin Universitas Islam Negeri (UIN) Syarif Hidayatullah Jakarta
Lokasi : Jl. Kertamukti No.4, Kec. Ciputat Timur, Kota Tangerang Selatan, Banten
Thn. Anggaran : 2025

PEKERJAAN PENDAHULUAN							
NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
A.	PEKERJAAN PERSIAPAN						
1.	Pekerjaan Administrasi Persetujuan Bangunan Gedung (PBG)	1.00 <i>Paket</i>	Taksir	308,000,000.00	308,000,000.00	100.00%	308,000,000.00
2.	Pekerjaan Penyiapan/Pembersihan Area Kerja	1416.25 <i>M2</i>	1.2.1.9	23,700.00	33,565,125.00	100.00%	33,565,125.00
3.	Pekerjaan Pengukuran dan Pemasangan Bouwplank	158.00 <i>M1</i>	1.1.4.2	103,000.00	16,274,000.00	99.51%	16,195,000.00
4.	Pembuatan Gudang Material	36.00 <i>M2</i>	1.1.2.4	1,785,800.00	64,288,800.00	85.68%	55,083,600.00
5.	Pembuatan Barak Pekerja	48.00 <i>M2</i>	1.1.2.4	1,785,800.00	85,718,400.00	85.68%	73,444,800.00
6.	Pembuatan Direksi Keet	24.00 <i>M2</i>	1.1.2.4	1,785,800.00	42,859,200.00	85.68%	36,722,400.00
7.	Pekerjaan Pagar Pengaman Sementara	244.00 <i>M1</i>	1.1.1.2	417,700.00	101,918,800.00	92.03%	93,793,600.00
8.	Mobilisasi & Demobilisasi	1.00 <i>Ls</i>	Lampiran 1.1	133,500,000.00	133,500,000.00	100.00%	133,500,000.00
9.	Sewa Scaffolding	2500.00 <i>Set</i>	Taksir	67,200.00	168,000,000.00	100.00%	168,000,000.00
10.	Sewa Tower Crane Kapasitas 6-8 Ton						
	i Pondasi + Base Plate + Angkur	1.00 <i>Paket</i>	Taksir	140,000,000.00	140,000,000.00	100.00%	140,000,000.00
	l Erection & Dismantling	1.00 <i>Ls</i>	Taksir	89,600,000.00	89,600,000.00	100.00%	89,600,000.00
	r Sewa Tower Crane Incl. Operator, Listrik & Minyak)	7.00 <i>Bulan</i>	Taksir	147,840,000.00	1,034,880,000.00	100.00%	#####
11.	Penyambungan Arus Daya Listrik 680 Kva	1.00 <i>Ls</i>	Taksir	570,024,000.00	570,024,000.00	100.00%	570,024,000.00
12.	Papan Nama Proyek	1.00 <i>Unit</i>	Taksir	1,120,000.00	1,120,000.00	100.00%	1,120,000.00
13.	Pembuatan Steam Pembersihan Kendaraan Proyek	1.00 <i>Ls</i>	Taksir	28,000,000.00	28,000,000.00	100.00%	28,000,000.00
				Sub Total A.	2,817,748,325.00	98.73%	2,781,928,525.00
B.	PENERAPAN SISTEM MANAJEMEN KESELAMATAN KONTRUKSI (SMKK)						
1.	Biaya Penerapan Sistem Manajemen Keselamatan Kontruksi (SMKK)	1.00 <i>Paket</i>	Lampiran 1.2	121,605,000.00	121,605,000.00	71.32%	86,731,400.00
				Sub Total B.	121,605,000.00	71.32%	86,731,400.00

Jakarta, Desember 2025

Konsultan Perencana
PT. BENNATIN SURYA CIPTA

Ir. LELA KESUMA, ST., MT
Team Leader

**RENCANA ANGGARAN BIAYA
ENGINEER ESTIMATE (EE)**

Pekerjaan : Pengadaan Jasa Konsultasi Pembangunan Gedung Ushuluddin Universitas Islam Negeri (UIN) Syarif Hidayatullah Jakarta
Lokasi : Jl. Kertamukti No.4, Kec. Ciputat Timur, Kota Tangerang Selatan, Banten
Thn. Anggaran : 2025

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
I.	KONSTRUKSI LANTAI - 1						
A.	PEKERJAAN TANAH						
1.	Pekerjaan Tanah Timbun (didatangkan)	308.67 M3	1.3.1.4	294,500.00	90,903,315.00	100.00%	90,903,315.00
2.	Pekerjaan Pemadatan Tanah Timbun (didatangkan)	308.67 M3	1.3.2.1	80,900.00	24,971,403.00	100.00%	24,971,403.00
				Sub Total A.	115,874,718.00	100.00%	115,874,718.00
B.	PEKERJAAN STRUKTUR BAWAH						
1.	Pekerjaan Pondasi Konstruksi Sarang Laba-Laba (KSLL) a. Pekerjaan Persiapan - Pengukuran dan Pemasangan Bouwplank - Pembuatan Kantor Sementara - Listrik dan Air Kerja b. Pekerjaan Pondasi KSLL - Pondasi Konstruksi Sarang Laba-Laba (KSLL) Pekerjaan Tanah a). Galian Tanah Pondasi b). Urugan Tanah Kembali c). Urugan Pasir 40 cm d). Pemadatan e). Test Kepadatan Pasir Urug Pekerjaan Beton a). Rib 10/90. 12/120, 12/130, 12/220, 12/240, K-250 b). Beton Pertebalan Rib dan Voute K-250 c). Beton Plat T=12 & 14 K-300 d). Lantai Kerja 1:5 Rib e). Lantai Kerja 1:5 Plat	1,028.90 M2	Taksir	6,290,000.00	6,471,781,000.00	94.45%	6,112,597,154.50
2.	Pekerjaan Besi Beton Stik Struktural (Kolom, Tangga dan Lift)	15,225.16 Kg	2.2.1.1.4.a	25,500.00	388,241,580.00	47.06%	182,701,920.00
3.	Pekerjaan Rollag Bata Merah Pasangan 1/2 Batu Campuran 1SP : 2PP/Trasram	51.63 M2	3.6.1.6	154,900.00	7,997,487.00	96.71%	7,734,174.00
4.	Pekerjaan Plesteran Rollag Campuran 1SP : 2PP/Trasram (Tebal 15 mm)	103.26 M2	3.7.2	74,500.00	7,692,870.00	96.24%	7,403,742.00
				Sub Total B.	6,875,712,937.00	91.78%	6,310,436,990.50
C.	PEKERJAAN BETON DAN BETON BERTULANG						
1.	Pekerjaan Kolom K1 Uk. 70 x 70 cm						
	a. Beton Mutu f'c = 25 Mpa (Ready Mix)	60.81 M3	2.2.1.6.1.a	1,574,100.00	95,721,021.00	94.29%	90,254,202.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 25	18,078.86 Kg	2.2.1.1.4.a	25,500.00	461,010,930.00	47.06%	216,946,320.00
	c. Pembesian Begel (Deform/Ulir) - D 13	5,877.57 Kg	2.2.1.1.4.a	25,500.00	149,878,035.00	47.06%	70,530,840.00
	d. Bekisting (3 kali Pemakaian)	347.48 M2	2.2.1.3.4	252,100.00	87,599,708.00	96.47%	84,507,136.00
	e. Pembongkaran Bekisting	347.48 M2	2.2.1.3.11	10,200.00	3,544,296.00	100.00%	3,544,296.00
2.	Pekerjaan Kolom K2 Uk. 50 x 50 cm						
	a. Beton Mutu f'c = 25 Mpa (Ready Mix)	3.65 M3	2.2.1.6.1.a	1,574,100.00	5,745,465.00	94.29%	5,417,330.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 22	1,317.67 Kg	2.2.1.1.4.a	25,500.00	33,600,585.00	47.06%	15,812,040.00
	c. Pembesian Begel (Deform/Ulir) - D 13	351.41 Kg	2.2.1.1.4.a	25,500.00	8,960,955.00	47.06%	4,216,920.00
	d. Bekisting (3 kali Pemakaian)	29.20 M2	2.2.1.3.4	252,100.00	7,361,320.00	96.47%	7,101,440.00
	e. Pembongkaran Bekisting	29.20 M2	2.2.1.3.11	10,200.00	297,840.00	100.00%	297,840.00
3.	Pekerjaan Kolom Praktis K3	142.35 M1	2.2.1.10.1	129,000.00	18,363,150.00	71.24%	13,081,965.00
4.	Pekerjaan Kolom K4 Uk. Dia 70 cm						
	a. Beton Mutu f'c = 25 Mpa (Ready Mix)	3.69 M3	2.2.1.6.1.a	1,574,100.00	5,808,429.00	94.29%	5,476,698.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 22	682.71 Kg	2.2.1.1.4.a	25,500.00	17,409,105.00	47.06%	8,192,520.00
	c. Pembesian Begel (Deform/Ulir) - D 13	217.29 Kg	2.2.1.1.4.a	25,500.00	5,540,895.00	47.06%	2,607,480.00
	d. Bekisting (3 kali Pemakaian)	21.10 M2	2.2.1.3.4	252,100.00	5,319,310.00	96.47%	5,131,520.00
	e. Pembongkaran Bekisting	21.10 M2	2.2.1.3.11	10,200.00	215,220.00	100.00%	215,220.00
5.	Pekerjaan Kolom Frame Kusen Uk. 20 x 30 cm						
	a. Beton Mutu f'c = 15 MPa (Site Mix)	1.51 M3	2.2.1.5.2	1,437,600.00	2,170,776.00	91.59%	1,988,217.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 13	191.29 Kg	2.2.1.1.4.a	25,500.00	4,877,895.00	47.06%	2,295,480.00
	c. Pembesian Begel (Polos) - Ø 8	77.55 Kg	2.2.1.1.3	19,400.00	1,504,470.00	45.88%	690,195.00
	d. Bekisting (3 kali Pemakaian)	1.51 M2	2.2.1.3.4	252,100.00	380,671.00	96.47%	367,232.00
	e. Pembongkaran Bekisting	1.51 M2	2.2.1.3.11	10,200.00	15,402.00	100.00%	15,402.00
6.	Pekerjaan Shearwall						
	a. Beton Mutu f'c = 25 Mpa (Ready Mix)	30.80 M3	2.2.1.6.1.a	1,574,100.00	48,482,280.00	94.29%	45,713,360.00
	b. Pembesian Tulangan Utama (Deform/Ulir)	5,350.95 Kg	2.2.1.1.2.a	19,000.00	101,668,050.00	44.21%	44,947,980.00
	c. Bekisting (3 kali Pemakaian)	246.38 M2	2.2.1.3.7	261,500.00	64,428,370.00	96.33%	62,063,122.00
	d. Pembongkaran Bekisting	246.38 M2	2.2.1.3.11	10,200.00	2,513,076.00	100.00%	2,513,076.00
7.	Pekerjaan Balok B1 Uk. 35 x 65 cm						
	a. Beton Mutu f'c = 25 Mpa (Ready Mix)	47.32 M3	2.2.1.6.1.a	1,574,100.00	74,486,412.00	94.29%	70,232,344.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 22	8,351.82 Kg	2.2.1.1.4.a	25,500.00	212,971,410.00	47.06%	100,221,840.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 19	2,491.74 Kg	2.2.1.1.4.a	25,500.00	63,539,370.00	47.06%	29,900,880.00
	d. Pembesian Tulangan Extra (Deform/Ulir) - D 13	583.25 Kg	2.2.1.1.4.a	25,500.00	14,872,875.00	47.06%	6,999,000.00
	e. Pembesian Begel (Deform/Ulir) - D 13	4,411.09 Kg	2.2.1.1.4.a	25,500.00	112,482,795.00	47.06%	52,933,080.00

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
	f. Bekisting (3 kali Pemakaian)	360.50 <i>M2</i>	2.2.1.3.5	252,100.00	90,882,050.00	96.47%	87,673,600.00
	g. Pembongkaran Bekisting	360.50 <i>M2</i>	2.2.1.3.11	10,200.00	3,677,100.00	100.00%	3,677,100.00
7.	Pekerjaan Balok B2 Uk. 35 x 55 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	4.98 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	7,839,018.00	94.29%	7,391,316.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 22	1,000.19 <i>Kg</i>	2.2.1.1.4.a	25,500.00	25,504,845.00	47.06%	12,002,280.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 19	486.06 <i>Kg</i>	2.2.1.1.4.a	25,500.00	12,394,530.00	47.06%	5,832,720.00
	d. Pembesian Tulangan Extra (Deform/Ulir) - D 13	87.31 <i>Kg</i>	2.2.1.1.4.a	25,500.00	2,226,405.00	47.06%	1,047,720.00
	e. Pembesian Begel (Deform/Ulir) - D 13	675.64 <i>Kg</i>	2.2.1.1.3	19,400.00	13,107,416.00	45.88%	6,013,196.00
	f. Bekisting (3 kali Pemakaian)	40.20 <i>M2</i>	2.2.1.3.5	252,100.00	10,134,420.00	96.47%	9,776,640.00
	g. Pembongkaran Bekisting	40.20 <i>M2</i>	2.2.1.3.11	10,200.00	410,040.00	100.00%	410,040.00
8.	Pekerjaan Balok B3 Uk. 35 x 55 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	0.89 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	1,400,949.00	94.29%	1,320,938.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 22	210.06 <i>Kg</i>	2.2.1.1.4.a	25,500.00	5,356,530.00	47.06%	2,520,720.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 19	78.34 <i>Kg</i>	2.2.1.1.4.a	25,500.00	1,997,670.00	47.06%	940,080.00
	d. Pembesian Tulangan Extra (Deform/Ulir) - D 13	18.34 <i>Kg</i>	2.2.1.1.4.a	25,500.00	467,670.00	47.06%	220,080.00
	e. Pembesian Begel (Deform/Ulir) - D 13	126.03 <i>Kg</i>	2.2.1.1.4.a	25,500.00	3,213,765.00	47.06%	1,512,360.00
	f. Bekisting (3 kali Pemakaian)	7.20 <i>M2</i>	2.2.1.3.5	252,100.00	1,815,120.00	96.47%	1,751,040.00
	g. Pembongkaran Bekisting	7.20 <i>M2</i>	2.2.1.3.11	10,200.00	73,440.00	100.00%	73,440.00
9.	Pekerjaan Balok B4 Uk. 25 x 35 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	8.72 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	13,726,152.00	94.29%	12,942,224.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 19	2,119.18 <i>Kg</i>	2.2.1.1.4.a	25,500.00	54,039,090.00	47.06%	25,430,160.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 16	751.40 <i>Kg</i>	2.2.1.1.4.a	25,500.00	19,160,700.00	47.06%	9,016,800.00
	d. Pembesian Begel (Polos) - Ø 10	849.59 <i>Kg</i>	2.2.1.1.3	19,400.00	16,482,046.00	45.88%	7,561,351.00
	e. Bekisting (3 kali Pemakaian)	108.57 <i>M2</i>	2.2.1.3.5	252,100.00	27,370,497.00	96.47%	26,404,224.00
	f. Pembongkaran Bekisting	108.57 <i>M2</i>	2.2.1.3.11	10,200.00	1,107,414.00	100.00%	1,107,414.00
10.	Pekerjaan Balok Frame Kusen Uk. 20 x 30 cm						
	a. Beton Mutu f'c = 15 MPa (<i>Site Mix</i>)	0.72 <i>M3</i>	2.2.1.5.2	1,437,600.00	1,035,072.00	91.59%	948,024.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 13	75.02 <i>Kg</i>	2.2.1.1.4.a	25,500.00	1,913,010.00	47.06%	900,240.00
	c. Pembesian Begel (Polos) - Ø 8	33.93 <i>Kg</i>	2.2.1.1.3	19,400.00	658,242.00	45.88%	301,977.00
	d. Bekisting (3 kali Pemakaian)	9.60 <i>M2</i>	2.2.1.3.5	252,100.00	2,420,160.00	96.47%	2,334,720.00
	e. Pembongkaran Bekisting	9.60 <i>M2</i>	2.2.1.3.11	10,200.00	97,920.00	100.00%	97,920.00
11.	Pekerjaan Balok Lantai/Praktis Uk. 10 x 15 cm	129.93 <i>M1</i>	2.2.1.10.2	168,400.00	21,880,212.00	77.26%	16,903,893.00
12.	Pekerjaan Plat Lantai Tebal 125 mm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	75.69 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	119,143,629.00	94.29%	112,339,098.00
	b. Pembesian Tulangan (Deform/Ulir) - D 13	8,166.18 <i>Kg</i>	2.2.1.1.2.a	19,000.00	155,157,420.00	44.21%	68,595,912.00
	c. Bekisting (3 kali Pemakaian)	475.56 <i>M2</i>	2.2.1.3.6	263,200.00	125,167,392.00	96.66%	120,982,464.00
	d. Pembongkaran Bekisting	475.56 <i>M2</i>	2.2.1.3.11	10,200.00	4,850,712.00	100.00%	4,850,712.00
13.	Pekerjaan Plat Sunwearing						
	a. Beton Mutu f'c = 15 MPa (<i>Site Mix</i>)	0.15 <i>M3</i>	2.2.1.5.2	1,437,600.00	215,640.00	91.59%	197,505.00
	b. Pembesian Tulangan (Polos) - Ø 10	17.26 <i>Kg</i>	2.2.1.1.3	19,400.00	334,844.00	45.88%	153,614.00
	c. Bekisting (3 kali Pemakaian)	1.25 <i>M2</i>	2.2.1.3.6	263,200.00	329,000.00	96.66%	318,000.00
	d. Pembongkaran Bekisting	1.25 <i>M2</i>	2.2.1.3.11	10,200.00	12,750.00	100.00%	12,750.00
14.	Pekerjaan Lantai Ramp						
	a. Beton Mutu f'c = 15 MPa (<i>Site Mix</i>)	1.01 <i>M3</i>	2.2.1.5.2	1,437,600.00	1,451,976.00	91.59%	1,329,867.00
	b. Wiremess M8	55.05 <i>Kg</i>	2.2.1.1.5.b	18,700.00	1,029,435.00	57.22%	589,035.00
15.	Sewa Concrete Pump Superlongboom 38 meter	19.00 <i>Jam</i>	Taksir	1,008,000.00	19,152,000.00	100.00%	19,152,000.00
				Sub Total C.	2,378,006,397.00	64.29%	1,528,848,149.00
D.	PEKERJAAN TANGGA						
1.	Pekerjaan Balok Bordes B4 Uk. 25 x 35 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	1.38 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	2,172,258.00	94.29%	2,048,196.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 19	273.08 <i>Kg</i>	2.2.1.1.4.a	25,500.00	6,963,540.00	47.06%	3,276,960.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 16	85.94 <i>Kg</i>	2.2.1.1.4.a	25,500.00	2,191,470.00	47.06%	1,031,280.00
	d. Pembesian Begel (Polos) - Ø 10	83.89 <i>Kg</i>	2.2.1.1.3	19,400.00	1,627,466.00	45.88%	746,621.00
	e. Bekisting (3 kali Pemakaian)	11.18 <i>M2</i>	2.2.1.3.5	252,100.00	2,818,478.00	96.47%	2,718,976.00
	f. Pembongkaran Bekisting	11.18 <i>M2</i>	2.2.1.3.11	10,200.00	114,036.00	100.00%	114,036.00
2.	Pekerjaan Plat Tangga dan Bordes						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	5.75 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	9,051,075.00	94.29%	8,534,150.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 13	1,105.13 <i>Kg</i>	2.2.1.1.4.a	25,500.00	28,180,815.00	47.06%	13,261,560.00
	c. Bekisting (3 kali Pemakaian)	47.88 <i>M2</i>	2.2.1.3.8	247,100.00	11,831,148.00	96.44%	11,409,804.00
	d. Pembongkaran Bekisting	47.88 <i>M2</i>	2.2.1.3.11	10,200.00	488,376.00	100.00%	488,376.00
3.	Pekerjaan Anak Tangga						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	1.74 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	2,738,934.00	94.29%	2,582,508.00
	b. Pembesian Tulangan Utama (Polos) - Ø 10	283.64 <i>Kg</i>	2.2.1.1.3	19,400.00	5,502,616.00	45.88%	2,524,396.00
	c. Bekisting (3 kali Pemakaian)	22.57 <i>M2</i>	2.2.1.3.8	247,100.00	5,577,047.00	96.44%	5,378,431.00
	d. Pembongkaran Bekisting	22.57 <i>M2</i>	2.2.1.3.11	10,200.00	230,214.00	100.00%	230,214.00
4.	Pekerjaan Finishing Acian Halus	47.88 <i>M2</i>	3.7.8	55,800.00	2,671,704.00	98.39%	2,628,612.00
5.	Pekerjaan Finishing Tangga Granit Uk 60 x 60 cm + Stepnozing Custom	81.28 <i>M2</i>	3.9.5.3.a	327,400.00	26,611,072.00	76.45%	20,344,384.00
6.	Pekerjaan Railing Hollow Stainless Steel SS (Terpasang)	23.65 <i>M1</i>	Taksir	1,476,363.64	34,916,000.00	60.32%	21,061,331.20
				Sub Total D.	143,686,249.00	68.47%	98,379,835.20
F.	PEKERJAAN PASANGAN DAN PLESTERAN						
1.	Pekerjaan Dinding Bata Ringan Tebal 10 cm dengan Mortar Siap Pakai (MSP)	319.82 <i>M2</i>	3.6.4.2	247,700.00	79,219,414.00	87.97%	69,688,778.00
2.	Pekerjaan Plesteran Dinding Bata Ringan dengan Mortar Siap Pakai (MSP)	639.64 <i>M2</i>	3.7.7	129,800.00	83,025,272.00	90.83%	75,413,556.00
3.	Pekerjaan Finishing Acian	542.73 <i>M2</i>	3.7.8	55,800.00	30,284,334.00	98.39%	29,795,877.00
				Sub Total F.	192,529,020.00	90.84%	174,898,211.00

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
G. PEKERJAAN FINISHING LANTAI DAN DINDING							
1.	Pekerjaan Finishing Lantai Polished						
	a. Pasir Urug	58.49 M3	1.3.1.2	350,900.00	20,524,141.00	100.00%	20,524,141.00
	b. Lantai Kerja Beton	58.49 M3	2.2.1.4.1	1,347,700.00	78,826,973.00	94.98%	74,873,049.00
	c. Finishing Granit Uk. 60 x 60 cm (Polished)	584.93 M2	3.9.5.3.a	327,400.00	191,506,082.00	76.45%	146,407,979.00
2.	Pekerjaan Finishing Lantai Unpolished						
	a. Pasir Urug	20.16 M3	1.3.1.2	350,900.00	7,074,144.00	100.00%	7,074,144.00
	b. Lantai Kerja Beton	20.16 M3	2.2.1.4.1	1,347,700.00	27,169,632.00	94.98%	25,806,816.00
	c. Finishing Granit Uk. 60 x 60 cm (Unpolished)	238.16 M2	3.9.5.3.b	347,000.00	82,641,520.00	76.05%	62,850,424.00
3.	Pekerjaan Finishing Lantai Toilet						
	a. Pasir Urug	6.70 M3	1.3.1.2	350,900.00	2,351,030.00	100.00%	2,351,030.00
	b. Lantai Kerja Beton	6.70 M3	2.2.1.4.1	1,347,700.00	9,029,590.00	94.98%	8,576,670.00
	c. Finishing Granit Uk. 60 x 60 cm (Unpolished)	67.00 M2	3.9.5.3.b	347,000.00	23,249,000.00	76.05%	17,681,300.00
4.	Pekerjaan Finishing Dinding Toilet Granit Uk. 60 x 60 cm (Polished)	134.10 M2	3.10.2.2	361,600.00	48,490,560.00	78.98%	38,298,960.00
5.	Pekerjaan Finishing Meja Wastafel Granit Uk. 60 x 60 cm (Polished)	3.39 M2	3.10.2.2	361,600.00	1,225,824.00	78.98%	968,184.00
6.	Pekerjaan Finishing Tembok Lift Marmer Uk. 100 x 100 cm (Tebal 2 cm)	10.83 M2	3.10.5.7	1,010,300.00	10,941,549.00	80.85%	8,845,944.00
7.	Pekerjaan Finishing Tembok Fasade Exterior Clading Stone	236.74 M2	3.10.4.3.(b)	685,400.00	162,261,596.00	99.36%	161,219,940.00
				Sub Total G.	665,291,641.00	86.50%	575,478,581.00
H. PEKERJAAN KUSEN PINTU DAN JENDELA							
1.	Pekerjaan PJ-1 Pintu Kaca Tempered Frameless + Kusen Jendela Aluminium YKK Kaca 5 mm (Terpasang)	3.00 Unit	Taksir	25,704,000.00	77,112,000.00	75.42%	58,157,870.40
	- Pull Handle Dekkson PH DL802 38x1000x800 PSS	6.00 Psg	Taksir	1,939,056.00	11,634,336.00	70.08%	8,153,342.67
	- Patch Fitting Dekkson (PT10,PT20,US10+Cyl DC 62)	3.00 Set	Taksir	2,377,200.00	7,131,600.00	70.08%	4,997,825.28
	- Patch Fitting Dekkson PT 24 PSS	3.00 Bh	Taksir	84,000.00	252,000.00	70.08%	176,601.60
	- Floor Spring Dekkson FH 84 Size 4 BD SSS	3.00 Psg	Taksir	2,521,904.00	7,565,712.00	70.08%	5,302,050.97
2.	Pekerjaan PJ-2 Pintu Kaca Tempered Frameless + Kusen Jendela Aluminium YKK Kaca 5 mm (Terpasang)	2.00 Unit	Taksir	52,192,000.00	104,384,000.00	75.42%	78,726,412.80
	- Pull Handle Dekkson PH DL802 38x1000x800 PSS	8.00 Psg	Taksir	1,939,056.00	15,512,448.00	70.08%	10,871,123.56
	- Patch Fitting Dekkson (PT10,PT20,US10+Cyl DC 62)	4.00 Set	Taksir	2,377,200.00	9,508,800.00	70.08%	6,663,767.04
	- Patch Fitting Dekkson PT 24 PSS	4.00 Bh	Taksir	84,000.00	336,000.00	70.08%	235,468.80
	- Floor Spring Dekkson FH 84 Size 4 BD SSS	4.00 Psg	Taksir	2,521,904.00	10,087,616.00	70.08%	7,069,401.29
3.	Pekerjaan PJ-3 Kusen Pintu Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 Unit	Taksir	22,456,000.00	22,456,000.00	59.61%	13,386,021.60
	- Pull Handle Dekkson PH DL802 32x600x400 PSS+SSS	2.00 Psg	Taksir	1,326,192.00	2,652,384.00	70.08%	1,858,790.71
	- Mortise Lock Dekkson MTS RL DL8585 SSS	1.00 Bh	Taksir	417,872.00	417,872.00	70.08%	292,844.70
	- Cylinder Dekkson CYL DC DL60MM SN	1.00 Bh	Taksir	243,264.00	243,264.00	70.08%	170,479.41
	- Escutcheon Dekkson ESCN 855 SSS	1.00 Psg	Taksir	67,648.00	67,648.00	70.08%	47,407.72
	- Hinge Dekkson ESS DL 4x3x3MM 2BB SSS	3.00 Set	Taksir	304,080.00	912,240.00	70.08%	639,297.79
	- Flush Bolt Dekkson FB 040 8" SSS	1.00 Bh	Taksir	100,352.00	100,352.00	70.08%	70,326.68
	- Flush Bolt Dekkson FB 040 12" SSS	1.00 Bh	Taksir	142,912.00	142,912.00	70.08%	100,152.73
	- Dust Proof Dekkson DP 003 SSS	1.00 Bh	Taksir	96,544.00	96,544.00	70.08%	67,658.04
	- Door Closer Dekkson DCL 300 NHO NA (Maks 40Kg)	1.00 Bh	Taksir	562,800.00	562,800.00	70.08%	394,410.24
4.	Pekerjaan PJ-4 Pintu Kaca Tempered Frameless + Kusen Jendela Aluminium YKK Kaca 5 mm (Terpasang)	2.00 Unit	Taksir	39,894,400.00	79,788,800.00	75.42%	60,176,712.96
	- Pull Handle Dekkson PH DL802 32x600x400 PSS+SSS	4.00 Psg	Taksir	1,326,192.00	5,304,768.00	70.08%	3,717,581.41
	- Patch Fitting Dekkson (PT10,PT20,US10+Cyl DC 62)	2.00 Set	Taksir	2,377,200.00	4,754,400.00	70.08%	3,331,883.52
	- Patch Fitting Dekkson PT 24 PSS	2.00 Bh	Taksir	84,000.00	168,000.00	70.08%	117,734.40
	- Floor Spring Dekkson FH 84 Size 4 BD SSS	2.00 Psg	Taksir	2,521,904.00	5,043,808.00	70.08%	3,534,700.65
5.	Pekerjaan P-1 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 Unit	Taksir	8,859,200.00	8,859,200.00	59.61%	5,280,969.12
	- Pull Handle Dekkson PH DL802 32x600x400 PSS+SSS	2.00 Psg	Taksir	1,326,192.00	2,652,384.00	70.08%	1,858,790.71
	- Mortise Lock Dekkson MTS RL DL8585 SSS	1.00 Bh	Taksir	417,872.00	417,872.00	70.08%	292,844.70
	- Cylinder Dekkson CYL DC DL60MM SN	1.00 Bh	Taksir	243,264.00	243,264.00	70.08%	170,479.41
	- Escutcheon Dekkson ESCN 855 SSS	1.00 Psg	Taksir	67,648.00	67,648.00	70.08%	47,407.72
	- Hinge Dekkson ESS DL 4x3x3MM 2BB SSS	3.00 Psg	Taksir	304,080.00	912,240.00	70.08%	639,297.79
	- Flush Bolt Dekkson FB 040 8" SSS	1.00 Bh	Taksir	100,352.00	100,352.00	70.08%	70,326.68
	- Flush Bolt Dekkson FB 040 12" SSS	1.00 Bh	Taksir	142,912.00	142,912.00	70.08%	100,152.73
	- Dust Proof Dekkson DP 003 SSS	1.00 Bh	Taksir	96,544.00	96,544.00	70.08%	67,658.04
	- Door Closer Dekkson DCL 300 NHO NA (Maks 40Kg)	1.00 Set	Taksir	562,800.00	562,800.00	70.08%	394,410.24
	- Spring Knip Dekkson SK 018 BR SN	2.00 Bh	Taksir	151,536.00	303,072.00	70.08%	212,392.86
	- Window Friction Stay Dekkson FS 14 SSS	2.00 Psg	Taksir	215,600.00	431,200.00	70.08%	302,184.96
	- Window Stay Dekkson WS 001 8" SSS	2.00 Bh	Taksir	120,736.00	241,472.00	70.08%	169,223.58
6.	Pekerjaan P-2 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 Unit	Taksir	3,438,400.00	3,438,400.00	59.61%	2,049,630.24
	- Handle Dekkson LHTR 0003 SSS	1.00 Psg	Taksir	380,352.00	380,352.00	70.08%	266,550.68
	- Mortise Lock Dekkson MTS IL DL8585 SSS	1.00 Bh	Taksir	376,432.00	376,432.00	70.08%	263,803.55
	- Cylinder Dekkson CYL DC DL60MM SN	1.00 Bh	Taksir	243,264.00	243,264.00	70.08%	170,479.41
	- Escutcheon Dekkson ESCN 855 SSS	1.00 Psg	Taksir	67,648.00	67,648.00	70.08%	47,407.72
	- Hinge Dekkson ESS DL 4x3x3MM 2BB SSS	1.50 Psg	Taksir	304,080.00	456,120.00	70.08%	319,648.90
	- Door Closer Dekkson DCL 300 NHO NA (Maks 40Kg)	1.00 Bh	Taksir	562,800.00	562,800.00	70.08%	394,410.24
7.	Pekerjaan P-3 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm dan Aksesoris (T	1.00 Unit	Taksir	4,345,600.00	4,345,600.00	59.61%	2,590,412.16
8.	Pekerjaan P-4 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm dan Aksesoris (T	1.00 Unit	Taksir	2,990,400.00	2,990,400.00	59.61%	1,782,577.44

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
9.	Pekerjaan P-5 Kusen Pintu Steel Cold Roll T = 2 mm Incl. Rock Wool Fin. Cat Tahan Panas (Terpasang)	1.00 <i>Unit</i>	Taksir	20,216,000.00	20,216,000.00	52.66%	10,645,745.60
	- <i>Panic Bar Exit Handle 2 Point Latch Rim Dekkson PD0702</i>	1.00 <i>Set</i>	Taksir	3,248,000.00	3,248,000.00	70.08%	2,276,198.40
	- <i>Hinge Heavy Duty Mild Steel 5x3x3</i>	3.00 <i>Psg</i>	Taksir	554,400.00	1,663,200.00	70.08%	1,165,570.56
10.	Pekerjaan P-7 Kusen Pintu Steel Cold Roll T = 2 mm Incl. Rock Wool Fin. Cat Tahan Panas (Terpasang)	1.00 <i>Unit</i>	Taksir	4,704,000.00	4,704,000.00	52.66%	2,477,126.40
11.	Pekerjaan P-8 Kusen Pintu Steel Cold Roll T = 2 mm Incl. Rock Wool Fin. Cat Tahan Panas (Terpasang)	1.00 <i>Unit</i>	Taksir	4,592,000.00	4,592,000.00	52.66%	2,418,147.20
12.	Pekerjaan J-1 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	2.00 <i>Unit</i>	Taksir	15,691,200.00	31,382,400.00	59.61%	18,707,048.64
13.	Pekerjaan J-2 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 <i>Unit</i>	Taksir	8,780,800.00	8,780,800.00	59.61%	5,234,234.88
14.	Pekerjaan J-3 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	2.00 <i>Unit</i>	Taksir	26,588,800.00	53,177,600.00	59.61%	31,699,167.36
15.	Pekerjaan V-1 Kusen Ventilasi Aluminium YKK Incl. Kaca 5 mm (Terpasang)	4.00 <i>Unit</i>	Taksir	918,400.00	3,673,600.00	59.61%	2,189,832.96
	- <i>Spring Knip Dekkson SK 018 BR SN</i>	4.00 <i>Bh</i>	Taksir	151,536.00	606,144.00	70.08%	424,785.72
	- <i>Window Friction Stay Dekkson FS 14 SSS</i>	4.00 <i>Bh</i>	Taksir	215,600.00	862,400.00	70.08%	604,369.92
	- <i>Window Stay Dekkson WS 001 8" SSS</i>	4.00 <i>Psg</i>	Taksir	120,736.00	482,944.00	70.08%	338,447.16
16.	Pekerjaan V-2 Kusen Ventilasi Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 <i>Unit</i>	Taksir	918,400.00	918,400.00	59.61%	547,458.24
				Sub Total H.	528,435,768.00	68.97%	364,479,058.85
I. PEKERJAAN PLAFOND DAN KANOPI							
1.	Pekerjaan Plafond						
	a. Rangka Plafond Metal Furing	795.69 <i>M2</i>	DIHITUNG. 3.5.1.1	116,900.00	93,016,161.00	80.50%	74,874,429.00
	b. Plafond Gypsum Tebal 9 mm	741.82 <i>M2</i>	3.5.2.1	75,600.00	56,081,592.00	56.48%	31,675,714.00
	c. Plafond PVC Tebal 8 mm	53.86 <i>M2</i>	DIHITUNG. 3.5.1.2	136,200.00	7,335,732.00	55.21%	4,050,272.00
2.	Pekerjaan Kanopi						
	a. Rangka Kanopi Besi Hollow + Pengecatan (Terpasang)	262.58 <i>M2</i>	Taksir	582,400.00	152,926,592.00	57.77%	88,351,063.71
	b. Penutup Atap Kaca Solar Flat 3 mm Incl. Sealant (Terpasang)	262.58 <i>M2</i>	Taksir	688,800.00	180,865,104.00	43.17%	78,079,465.40
3.	Pekerjaan Kanopi Area "Drop Off"						
	a. Rangka Besi Hollow Truss	908.86 <i>Kg</i>	2.3.1.1	43,300.00	39,353,638.00	57.97%	22,812,386.00
	b. Rangka Kanopi Besi Hollow + Pengecatan (Terpasang)	167.70 <i>M2</i>	Taksir	582,400.00	97,668,480.00	57.77%	56,426,511.48
	c. Penutup Atap Kaca Solar Flat 3 mm Incl. Sealant (Terpasang)	167.70 <i>M2</i>	Taksir	688,800.00	115,511,760.00	43.17%	49,866,426.79
				Sub Total I.	742,759,059.00	54.68%	406,136,268.37
J. PEKERJAAN DINDING, SECONDARY SKIN DAN ORNAMEN/FINISHING							
1.	Pekerjaan Curtain Wall Kaca Tebal 8 mm + Rangka Aluminium (Terpasang)	137.07 <i>M2</i>	3.11.1.6.b	1,341,200.00	183,838,284.00	54.96%	101,034,297.00
2.	Pekerjaan Panel Dinding ACP + Rangka (Terpasang)	193.68 <i>M2</i>	DIHITUNG. 3.10.5.2	1,243,400.00	240,821,712.00	52.67%	126,841,032.00
3.	Pekerjaan Ornamen Kisi-Kisi WPC + Rangka (Terpasang)	11.83 <i>M2</i>	Taksir	1,736,000.00	20,536,880.00	60.32%	12,387,846.02
4.	Pekerjaan Dinding Partisi Cubicle Incl. Pintu dan Tiang Partisi (Terpasang)	24.15 <i>M2</i>	Taksir	918,400.00	22,179,360.00	34.17%	7,578,687.31
				Sub Total J.	467,376,236.00	53.03%	247,841,862.33
K. PEKERJAAN PENGECATAN							
1.	Pekerjaan Pengecatan Dinding/Tembok Eksterior	431.27 <i>M2</i>	3.8.10.2	56,300.00	24,280,501.00	68.03%	16,517,641.00
2.	Pekerjaan Pengecatan Dinding/Tembok Interior	1,492.92 <i>M2</i>	3.8.10.1	53,400.00	79,721,928.00	68.73%	54,790,164.00
3.	Pekerjaan Pengecatan Plafond	741.82 <i>M2</i>	3.8.20	50,700.00	37,610,274.00	74.75%	28,114,978.00
				Sub Total K.	141,612,703.00	70.21%	99,422,783.00
L PEKERJAAN TATA UDARA DAN VENTILASI (HVAC)							
I. Peralatan Utama Supply Udara							
1.	VRV A Series						
	a. VRV - 6A (RXQ14BY14) Kap. 136.000 Btu/h	1.00 <i>Set</i>	Taksir	182,009,520.00	182,009,520.00	13.20%	24,025,256.64
	b. Wall Mounted (FXAQ40BVM4) Kap. 15.400 Btu/h	2.00 <i>Unit</i>	Taksir	17,907,120.00	35,814,240.00	13.20%	4,727,479.68
	c. Wall Mounted (FXAQ50BVM4) Kap. 19.100 Btu/h	1.00 <i>Unit</i>	Taksir	21,045,024.00	21,045,024.00	13.20%	2,777,943.17
	d. Wall Mounted (FXAQ63BVM4) Kap. 24.200 Btu/h	2.00 <i>Unit</i>	Taksir	21,721,392.00	43,442,784.00	13.20%	5,734,447.49
	e. R. Flow Cassette (Fresh White) (FXFQ100AV4) Kap. 38.200 Btu/h	1.00 <i>Unit</i>	Taksir	26,256,384.00	26,256,384.00	13.20%	3,465,842.69
	f. Standart Round Flow Panel (Fresh White) (BYCQ125EAF)	1.00 <i>Unit</i>	Taksir	4,368,000.00	4,368,000.00	13.20%	576,576.00
	g. Common Navigation Controller (BRC1E63)	6.00 <i>Unit</i>	Taksir	929,600.00	5,577,600.00	13.20%	736,243.20
	h. Refnet Joint (KHRP26A22T7)	4.00 <i>Unit</i>	Taksir	593,600.00	2,374,400.00	13.20%	313,420.80
	i. Refnet Joint (KHRP26A72T7)	1.00 <i>Unit</i>	Taksir	996,800.00	996,800.00	13.20%	131,577.60
2.	Single Split						
	a. FTKE Inverter (STKE50YV) Kap. 18.000 Btu/h	1.00 <i>Unit</i>	Taksir	9,222,528.00	9,222,528.00	13.20%	1,217,373.70
II. Instalasi Unit AC							
1.	VRV A Series						
	a. Jasa Instalasi VRV - 6A (RXQ14BY14) Kap. 136.000 Btu/h	1.00 <i>Set</i>	Taksir	2,240,000.00	2,240,000.00	100.00%	2,240,000.00
	b. Jasa Instalasi R. Flow Cassette (Fresh White)	1.00 <i>Unit</i>	Taksir	896,000.00	896,000.00	100.00%	896,000.00
	c. Jasa Instalasi Refnet Joint	5.00 <i>Unit</i>	Taksir	168,000.00	840,000.00	100.00%	840,000.00
2.	Single Split						
	a. Jasa Instalasi AC Split Wall Mounted	5.00 <i>Unit</i>	Taksir	560,000.00	2,800,000.00	100.00%	2,800,000.00
III. Pekerjaan Perpipaan							
1.	Pipa Refrigerant 1/4" c/w Isolasi	27.00 <i>M1</i>	Taksir	116,021.92	3,132,591.84	13.20%	413,502.12
2.	Pipa Refrigerant 3/8" c/w Isolasi	54.00 <i>M1</i>	Taksir	179,509.12	9,693,492.48	13.20%	1,279,541.01
3.	Pipa Refrigerant 1/2" c/w Isolasi	27.00 <i>M1</i>	Taksir	233,061.92	6,292,671.84	13.20%	830,632.68
4.	Pipa Refrigerant 5/8" c/w Isolasi	96.00 <i>M1</i>	Taksir	311,232.32	29,878,302.72	13.20%	3,943,935.96
5.	Pipa Refrigerant 3/4" c/w Isolasi	7.00 <i>M1</i>	Taksir	377,679.68	2,643,757.76	13.20%	348,976.02
6.	Pipa Refrigerant 1 1/8" c/w Isolasi	49.00 <i>M1</i>	Taksir	770,892.64	37,773,739.36	13.20%	4,986,133.60
7.	Pipa Refrigerant 1/4" + 1/2" c/w Isolasi (AC Split Wall Mounted)	21.00 <i>M1</i>	Taksir	280,000.00	5,880,000.00	13.20%	776,160.00
8.	Pipa Drain PVC c/w Isolasi (VRV A System)	40.00 <i>M1</i>	6.4.1.2	26,800.00	1,072,000.00	94.03%	1,008,000.00
9.	Pipa Drain PVC c/w Isolasi (AC Split Wall Mounted)	21.00 <i>M1</i>	6.4.1.1	20,200.00	424,200.00	93.56%	396,900.00
10.	Refrigerant R 410 A	13.00 <i>Kg</i>	Taksir	392,000.00	5,096,000.00	13.20%	672,672.00

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
IV.	Pekerjaan Pengkabelan						
1.	Instalasi Kabel Power Lengkap Dengan MCB, Fitting, Support dan Jasa VRV System						
	a. Kabel Kontrol Unit AC Belden AWG 18 2 x 0.75 c/w Isolasi	160.00 <i>M1</i>	Taksir	46,766.72	7,482,675.20	13.20%	987,713.13
	b. Kabel Power Unit AC NYY 3 x 2.5 mm c/w Isolasi + Grounding	120.00 <i>M1</i>	5.1.1.1.25	59,000.00	7,080,000.00	83.39%	5,904,000.00
	c. Kabel Power Unit AC NYY 4 x 16 mm c/w Isolasi + Grounding	25.00 <i>M1</i>	5.1.1.1.38	412,300.00	10,307,500.00	77.73%	8,012,500.00
2.	Instalasi Kabel Power Lengkap Dengan MCB, Fitting, Support dan Jasa Single Split						
	a. Kabel Power Indoor Unit AC Wall Mounted 3 x 2.5 mm c/w Isolasi	28.00 <i>M1</i>	5.1.1.3.7	42,000.00	1,176,000.00	82.86%	974,400.00
V.	Pekerjaan Ductking						
1.	Ducting Supply & Return PIR Aluminium Panel	20.00 <i>M2</i>	Taksir	425,600.00	8,512,000.00	13.20%	1,123,584.00
2.	Flexible Duct	1.00 <i>Unit</i>	Taksir	291,200.00	291,200.00	13.20%	38,438.40
3.	Supply Air Grille	4.00 <i>Unit</i>	Taksir	728,000.00	2,912,000.00	13.20%	384,384.00
4.	Return Air Grille	4.00 <i>Unit</i>	Taksir	784,000.00	3,136,000.00	13.20%	413,952.00
5.	Plenum Box Return PIR Aluminium Panel	1.00 <i>Unit</i>	Taksir	2,016,000.00	2,016,000.00	13.20%	266,112.00
VI.	Pekerjaan Panel AC						
1.	Panel AC Lantai - 1	1.00 <i>Lot</i>	Taksir	8,400,000.00	8,400,000.00	13.20%	1,108,800.00
VII.	Vacum Pipa Refrigeran						
1.	Vacum Pipa Refrigeran VRV A System	1.00 <i>Lot</i>	Taksir	5,824,000.00	5,824,000.00	13.20%	768,768.00
2.	Vacum Pipa Refrigeran AC Split Wall Mounted	1.00 <i>Lot</i>	Taksir	3,136,000.00	3,136,000.00	13.20%	413,952.00
VIII.	Star Up Unit AC	1.00 <i>Lot</i>	Taksir	4,704,000.00	4,704,000.00	100.00%	4,704,000.00
IX.	Support						
1.	Support Dudukan, Gantungan Unit VRV A System dan Jasa (Termasuk : Longdrat 12 mm, Dinaset 12 m, Mur 12 mm, dan Ring 12 mm, Besi UNP 80, Besi Siku PKS 40, Raber Ped / Mouting, Baut Kaki 12 mm, Dinabolt 12 mm, Duct hood Outdoor AC dan lain-lain)	1.00 <i>Lot</i>	Taksir	9,520,000.00	9,520,000.00	13.20%	1,256,640.00
2.	Support Dudukan, Gantungan Unit AC Split Wall Mounted dan Jasa (Termasuk : Longdrat 12 mm, Dinaset 12 m, Mur 12 mm, dan Ring 12 mm, Besi UNP 80, Besi Siku PKS 40, Raber Ped / Mouting, Baut Kaki 12 mm, Dinabolt 12 mm, Duct hood Outdoor AC dan lain-lain)	1.00 <i>Lot</i>	Taksir	2,352,000.00	2,352,000.00	13.20%	310,464.00
				Sub Total L	516,619,411.20	17.77%	91,806,321.88
M	PEKERJAAN PBAX						
1.	Suprame Cat 5E	162.87 <i>M1</i>	Taksir	4,428.48	721,266.54	34.71%	250,351.62
2.	PABX Panasonic KX-TES824ND Kav 8Line 24 Extension	1.00 <i>Unit</i>	Taksir	40,174,400.00	40,174,400.00	34.71%	13,944,534.24
3.	Telephone Panasonic KX-TS505MX	6.00 <i>Unit</i>	Taksir	302,400.00	1,814,400.00	34.71%	629,778.24
4.	Router TP - LINK Archer AX 12	1.00 <i>Unit</i>	Taksir	632,800.00	632,800.00	34.71%	219,644.88
5.	Zyrex Pc Discovery DS 001-D I7-11700 16+256GB+1TB HDD 6GB Windows	1.00 <i>Unit</i>	Taksir	29,120,000.00	29,120,000.00	34.71%	10,107,552.00
6.	Accessories	1.00 <i>Ls</i>	Taksir	13,440,000.00	13,440,000.00	34.71%	4,665,024.00
7.	Ongkos Instalasi Jaringan	6.00 <i>Titik</i>	Taksir	280,000.00	1,680,000.00	100.00%	1,680,000.00
8.	Connection ke Jaringan	1.00 <i>Ls</i>	Taksir	2,800,000.00	2,800,000.00	100.00%	2,800,000.00
				Sub Total M	90,382,866.54	37.95%	34,296,884.98
N.	PEKERJAAN SOUND SYSTEM						
1.	Kabel FRC 2x2.5 Supreme Fire Resistance Cable 2 x 2.5 mm N2XY 2x2,5	246.34 <i>M1</i>	Taksir	4,428.48	1,090,911.76	95.75%	1,044,548.01
2.	Yamaha RXV4A RXV4 A RXV 4A 8K Streamer Home Theater Amplifier	1.00 <i>Unit</i>	Taksir	10,587,360.00	10,587,360.00	27.28%	2,888,231.81
3.	Equalizer VPK DSP 2231 Digital 2x31	1.00 <i>Unit</i>	Taksir	2,352,000.00	2,352,000.00	39.70%	933,744.00
4.	Krezt Kondenser Microphone BM-302 Extra Mic Standing	2.00 <i>Unit</i>	Taksir	560,000.00	1,120,000.00	39.70%	444,640.00
5.	Ceriling Speaker TOA ZS 648R	13.00 <i>Unit</i>	Taksir	448,000.00	5,824,000.00	39.70%	2,312,128.00
6.	Colum Speaker TOA ZS 102C	2.00 <i>Unit</i>	Taksir	946,400.00	1,892,800.00	39.70%	751,441.60
				Sub Total N.	22,867,071.76	36.62%	8,374,733.42
O.	PEKERJAAN CCTV						
I.	Jaringan CCTV						
1.	Cabel CAT e5 (UTP)	288.44 <i>M1</i>	Taksir	89,040.00	25,682,697.60	37.30%	9,579,646.20
2.	Cabel HDMI	16.00 <i>M1</i>	Taksir	5,600.00	89,600.00	37.30%	33,420.80
II.	Unit CCTV						
1.	Smart IP Camera	12.00 <i>Unit</i>	Taksir	582,400.00	6,988,800.00	37.30%	2,606,822.40
2.	Hikvision	4.00 <i>Unit</i>	Taksir	4,200,000.00	16,800,000.00	37.30%	6,266,400.00
3.	Receiver System Control	1.00 <i>Unit</i>	Taksir	1,498,560.00	1,498,560.00	37.30%	558,962.88
				Sub Total O.	51,059,657.60	37.30%	19,045,252.28
P.	SMOKE DETECTOR + FIRE ALARM + HYDRANT SPRINKLER						
I.	FIRE SECURITY PANEL						
1.	Conventional Fire Alarm ControlPanel-12 Zone TXC7012	1.00 <i>Unit</i>	Taksir	14,000,000.00	14,000,000.00	60.51%	8,471,400.00
2.	Program dan Setting Panel MCFA	1.00 <i>Ls</i>	Taksir	5,600,000.00	5,600,000.00	60.51%	3,388,560.00
II.	CABLE						
1.	Cable METAL FRC 2x1,5 mm²	146.77 <i>M1</i>	Taksir	39,760.00	5,835,575.20	60.51%	3,531,106.55
III.	CONDOITE PIPE						
1.	Condoite Ø20Mm Legrand	48.92 <i>Nos</i>	Taksir	28,000.00	1,369,760.00	60.51%	828,841.78
2.	Clamp Ø20Mm	146.00 <i>Pcs</i>	Taksir	1,904.00	277,984.00	60.51%	168,208.12
3.	Shock Ø20Mm	98.00 <i>Pcs</i>	Taksir	1,904.00	186,592.00	60.51%	112,906.82
4.	T - Doz Clipsal	45.00 <i>Pcs</i>	Taksir	32,480.00	1,461,600.00	60.51%	884,414.16
IV.	SMOKE DETECTOR						
1.	Conventional Smoke Detector TXC7101 TNA	16.00 <i>Unit</i>	Taksir	197,120.00	3,153,920.00	20.00%	630,784.00
2.	Conventional Heat Detector TXC7111+ Base Fire Alarm	16.00 <i>Unit</i>	Taksir	228,480.00	3,655,680.00	20.00%	731,136.00
3.	Fire Alarm Bell TNA HZJL-1	2.00 <i>Unit</i>	Taksir	525,280.00	1,050,560.00	20.00%	210,112.00
4.	Manual Call Point TNA TXC7141	1.00 <i>Unit</i>	Taksir	338,240.00	338,240.00	20.00%	67,648.00
5.	Conventional Sounder Strobe TNA	2.00 <i>Unit</i>	Taksir	405,440.00	810,880.00	20.00%	162,176.00
6.	First Aid Box	2.00 <i>Unit</i>	Taksir	616,000.00	1,232,000.00	60.51%	745,483.20
V.	ELECTRICAL INSTALLATION						
1.	Jasa Instalasi Smoke Detector	16.00 <i>Unit</i>	Taksir	504,000.00	8,064,000.00	100.00%	8,064,000.00

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
2.	Jasa Instalasi Heat Detector	16.00 <i>Unit</i>	Taksir	504,000.00	8,064,000.00	100.00%	8,064,000.00
3.	Jasa Instalasi Alarm Bell	2.00 <i>Unit</i>	Taksir	504,000.00	1,008,000.00	100.00%	1,008,000.00
4.	Jasa Instalasi Manual Call Point	2.00 <i>Unit</i>	Taksir	504,000.00	1,008,000.00	100.00%	1,008,000.00
5.	Jasa Instalasi Indicating Lamp	2.00 <i>Unit</i>	Taksir	504,000.00	1,008,000.00	100.00%	1,008,000.00
VI.	FIRE EXTINGUISHER						
A.	Hydrant Pipe:						
1.	Galvanis Pipe Ø 150mm	45.00 <i>M1</i>	Taksir	1,211,840.00	54,532,800.00	50.00%	27,266,400.00
2.	Galvanis Pipe Ø 100mm	203.89 <i>M1</i>	Taksir	692,160.00	141,124,502.40	50.00%	70,562,251.20
3.	Pipe Feeder	50.00 <i>Nos</i>	Taksir	1,211,840.00	60,592,000.00	50.00%	30,296,000.00
4.	Galvanis Pipe Ø 50mm	26.31 <i>M1</i>	Taksir	292,320.00	7,690,939.20	50.00%	3,845,469.60
5.	Galvanis Pipe Ø 25mm	45.56 <i>M1</i>	Taksir	202,720.00	9,235,923.20	50.00%	4,617,961.60
6.	Galvanis Pipe Ø 20mm	43.21 <i>M1</i>	Taksir	134,400.00	5,807,424.00	50.00%	2,903,712.00
7.	Hanger Pipe Clamp	115.08 <i>Nos</i>	Taksir	112,000.00	12,888,960.00	50.00%	6,444,480.00
B.	Gate Valve:						
1.	Hydrant Valve Ø 150mm	1.00 <i>Nos</i>	Taksir	6,720,000.00	6,720,000.00	36.00%	2,419,200.00
2.	Flange Ø 150mm	2.00 <i>Nos</i>	Taksir	740,544.00	1,481,088.00	36.00%	533,191.68
3.	Gasket Flange Ø 150mm	2.00 <i>Nos</i>	Taksir	28,000.00	56,000.00	36.00%	20,160.00
4.	Gate Valve Ø 100mm	1.00 <i>Nos</i>	Taksir	3,886,400.00	3,886,400.00	36.00%	1,399,104.00
5.	Gate Valve Ø 50mm	1.00 <i>Nos</i>	Taksir	1,943,200.00	1,943,200.00	60.51%	1,175,830.32
6.	Gate Valve Ø 25mm	1.00 <i>Nos</i>	Taksir	971,600.00	971,600.00	60.51%	587,915.16
7.	Gate Valve Ø 20mm	1.00 <i>Nos</i>	Taksir	485,800.00	485,800.00	60.51%	293,957.58
C.	Hydrant Box						
1.	Box Out Door	8.00 <i>Unit</i>	Taksir	1,545,600.00	12,364,800.00	50.00%	6,182,400.00
2.	Nozel Head Ø 100mm	8.00 <i>Unit</i>	Taksir	1,307,600.00	10,460,800.00	50.00%	5,230,400.00
3.	Flexible Hose Ø 100mm (50 meter) With Couple	8.00 <i>Roll</i>	Taksir	1,787,520.00	14,300,160.00	50.00%	7,150,080.00
4.	Box In Door	2.00 <i>Unit</i>	Taksir	3,372,320.00	6,744,640.00	50.00%	3,372,320.00
5.	Rubber Fire Hose Ø 50mm (30 meter) With Couple	2.00 <i>Roll</i>	Taksir	8,531,040.00	17,062,080.00	50.00%	8,531,040.00
6.	Nozel Head Ø 50mm	2.00 <i>Unit</i>	Taksir	1,802,080.00	3,604,160.00	50.00%	1,802,080.00
7.	APAR	4.00 <i>Unit</i>	Taksir	2,676,800.00	10,707,200.00	50.00%	5,353,600.00
8.	First Aid Box	2.00 <i>Unit</i>	Taksir	84,560.00	169,120.00	60.51%	102,334.51
D.	Hydrant Pillar						
1.	Fire Hydrant Siemese	2.00 <i>Unit</i>	Taksir	7,857,920.00	15,715,840.00	50.00%	7,857,920.00
2.	Fire Hydrant Pilar	6.00 <i>Unit</i>	Taksir	10,083,360.00	60,500,160.00	50.00%	30,250,080.00
E.	Sprinkler						
1.	Viking Sprinkler Mirage Concealed VK492 + Mirage Cover Plate	28.00 <i>Unit</i>	Taksir	109,760.00	3,073,280.00	25.00%	768,320.00
2.	Sprinkler Fitting	28.00 <i>Unit</i>	Taksir	280,000.00	7,840,000.00	100.00%	7,840,000.00
3.	Branch Control Valve	1.00 <i>Unit</i>	Taksir	51,972,480.00	51,972,480.00	36.00%	18,710,092.80
F.	Fire Pump						
1.	Diesel Fire Pump 750 GPM at 80 Meter	1.00 <i>Unit</i>	Taksir	617,377,600.00	617,377,600.00	25.00%	154,344,400.00
2.	Electric Fire Pump 750 GPM at 80 Meter	1.00 <i>Unit</i>	Taksir	353,673,600.00	353,673,600.00	25.00%	88,418,400.00
3.	Jockey Pump 25 GPM at 90 Meter	1.00 <i>Unit</i>	Taksir	68,252,800.00	68,252,800.00	25.00%	17,063,200.00
4.	Y-Strainer dia. 6"	4.00 <i>Unit</i>	Taksir	4,034,240.00	16,136,960.00	25.00%	4,034,240.00
5.	Y-Strainer dia. 1.5"	1.00 <i>Unit</i>	Taksir	1,120,000.00	1,120,000.00	25.00%	280,000.00
6.	Flexible Joint dia. 6"	1.00 <i>Unit</i>	Taksir	3,209,920.00	3,209,920.00	25.00%	802,480.00
7.	Flexible Joint dia. 1.5"	1.00 <i>Unit</i>	Taksir	959,840.00	959,840.00	25.00%	239,960.00
8.	Check Valve dia. 6"	1.00 <i>Unit</i>	Taksir	8,369,760.00	8,369,760.00	25.00%	2,092,440.00
9.	Check Valve dia. 1.5"	1.00 <i>Unit</i>	Taksir	1,994,720.00	1,994,720.00	25.00%	498,680.00
10.	Air Release Valve dia. 1"	1.00 <i>Unit</i>	Taksir	8,835,680.00	8,835,680.00	25.00%	2,208,920.00
11.	Pressure Gauge 4", 25 Bar, 1/2" NPT	1.00 <i>Unit</i>	Taksir	585,760.00	585,760.00	25.00%	146,440.00
12.	Flow Meter dia. 6"	1.00 <i>Unit</i>	Taksir	34,614,720.00	34,614,720.00	25.00%	8,653,680.00
13.	Ball Valve dia. 1"	1.00 <i>Unit</i>	Taksir	1,023,680.00	1,023,680.00	25.00%	255,920.00
14.	Ball Valve dia. 1/2" (for Pressure Gauge)	1.00 <i>Unit</i>	Taksir	604,800.00	604,800.00	25.00%	151,200.00
				Sub Total P.	1,696,815,988.00	33.82%	573,791,037.08
Q.	PEKERJAAN ELEKTRIKAL						
1.	Pekerjaan Instalasi Titik Lampu						
	- Cable NYY SUPREME Ø 4X16mm²	6.00 <i>M1</i>	Taksir	349,440.00	2,096,640.00	99.82%	2,092,866.05
	- Cable NYAF SUPREME Ø 1X16mm²	6.00 <i>M1</i>	Taksir	56,000.00	336,000.00	99.82%	335,395.20
	- Cable NYY SUPREME Ø 3X4mm²	256.92 <i>M1</i>	Taksir	34,988.80	8,989,322.50	99.82%	8,973,141.72
	- Cable NYAF SUPREME Ø 2X4mm²	304.88 <i>M1</i>	Taksir	21,548.80	6,569,798.14	99.82%	6,557,972.51
	- Cable NYM SUPREME Ø 2X2,5mm²	509.20 <i>M1</i>	Taksir	17,068.80	8,691,432.96	99.82%	8,675,788.38
	- Cable NYM SUPREME Ø 2X1,5mm²	252.16 <i>M1</i>	Taksir	10,348.80	2,609,553.41	99.82%	2,604,856.21
	- Conduit Pipa Ø3/4"	117.50 <i>Btg</i>	Taksir	14,000.00	1,645,000.00	99.82%	1,642,039.00
	- Clamp Conduit Ø 3/4"	156.67 <i>Bh</i>	Taksir	1,680.00	263,205.60	99.82%	262,731.83
	- Mangkok Saklar	47.00 <i>Unit</i>	Taksir	8,400.00	394,800.00	37.37%	147,536.76
	- Isolasi Band Steel Grip	15.00 <i>Unit</i>	Taksir	19,040.00	285,600.00	37.37%	106,728.72
	- Lampu Down Light LED PHILIPS 5 watt	9.00 <i>Unit</i>	Taksir	61,600.00	554,400.00	37.37%	207,179.28
	- Lampu Down Light LED PHILIPS 9 watt	28.00 <i>Unit</i>	Taksir	72,800.00	2,038,400.00	37.37%	761,750.08
	- Lampu Down Light LED PHILIPS 12 watt	22.00 <i>Unit</i>	Taksir	84,000.00	1,848,000.00	37.37%	690,597.60
	- Lampu Down Light LED PHILIPS 17 watt	33.00 <i>Unit</i>	Taksir	106,400.00	3,511,200.00	37.37%	1,312,135.44
	- Lampu Down Light LED PHILIPS 23 watt	6.00 <i>Unit</i>	Taksir	106,400.00	638,400.00	37.37%	238,570.08
	- Lampu Sorot REFLEXTOR PHILIPS 50 watt	17.00 <i>Unit</i>	Taksir	1,198,400.00	20,372,800.00	37.37%	7,613,315.36
	- Receptacle / Stop kontak	29.00 <i>Unit</i>	Taksir	103,040.00	2,988,160.00	45.05%	1,346,166.08
	- Switch / Saklar Single Panasonic	7.00 <i>Unit</i>	Taksir	36,400.00	254,800.00	45.05%	114,787.40

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
	- Switch / Saklar Double Panasonic	8.00 <i>Unit</i>	Taksir	65,968.00	527,744.00	45.05%	237,748.67
	- Switch / Saklar Triple Panasonic	3.00 <i>Unit</i>	Taksir	124,880.00	374,640.00	45.05%	168,775.32
	- Upah Pasang	115.00 <i>Titik</i>	Taksir	125,000.00	14,375,000.00	100.00%	14,375,000.00
	- Upah Commisioning Test	1.00 <i>Lot</i>	Taksir	2,500,000.00	2,500,000.00	100.00%	2,500,000.00
2.	Pekerjaan Panel PP - 01 ID s/d PP-07 ID						
	- Panel Box 60 x 50 x 25 cm Wallmounting	1.00 <i>Bh</i>	Taksir	1,092,000.00	1,092,000.00	50.95%	556,374.00
	- MCB 1P, iC60H, 40A, 40 kA ex Schneider	1.00 <i>Bh</i>	Taksir	196,000.00	196,000.00	50.95%	99,862.00
	- MCB 1P, iC60H, 20A, 20 kA ex Schneider	3.00 <i>Bh</i>	Taksir	156,800.00	470,400.00	50.95%	239,668.80
	- MCB 1P, iC60H, 12A, 12 kA ex Schneider	1.00 <i>Bh</i>	Taksir	95,200.00	95,200.00	50.95%	48,504.40
	- MCB 1P, iC60H, 6A, 6 kA ex Schneider	2.00 <i>Bh</i>	Taksir	84,000.00	168,000.00	50.95%	85,596.00
	- MCB 1P, iC60H, 4A, 4kA ex Schneider	1.00 <i>Bh</i>	Taksir	61,600.00	61,600.00	50.95%	31,385.20
	- Fuse Lamp	1.00 <i>Bh</i>	Taksir	39,200.00	39,200.00	50.95%	19,972.40
	- Pilot Lamp (Warna Hijau) uk 22mm	3.00 <i>Bh</i>	Taksir	17,920.00	53,760.00	50.95%	27,390.72
	- Busbar Conection MCB/Busbar Sisir 1P, 100A ex Schneider/Setara	3.00 <i>Sisir</i>	Taksir	266,000.00	798,000.00	50.95%	406,581.00
	- Kabel Rangkai dan Acessories	1.00 <i>Ls</i>	Taksir	850,000.00	850,000.00	50.95%	433,075.00
	- Upah Rangkai	1.00 <i>Unit</i>	Taksir	2,750,000.00	2,750,000.00	100.00%	2,750,000.00
	- Upah Pemasangan	1.00 <i>Unit</i>	Taksir	1,975,000.00	1,975,000.00	100.00%	1,975,000.00
				Sub Total Q.	90,414,056.61	74.81%	67,638,491.21
R.	PEKERJAAN PLUMBING DAN SANITARY						
1.	Pekerjaan Jaringan Pipa Air Bersih						
	- Pekerjaan Jaringan Pipa 16 mm PVC AW "A"	56.00 <i>M1</i>	6.4.1.1	20,200.00	1,131,200.00	93.56%	1,058,400.00
	- Pekerjaan Jaringan Pipa 20 mm PVC AW "A"	117.00 <i>M1</i>	6.4.1.2	26,800.00	3,135,600.00	94.03%	2,948,400.00
	- Pekerjaan Jaringan Pipa 25 mm PVC AW "A"	192.00 <i>M1</i>	6.4.1.3	35,300.00	6,777,600.00	93.77%	6,355,200.00
2.	Pekerjaan Jaringan Pipa Air Kotor (Grey Water)						
	- Pekerjaan Jaringan Pipa 50 mm PVC AW "A"	32.00 <i>M1</i>	6.4.1.6	70,400.00	2,252,800.00	94.03%	2,118,400.00
	- Pekerjaan Jaringan Pipa 75 mm PVC AW "A"	130.36 <i>M1</i>	6.4.1.8	280,400.00	36,552,944.00	93.05%	34,010,924.00
	- Pekerjaan Jaringan Pipa 100 mm PVC AW "A"	85.00 <i>M1</i>	6.4.1.9	408,000.00	34,680,000.00	92.79%	32,181,000.00
3.	Pekerjaan Jaringan Pipa Kotoran						
	- Pekerjaan Jaringan Pipa 100 mm PVC AW "A"	1.00 <i>M1</i>	6.4.1.9	408,000.00	408,000.00	92.79%	378,600.00
	- Pekerjaan Jaringan Pipa 150 mm PVC AW "A"	264.72 <i>M1</i>	Taksir	552,160.00	146,167,795.20	55.00%	80,392,287.36
4.	Sanitasi						
	- Kloset Duduk Ex. TOTO + Aksesoris (Lengkap)	7.00 <i>Unit</i>	3.18.3.1	3,848,800.00	26,941,600.00	45.76%	12,329,800.00
	- Wastafel Ex. TOTO + Aksesoris (Lengkap)	5.00 <i>Unit</i>	3.18.1.1	4,292,100.00	21,460,500.00	44.70%	9,592,500.00
	- Urinoir Ex. TOTO + Aksesoris (Lengkap)	3.00 <i>Unit</i>	3.18.4.1	3,155,300.00	9,465,900.00	44.05%	4,169,700.00
	- Floordrain Stainless Ex. TOTO	11.00 <i>Unit</i>	3.18.6.1	580,500.00	6,385,500.00	43.24%	2,761,000.00
	- Jet Washer (Lengkap)	7.00 <i>Unit</i>	3.18.6.3	631,600.00	4,421,200.00	48.13%	2,128,000.00
	- Shower Set Incl. Kran (Lengkap)	7.00 <i>Unit</i>	Taksir	694,400.00	4,860,800.00	41.15%	2,000,219.20
	- Kran Air Stainless Ex. TOTO	15.00 <i>Unit</i>	3.18.6.2.1	610,300.00	9,154,500.00	48.37%	4,428,000.00
	- Grab Bar Stainless	4.00 <i>Unit</i>	3.18.6.6	775,100.00	3,100,400.00	64.75%	2,007,600.00
	- Tissue Holder	7.00 <i>Unit</i>	Taksir	330,400.00	2,312,800.00	60.32%	1,395,080.96
	- Hand Towel Hanger	7.00 <i>Unit</i>	Taksir	182,560.00	1,277,920.00	60.32%	770,841.34
	- Towel Hanger Hook	7.00 <i>Unit</i>	Taksir	215,040.00	1,505,280.00	60.32%	907,984.90
5.	Pekerjaan Pembuatan Septictank Biotech RCX20	4.00 <i>Paket</i>	Taksir	126,000,000.00	504,000,000.00	42.03%	211,831,200.00
6.	Pekerjaan Sumur Bor Deep Well	1.00 <i>Ls</i>	Taksir	32,000,000.00	32,000,000.00	100.00%	32,000,000.00
7.	Pompa Air Grundfos CMB 5-46 PT Multistage Pump	1.00 <i>Unit</i>	Taksir	23,000,000.00	23,000,000.00	43.90%	10,097,000.00
				Sub Total R.	880,992,339.20	51.74%	455,862,137.76
S.	PEKERJAAN LAIN-LAIN						
1.	Pekerjaan Railing Hollow Stainless Steel SS (Terpasang)	28.60 <i>M1</i>	Taksir	1,476,363.64	42,224,000.00	60.32%	25,469,516.80
				Sub Total S.	42,224,000.00	60.32%	25,469,516.80

Jakarta, Desember 2025
Konsultan Perencana
PT. BENNATIN SURYA Cipta

Ir. LELA KESUMA, ST., MT
Team Leader

RENCANA ANGGARAN BIAYA **ENGINEER ESTIMATE (EE)**

Pekerjaan : Pengadaan Jasa Konsultasi Pembangunan Gedung Ushuluddin Universitas Islam Negeri (UIN) Syarif Hidayatullah Jakarta
Lokasi : Jl. Kertamukti No.4, Kec. Ciputat Timur, Kota Tangerang Selatan, Banten
Thn. Anggaran : 2025

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
II.	KONSTRUKSI LANTAI - 2						
A.	PEKERJAAN BETON DAN BETON BERTULANG						
1.	Pekerjaan Kolom K1 Uk. 70 x 70 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	59.98 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	94,414,518.00	94.29%	89,022,316.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 25	13,493.64 <i>Kg</i>	2.2.1.1.4.a	25,500.00	344,087,820.00	47.06%	161,923,680.00
	c. Pembesian Begal (Deform/Ulir) - D 13	5,704.70 <i>Kg</i>	2.2.1.1.4.a	25,500.00	145,469,850.00	47.06%	68,456,400.00
	d. Bekisting (3 kali Pemakaian)	342.72 <i>M2</i>	2.2.1.3.4	252,100.00	86,399,712.00	96.47%	83,349,504.00
	e. Pembongkaran Bekisting	342.72 <i>M2</i>	2.2.1.3.11	10,200.00	3,495,744.00	100.00%	3,495,744.00
2.	Pekerjaan Kolom K2 Uk. 50 x 50 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	3.60 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	5,666,760.00	94.29%	5,343,120.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 22	983.48 <i>Kg</i>	2.2.1.1.4.a	25,500.00	25,078,740.00	47.06%	11,801,760.00
	c. Pembesian Begal (Deform/Ulir) - D 13	341.07 <i>Kg</i>	2.2.1.1.4.a	25,500.00	8,697,285.00	47.06%	4,092,840.00
	d. Bekisting (3 kali Pemakaian)	28.80 <i>M2</i>	2.2.1.3.4	252,100.00	7,260,480.00	96.47%	7,004,160.00
	e. Pembongkaran Bekisting	28.80 <i>M2</i>	2.2.1.3.11	10,200.00	293,760.00	100.00%	293,760.00
3.	Pekerjaan Kolom Praktis K3	144.00 <i>M1</i>	2.2.1.10.1	129,000.00	18,576,000.00	71.24%	13,233,600.00
4.	Pekerjaan Shearwall						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	30.80 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	48,482,280.00	94.29%	45,713,360.00
	b. Pembesian Tulangan Utama (Deform/Ulir)	5,350.95 <i>Kg</i>	2.2.1.1.2.a	19,000.00	101,668,050.00	44.21%	44,947,980.00
	c. Bekisting (3 kali Pemakaian)	246.38 <i>M2</i>	2.2.1.3.7	261,500.00	64,428,370.00	96.33%	62,063,122.00
	d. Pembongkaran Bekisting	246.38 <i>M2</i>	2.2.1.3.11	10,200.00	2,513,076.00	100.00%	2,513,076.00
5.	Pekerjaan Balok B1 Uk. 35 x 65 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	47.32 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	74,486,412.00	94.29%	70,232,344.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 22	8,351.82 <i>Kg</i>	2.2.1.1.4.a	25,500.00	212,971,410.00	47.06%	100,221,840.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 19	2,491.74 <i>Kg</i>	2.2.1.1.4.a	25,500.00	63,539,370.00	47.06%	29,900,880.00
	d. Pembesian Tulangan Extra (Deform/Ulir) - D 13	583.25 <i>Kg</i>	2.2.1.1.4.a	25,500.00	14,872,875.00	47.06%	6,999,000.00
	e. Pembesian Begal (Deform/Ulir) - D 13	4,411.09 <i>Kg</i>	2.2.1.1.4.a	25,500.00	112,482,795.00	47.06%	52,933,080.00
	f. Bekisting (3 kali Pemakaian)	360.50 <i>M2</i>	2.2.1.3.5	252,100.00	90,882,050.00	96.47%	87,673,600.00
	g. Pembongkaran Bekisting	360.50 <i>M2</i>	2.2.1.3.11	10,200.00	3,677,100.00	100.00%	3,677,100.00
6.	Pekerjaan Balok B2 Uk. 35 x 55 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	4.98 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	7,839,018.00	94.29%	7,391,316.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 22	1,000.19 <i>Kg</i>	2.2.1.1.4.a	25,500.00	25,504,845.00	47.06%	12,002,280.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 19	486.06 <i>Kg</i>	2.2.1.1.4.a	25,500.00	12,394,530.00	47.06%	5,832,720.00
	d. Pembesian Tulangan Extra (Deform/Ulir) - D 13	87.31 <i>Kg</i>	2.2.1.1.4.a	25,500.00	2,226,405.00	47.06%	1,047,720.00
	e. Pembesian Begal (Deform/Ulir) - D 13	675.64 <i>Kg</i>	2.2.1.1.3	19,400.00	13,107,416.00	45.88%	6,013,196.00
	f. Bekisting (3 kali Pemakaian)	40.20 <i>M2</i>	2.2.1.3.5	252,100.00	10,134,420.00	96.47%	9,776,640.00
	g. Pembongkaran Bekisting	40.20 <i>M2</i>	2.2.1.3.11	10,200.00	410,040.00	100.00%	410,040.00
7.	Pekerjaan Balok B3 Uk. 35 x 55 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	0.89 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	1,400,949.00	94.29%	1,320,938.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 22	210.06 <i>Kg</i>	2.2.1.1.4.a	25,500.00	5,356,530.00	47.06%	2,520,720.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 19	78.34 <i>Kg</i>	2.2.1.1.4.a	25,500.00	1,997,670.00	47.06%	940,080.00
	d. Pembesian Tulangan Extra (Deform/Ulir) - D 13	18.34 <i>Kg</i>	2.2.1.1.4.a	25,500.00	467,670.00	47.06%	220,080.00
	e. Pembesian Begal (Deform/Ulir) - D 13	126.03 <i>Kg</i>	2.2.1.1.4.a	25,500.00	3,213,765.00	47.06%	1,512,360.00
	f. Bekisting (3 kali Pemakaian)	7.20 <i>M2</i>	2.2.1.3.5	252,100.00	1,815,120.00	96.47%	1,751,040.00
	g. Pembongkaran Bekisting	7.20 <i>M2</i>	2.2.1.3.11	10,200.00	73,440.00	100.00%	73,440.00
8.	Pekerjaan Balok B4 Uk. 25 x 35 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	8.72 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	13,726,152.00	94.29%	12,942,224.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 19	2,119.18 <i>Kg</i>	2.2.1.1.4.a	25,500.00	54,039,090.00	47.06%	25,430,160.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 16	751.40 <i>Kg</i>	2.2.1.1.4.a	25,500.00	19,160,700.00	47.06%	9,016,800.00
	d. Pembesian Begal (Polos) - Ø 10	849.59 <i>Kg</i>	2.2.1.1.3	19,400.00	16,482,046.00	45.88%	7,561,351.00
	e. Bekisting (3 kali Pemakaian)	108.57 <i>M2</i>	2.2.1.3.5	252,100.00	27,370,497.00	96.47%	26,404,224.00
	f. Pembongkaran Bekisting	108.57 <i>M2</i>	2.2.1.3.11	10,200.00	1,107,414.00	100.00%	1,107,414.00
9.	Pekerjaan Balok Lantai/Praktis Uk. 10 x 15 cm	129.93 <i>M1</i>	2.2.1.10.2	168,400.00	21,880,212.00	77.26%	16,903,893.00
10.	Pekerjaan Plat Lantai Tebal 125 mm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	75.69 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	119,143,629.00	94.29%	112,339,098.00
	b. Pembesian Tulangan (Deform/Ulir) - D 13	8,166.18 <i>Kg</i>	2.2.1.1.2.a	19,000.00	155,157,420.00	44.21%	68,595,912.00
	c. Bekisting (3 kali Pemakaian)	475.56 <i>M2</i>	2.2.1.3.6	263,200.00	125,167,392.00	96.66%	120,982,464.00
	d. Pembongkaran Bekisting	475.56 <i>M2</i>	2.2.1.3.11	10,200.00	4,850,712.00	100.00%	4,850,712.00
11.	Pekerjaan Plat Sunwearing						
	a. Beton Mutu f'c = 15 MPa (<i>Site Mix</i>)	0.15 <i>M3</i>	2.2.1.5.2	1,437,600.00	215,640.00	91.59%	197,505.00
	b. Pembesian Tulangan (Polos) - Ø 10	17.26 <i>Kg</i>	2.2.1.1.3	19,400.00	334,844.00	45.88%	153,614.00
	c. Bekisting (3 kali Pemakaian)	1.25 <i>M2</i>	2.2.1.3.6	263,200.00	329,000.00	96.66%	318,000.00
	d. Pembongkaran Bekisting	1.25 <i>M2</i>	2.2.1.3.11	10,200.00	12,750.00	100.00%	12,750.00
12.	Sewa Concrete Pump Superlongboom 38 meter	19.00 <i>Jam</i>	Taksir	1,008,000.00	19,152,000.00	100.00%	19,152,000.00
				Sub Total A.	2,193,515,773.00	65.27%	1,431,672,957.00

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
B. PEKERJAAN TANGGA							
1.	Pekerjaan Balok Bordes B4 Uk. 25 x 35 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	1.38 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	2,172,258.00	94.29%	2,048,196.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 19	273.08 <i>Kg</i>	2.2.1.1.4.a	25,500.00	6,963,540.00	47.06%	3,276,960.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 16	85.94 <i>Kg</i>	2.2.1.1.4.a	25,500.00	2,191,470.00	47.06%	1,031,280.00
	d. Pembesian Begel (Polos) - Ø 10	83.89 <i>Kg</i>	2.2.1.1.3	19,400.00	1,627,466.00	45.88%	746,621.00
	e. Bekisting (3 kali Pemakaian)	11.18 <i>M2</i>	2.2.1.3.5	252,100.00	2,818,478.00	96.47%	2,718,976.00
	f. Pembongkaran Bekisting	11.18 <i>M2</i>	2.2.1.3.11	10,200.00	114,036.00	100.00%	114,036.00
2.	Pekerjaan Plat Tangga dan Bordes						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	5.75 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	9,051,075.00	94.29%	8,534,150.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 13	1,105.13 <i>Kg</i>	2.2.1.1.4.a	25,500.00	28,180,815.00	47.06%	13,261,560.00
	c. Bekisting (3 kali Pemakaian)	47.88 <i>M2</i>	2.2.1.3.8	247,100.00	11,831,148.00	96.44%	11,409,804.00
	d. Pembongkaran Bekisting	47.88 <i>M2</i>	2.2.1.3.11	10,200.00	488,376.00	100.00%	488,376.00
3.	Pekerjaan Anak Tangga						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	1.74 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	2,738,934.00	94.29%	2,582,508.00
	b. Pembesian Tulangan Utama (Polos) - Ø 10	283.64 <i>Kg</i>	2.2.1.1.3	19,400.00	5,502,616.00	45.88%	2,524,396.00
	c. Bekisting (3 kali Pemakaian)	22.57 <i>M2</i>	2.2.1.3.8	247,100.00	5,577,047.00	96.44%	5,378,431.00
	d. Pembongkaran Bekisting	22.57 <i>M2</i>	2.2.1.3.11	10,200.00	230,214.00	100.00%	230,214.00
4.	Pekerjaan Finishing Acian Halus	47.88 <i>M2</i>	3.7.8	55,800.00	2,671,704.00	98.39%	2,628,612.00
5.	Pekerjaan Finishing Tangga Granit Uk 60 x 60 cm + Stepnozing Custom	81.28 <i>M2</i>	3.9.5.3.a	327,400.00	26,611,072.00	76.45%	20,344,384.00
6.	Pekerjaan Railing Hollow Stainless Steel SS (Terpasang)	23.65 <i>M1</i>	Taksir	1,476,363.64	34,916,000.00	60.32%	21,061,331.20
				Sub Total B.	143,686,249.00	68.47%	98,379,835.20
C. PEKERJAAN PASANGAN DAN PLESTERAN							
1.	Pekerjaan Dinding Bata Ringan Tebal 10 cm dengan Mortar Siap Pakai (MSP)	440.33 <i>M2</i>	3.6.4.2	247,700.00	109,069,741.00	87.97%	95,947,907.00
2.	Pekerjaan Plesteran Dinding Bata Ringan dengan Mortar Siap Pakai (MSP)	880.66 <i>M2</i>	3.7.7	129,800.00	114,309,668.00	90.83%	103,829,814.00
3.	Pekerjaan Finishing Acian	440.38 <i>M2</i>	3.7.8	55,800.00	24,573,204.00	98.39%	24,176,862.00
				Sub Total C.	247,952,613.00	90.32%	223,954,583.00
D. PEKERJAAN FINISHING LANTAI DAN DINDING							
1.	Pekerjaan Finishing Lantai Granit Uk. 60 x 60 cm (Polished)	447.80 <i>M2</i>	3.9.5.3.a	327,400.00	146,609,720.00	76.45%	112,084,340.00
2.	Pekerjaan Finishing Lantai Granit Uk. 60 x 60 cm (Unpolished)	111.01 <i>M2</i>	3.9.5.3.b	347,000.00	38,520,470.00	76.05%	29,295,539.00
3.	Pekerjaan Finishing Lantai Toilet	134.10 <i>M2</i>	3.9.5.3.b	347,000.00	46,532,700.00	76.05%	35,388,990.00
4.	Pekerjaan Finishing Dinding Toilet Granit Uk. 60 x 60 cm (Polished)	134.10 <i>M2</i>	3.10.2.2	361,600.00	48,490,560.00	78.98%	38,298,960.00
5.	Pekerjaan Finishing Meja Wastafel Granit Uk. 60 x 60 cm (Polished)	3.39 <i>M2</i>	3.10.2.2	361,600.00	1,225,824.00	78.98%	968,184.00
6.	Pekerjaan Finishing Tembok Lift Marmer Uk. 100 x 100 cm (Tebal 2 cm)	10.83 <i>M2</i>	3.10.5.7	1,010,300.00	10,941,549.00	80.85%	8,845,944.00
7.	Pekerjaan Finishing Tembok Fasade Exterior Cladding Stone	190.29 <i>M2</i>	3.10.4.3.(b)	685,400.00	130,424,766.00	99.36%	129,587,490.00
				Sub Total D.	422,745,589.00	83.85%	354,469,447.00
E. PEKERJAAN KUSEN PINTU DAN JENDELA							
1.	Pekerjaan PJ-5 Kusen Pintu Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 <i>Unit</i>	Taksir	29,332,800.00	29,332,800.00	59.61%	17,485,282.00
	- <i>Handle Dekkson LHTR 0003 SSS</i>	1.00 <i>Psg</i>	Taksir	380,352.00	380,352.00	70.08%	266,550.68
	- <i>Mortise Lock Dekkson MTS IL DL8585 SSS</i>	1.00 <i>Bh</i>	Taksir	376,432.00	376,432.00	70.08%	263,803.55
	- <i>Cylinder Dekkson CYL DC DL60MM SN</i>	1.00 <i>Bh</i>	Taksir	243,264.00	243,264.00	70.08%	170,479.41
	- <i>Escutcheon Dekkson ESCN 855 SSS</i>	1.00 <i>Psg</i>	Taksir	67,648.00	67,648.00	70.08%	47,407.72
	- <i>Hinge Dekkson ESS DL 4x3x3MM 2BB SSS</i>	1.50 <i>Psg</i>	Taksir	304,080.00	456,120.00	70.08%	319,648.90
	- <i>Door Closer Dekkson DCL 300 NHO NA (Maks 40Kg)</i>	1.00 <i>Bh</i>	Taksir	562,800.00	562,800.00	70.08%	394,410.24
2.	Pekerjaan PJ-6 Kusen Pintu Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 <i>Unit</i>	Taksir	29,444,800.00	29,444,800.00	59.61%	17,552,045.28
	- <i>Handle Dekkson LHTR 0003 SSS</i>	2.00 <i>Psg</i>	Taksir	380,352.00	760,704.00	70.08%	533,101.36
	- <i>Mortise Lock Dekkson MTS RL DL8585 SSS</i>	1.00 <i>Bh</i>	Taksir	417,872.00	417,872.00	70.08%	292,844.70
	- <i>Cylinder Dekkson CYL DC DL60MM SN</i>	1.00 <i>Bh</i>	Taksir	243,264.00	243,264.00	70.08%	170,479.41
	- <i>Escutcheon Dekkson ESCN 855 SSS</i>	1.00 <i>Psg</i>	Taksir	67,648.00	67,648.00	70.08%	47,407.72
	- <i>Hinge Dekkson ESS DL 4x3x3MM 2BB SSS</i>	3.00 <i>Set</i>	Taksir	304,080.00	912,240.00	70.08%	639,297.79
	- <i>Flush Bolt Dekkson FB 040 8" SSS</i>	1.00 <i>Bh</i>	Taksir	100,352.00	100,352.00	70.08%	70,326.68
	- <i>Flush Bolt Dekkson FB 040 12" SSS</i>	1.00 <i>Bh</i>	Taksir	142,912.00	142,912.00	70.08%	100,152.73
	- <i>Dust Proof Dekkson DP 003 SSS</i>	1.00 <i>Bh</i>	Taksir	96,544.00	96,544.00	70.08%	67,658.04
	- <i>Door Closer Dekkson DCL 300 NHO NA (Maks 40Kg)</i>	1.00 <i>Bh</i>	Taksir	562,800.00	562,800.00	70.08%	394,410.24
3.	Pekerjaan PJ-7 Kusen Pintu Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 <i>Unit</i>	Taksir	57,713,600.00	57,713,600.00	59.61%	34,403,076.96
	- <i>Handle Dekkson LHTR 0003 SSS</i>	2.00 <i>Psg</i>	Taksir	380,352.00	760,704.00	70.08%	533,101.36
	- <i>Mortise Lock Dekkson MTS RL DL8585 SSS</i>	1.00 <i>Bh</i>	Taksir	417,872.00	417,872.00	70.08%	292,844.70
	- <i>Cylinder Dekkson CYL DC DL60MM SN</i>	1.00 <i>Bh</i>	Taksir	243,264.00	243,264.00	70.08%	170,479.41
	- <i>Escutcheon Dekkson ESCN 855 SSS</i>	1.00 <i>Psg</i>	Taksir	67,648.00	67,648.00	70.08%	47,407.72
	- <i>Hinge Dekkson ESS DL 4x3x3MM 2BB SSS</i>	3.00 <i>Set</i>	Taksir	304,080.00	912,240.00	70.08%	639,297.79
	- <i>Flush Bolt Dekkson FB 040 8" SSS</i>	1.00 <i>Bh</i>	Taksir	100,352.00	100,352.00	70.08%	70,326.68
	- <i>Flush Bolt Dekkson FB 040 12" SSS</i>	1.00 <i>Bh</i>	Taksir	142,912.00	142,912.00	70.08%	100,152.73
	- <i>Dust Proof Dekkson DP 003 SSS</i>	1.00 <i>Bh</i>	Taksir	96,544.00	96,544.00	70.08%	67,658.04
	- <i>Door Closer Dekkson DCL 300 NHO NA (Maks 40Kg)</i>	1.00 <i>Bh</i>	Taksir	562,800.00	562,800.00	70.08%	394,410.24
4.	Pekerjaan P-1 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm (Terpasang)	4.00 <i>Unit</i>	Taksir	8,859,200.00	35,436,800.00	59.61%	21,123,876.48
	- <i>Pull Handle Dekkson PH DL802 32x600x400 PSS+SSS</i>	8.00 <i>Psg</i>	Taksir	1,326,192.00	10,609,536.00	70.08%	7,435,162.83
	- <i>Mortise Lock Dekkson MTS RL DL8585 SSS</i>	4.00 <i>Bh</i>	Taksir	417,872.00	1,671,488.00	70.08%	1,171,378.79
	- <i>Cylinder Dekkson CYL DC DL60MM SN</i>	4.00 <i>Bh</i>	Taksir	243,264.00	973,056.00	70.08%	681,917.64
	- <i>Escutcheon Dekkson ESCN 855 SSS</i>	4.00 <i>Psg</i>	Taksir	67,648.00	270,592.00	70.08%	189,630.87
	- <i>Hinge Dekkson ESS DL 4x3x3MM 2BB SSS</i>	12.00 <i>Psg</i>	Taksir	304,080.00	3,648,960.00	70.08%	2,557,191.17

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
	- Flush Bolt Dekkson FB 040 8" SSS	4.00 Bh	Taksir	100,352.00	401,408.00	70.08%	281,306.73
	- Flush Bolt Dekkson FB 040 12" SSS	4.00 Bh	Taksir	142,912.00	571,648.00	70.08%	400,610.92
	- Dust Proof Dekkson DP 003 SSS	4.00 Bh	Taksir	96,544.00	386,176.00	70.08%	270,632.14
	- Door Closer Dekkson DCL 300 NHO NA (Maks 40Kg)	4.00 Set	Taksir	562,800.00	2,251,200.00	70.08%	1,577,640.96
	- Spring Knip Dekkson SK 018 BR SN	8.00 Bh	Taksir	151,536.00	1,212,288.00	70.08%	849,571.43
	- Window Friction Stay Dekkson FS 14 SSS	8.00 Psg	Taksir	215,600.00	1,724,800.00	70.08%	1,208,739.84
	- Window Stay Dekkson WS 001 8" SSS	8.00 Bh	Taksir	120,736.00	965,888.00	70.08%	676,894.31
5.	Pekerjaan P-2 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 Unit	Taksir	3,438,400.00	3,438,400.00	59.61%	2,049,630.24
	- Handle Dekkson LHTR 0003 SSS	1.00 Psg	Taksir	380,352.00	380,352.00	70.08%	266,550.68
	- Mortise Lock Dekkson MTS IL DL8585 SSS	1.00 Bh	Taksir	376,432.00	376,432.00	70.08%	263,803.55
	- Cylinder Dekkson CYL DC DL60MM SN	1.00 Bh	Taksir	243,264.00	243,264.00	70.08%	170,479.41
	- Escutcheon Dekkson ESCN 855 SSS	1.00 Psg	Taksir	67,648.00	67,648.00	70.08%	47,407.72
	- Hinge Dekkson ESS DL 4x3x3MM 2BB SSS	1.50 Psg	Taksir	304,080.00	456,120.00	70.08%	319,648.90
	- Door Closer Dekkson DCL 300 NHO NA (Maks 40Kg)	1.00 Bh	Taksir	562,800.00	562,800.00	70.08%	394,410.24
6.	Pekerjaan P-3 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm dan Aksesoris (T	1.00 Unit	Taksir	4,345,600.00	4,345,600.00	59.61%	2,590,412.16
7.	Pekerjaan P-4 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm dan Aksesoris (T	1.00 Unit	Taksir	2,990,400.00	2,990,400.00	59.61%	1,782,577.44
8.	Pekerjaan P-5 Kusen Pintu Steel Cold Roll T = 2 mm Incl. Rock Wool Fin. Cat Tahan Panas (Terpasang)	1.00 Unit	Taksir	20,216,000.00	20,216,000.00	52.66%	10,645,745.60
	- Panic Bar Exit Handle 2 Point Latch Rim Dekkson PD0702	1.00 Set	Taksir	3,248,000.00	3,248,000.00	70.08%	2,276,198.40
	- Hinge Heavy Duty Mild Steel 5x3x3	3.00 Psg	Taksir	554,400.00	1,663,200.00	70.08%	1,165,570.56
9.	Pekerjaan P-6 Kusen Pintu Aluminium YKK + Blockboard 18 mm dan Multiplek Fin. HPL Incl. Kaca 5 mm (Terpasang)	1.00 Unit	Taksir	20,216,000.00	20,216,000.00	59.61%	12,050,757.60
	- Handle Dekkson LHTR 0003 SSS	1.00 Psg	Taksir	380,352.00	380,352.00	70.08%	266,550.68
	- Mortise Lock Dekkson MTS IL DL8585 SSS	1.00 Bh	Taksir	376,432.00	376,432.00	70.08%	263,803.55
	- Cylinder Dekkson CYL DC DL60MM SN	1.00 Bh	Taksir	243,264.00	243,264.00	70.08%	170,479.41
	- Escutcheon Dekkson ESCN 855 SSS	1.00 Psg	Taksir	67,648.00	67,648.00	70.08%	47,407.72
	- Hinge Dekkson ESS DL 4x3x3MM 2BB SSS	1.50 Psg	Taksir	304,080.00	456,120.00	70.08%	319,648.90
	- Door Closer Dekkson DCL 300 NHO NA (Maks 40Kg)	1.00 Bh	Taksir	562,800.00	562,800.00	70.08%	394,410.24
10.	Pekerjaan P-7 Kusen Pintu Steel Cold Roll T = 2 mm Incl. Rock Wool Fin. Cat Tahan Panas (Terpasang)	1.00 Unit	Taksir	4,704,000.00	4,704,000.00	52.66%	2,477,126.40
11.	Pekerjaan P-8 Kusen Pintu Steel Cold Roll T = 2 mm Incl. Rock Wool Fin. Cat Tahan Panas (Terpasang)	1.00 Unit	Taksir	4,592,000.00	4,592,000.00	52.66%	2,418,147.20
12.	Pekerjaan J-2 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 Unit	Taksir	8,780,800.00	8,780,800.00	59.61%	5,234,234.88
13.	Pekerjaan J-4 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 Unit	Taksir	55,664,000.00	55,664,000.00	59.61%	33,181,310.40
14.	Pekerjaan J-5 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 Unit	Taksir	29,097,600.00	29,097,600.00	59.61%	17,345,079.36
15.	Pekerjaan J-7 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 Unit	Taksir	12,040,000.00	12,040,000.00	59.61%	7,177,044.00
16.	Pekerjaan V-1 Kusen Ventilasi Aluminium YKK Incl. Kaca 5 mm (Terpasang)	4.00 Unit	Taksir	918,400.00	3,673,600.00	59.61%	2,189,832.96
	- Spring Knip Dekkson SK 018 BR SN	4.00 Bh	Taksir	151,536.00	606,144.00	70.08%	424,785.72
	- Window Friction Stay Dekkson FS 14 SSS	4.00 Bh	Taksir	215,600.00	862,400.00	70.08%	604,369.92
	- Window Stay Dekkson WS 001 8" SSS	4.00 Psg	Taksir	120,736.00	482,944.00	70.08%	338,447.16
17.	Pekerjaan V-2 Kusen Ventilasi Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 Unit	Taksir	918,400.00	918,400.00	59.61%	547,458.24
				Sub Total E.	367,023,048.00	60.32%	221,381,945.48
F.	PEKERJAAN PLAFOND						
1.	Pekerjaan Plafond						
	a. Rangka Plafond Metal Furing	612.67 M2	DIHITUNG. 3.5.1.1	116,900.00	71,621,123.00	80.50%	57,652,247.00
	b. Plafond Gypsum Tebal 9 mm	558.81 M2	3.5.2.1	75,600.00	42,246,036.00	56.48%	23,861,187.00
	c. Plafond PVC Tebal 8 mm	53.86 M2	DIHITUNG. 3.5.1.2	136,200.00	7,335,732.00	55.21%	4,050,272.00
				Sub Total F.	121,202,891.00	70.60%	85,563,706.00
G.	PEKERJAAN DINDING, SECONDARY SKIN DAN ORNAMEN/FINISHING						
1.	Pekerjaan Curtain Wall Kaca Tebal 8 mm + Rangka Aluminium (Terpasang)	128.39 M2	3.11.1.6.b	1,341,200.00	172,196,668.00	54.96%	94,636,269.00
2.	Pekerjaan Panel Dinding ACP + Rangka (Terpasang)	291.11 M2	DIHITUNG. 3.10.5.2	1,243,400.00	361,966,174.00	52.67%	190,647,939.00
3.	Pekerjaan Ornamen Kisi-Kisi WPC + Rangka (Terpasang)	11.69 M2	Taksir	1,736,000.00	20,293,840.00	60.32%	12,241,244.29
4.	Pekerjaan Sun Louver Aluminium + Rangka dan Aksesoris (Terpasang)	61.08 M2	3.12.1	1,360,700.00	83,111,556.00	58.76%	48,833,460.00
5.	Pekerjaan Dinding Partisi Cubicle Incl. Pintu dan Tiang Partisi (Terpasang)	355.35 M2	Taksir	918,400.00	326,353,440.00	34.17%	111,514,970.45
				Sub Total G.	963,921,678.00	47.50%	457,873,882.74
H.	PEKERJAAN PENGECATAN						
1.	Pekerjaan Pengecatan Dinding/Tembok Eksterior	440.35 M2	3.8.10.2	56,300.00	24,791,705.00	68.03%	16,865,405.00
2.	Pekerjaan Pengecatan Dinding/Tembok Interior	1,439.49 M2	3.8.10.1	53,400.00	76,868,766.00	68.73%	52,829,283.00
3.	Pekerjaan Pengecatan Plafond	558.81 M2	3.8.20	50,700.00	28,331,667.00	74.75%	21,178,899.00
				Sub Total H.	129,992,138.00	69.91%	90,873,587.00
I.	PEKERJAAN TATA UDARA DAN VENTILASI (HVAC)						
I.	Peralatan Utama Supply Udara						
1.	VRV A Series						
	a. VRV - 6A (RXQ28BY14) Kap. 268.000 Btu/h	1.00 Set	Taksir	361,113,984.00	361,113,984.00	13.20%	47,667,045.89
	b. Wall Mounted (FXAQ20BVM4) Kap. 7.500 Btu/h	2.00 Unit	Taksir	15,545,376.00	31,090,752.00	13.20%	4,103,979.26
	c. Wall Mounted (FXAQ50BVM4) Kap. 19.100 Btu/h	2.00 Unit	Taksir	21,045,024.00	42,090,048.00	13.20%	5,555,886.34
	d. Wall Mounted (FXAQ63BVM4) Kap. 24.200 Btu/h	1.00 Unit	Taksir	21,721,392.00	21,721,392.00	13.20%	2,867,223.74
	e. R. Flow Cassette (Fresh White) (FXFQ125AV4) Kap. 47.800 Btu/h	2.00 Unit	Taksir	27,609,120.00	55,218,240.00	13.20%	7,288,807.68
	f. R. Flow Cassette (Fresh White) (FXFQ80AV4) Kap. 30.700 Btu/h	4.00 Unit	Taksir	26,012,448.00	104,049,792.00	13.20%	13,734,572.54
	g. Standart Round Flow Panel (Fresh White) (BYCQ125EAF)	11.00 Unit	Taksir	4,368,000.00	48,048,000.00	13.20%	6,342,336.00
	h. Common Navigation Controller (BRC1E63)	6.00 Unit	Taksir	929,600.00	5,577,600.00	13.20%	736,243.20

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
	i. Refnet Joint (KHRP26A22T7)	5.00 <i>Unit</i>	Taksir	593,600.00	2,968,000.00	13.20%	391,776.00
	j. Refnet Joint (KHRP26A33T7)	1.00 <i>Unit</i>	Taksir	627,200.00	627,200.00	13.20%	82,790.40
	k. Refnet Joint (KHRP26A72T7)	3.00 <i>Unit</i>	Taksir	996,800.00	2,990,400.00	13.20%	394,732.80
	l. Refnet Joint (KHRP26M73TP7)	1.00 <i>Unit</i>	Taksir	1,657,600.00	1,657,600.00	13.20%	218,803.20
	m. Pipe Size Reducer (KHRP26M73TP7)	1.00 <i>Unit</i>	Taksir	660,800.00	660,800.00	13.20%	87,225.60
2.	Single Split						
	a. FTKE Inverter (STKE50YV) Kap. 18.000 Btu/h	1.00 <i>Unit</i>	Taksir	9,222,528.00	9,222,528.00	13.20%	1,217,373.70
II.	Instalasi Unit AC						
1.	VRV A Series						
	a. Jasa Instalasi VRV - 6A (RXQ14BY14) Kap. 136.000 Btu/h	1.00 <i>Set</i>	Taksir	2,240,000.00	2,240,000.00	100.00%	2,240,000.00
	b. Jasa Instalasi R. Flow Cassette (Fresh White)	6.00 <i>Unit</i>	Taksir	896,000.00	5,376,000.00	100.00%	5,376,000.00
	c. Jasa Instalasi Refnet Joint	10.00 <i>Unit</i>	Taksir	168,000.00	1,680,000.00	100.00%	1,680,000.00
2.	Single Split						
	a. Jasa Instalasi AC Split Wall Mounted	5.00 <i>Unit</i>	Taksir	560,000.00	2,800,000.00	100.00%	2,800,000.00
III.	Pekerjaan Perpipaan						
1.	Pipa Refrigerant 1/4" c/w Isolasi	42.00 <i>M1</i>	Taksir	116,021.92	4,872,920.64	13.20%	643,225.52
2.	Pipa Refrigerant 3/8" c/w Isolasi	70.00 <i>M1</i>	Taksir	179,509.12	12,565,638.40	13.20%	1,658,664.27
3.	Pipa Refrigerant 1/2" c/w Isolasi	47.00 <i>M1</i>	Taksir	233,061.92	10,953,910.24	13.20%	1,445,916.15
4.	Pipa Refrigerant 5/8" c/w Isolasi	55.00 <i>M1</i>	Taksir	311,232.32	17,117,777.60	13.20%	2,259,546.64
5.	Pipa Refrigerant 3/4" c/w Isolasi	14.00 <i>M1</i>	Taksir	377,679.68	5,287,515.52	13.20%	697,952.05
6.	Pipa Refrigerant 7/8" c/w Isolasi	5.00 <i>M1</i>	Taksir	576,227.68	2,881,138.40	13.20%	380,310.27
7.	Pipa Refrigerant 1 1/8" c/w Isolasi	5.00 <i>M1</i>	Taksir	770,892.64	3,854,463.20	13.20%	508,789.14
8.	Pipa Refrigerant 1 1/2" c/w Isolasi	21.00 <i>M1</i>	Taksir	1,052,602.88	22,104,660.48	13.20%	2,917,815.18
9.	Pipa Refrigerant 1/4" + 1/2" c/w Isolasi (AC Split Wall Mounted)	21.00 <i>M1</i>	Taksir	280,000.00	5,880,000.00	13.20%	776,160.00
10.	Pipa Drain PVC c/w Isolasi (VRV A System)	55.00 <i>M1</i>	6.4.1.2	26,800.00	1,474,000.00	94.03%	1,386,000.00
11.	Pipa Drain PVC c/w Isolasi (AC Split Wall Mounted)	21.00 <i>M1</i>	6.4.1.1	20,200.00	424,200.00	93.56%	396,900.00
12.	Refrigerant R 410 A	32.00 <i>Kg</i>	Taksir	392,000.00	12,544,000.00	13.20%	1,655,808.00
IV.	Pekerjaan Pengkabelan						
1.	Instalasi Kabel Power Lengkap Dengan MCB, Fitting, Support dan Jasa VRV System						
	a. Kabel Kontrol Unit AC Belden AWG 18 2 x 0.75 c/w Isolasi	220.00 <i>m</i>	Taksir	46,766.72	10,288,678.40	13.20%	1,358,105.55
	b. Kabel Power Unit AC NYY 3 x 2.5 mm c/w Isolasi + Grounding	165.00 <i>m</i>	5.1.1.1.25	59,000.00	9,735,000.00	83.39%	8,118,000.00
	c. Kabel Power Unit AC NYY 4 x 25 mm c/w Isolasi + Grounding	25.00 <i>m</i>	5.1.1.1.39	554,600.00	13,865,000.00	77.75%	10,780,000.00
2.	Instalasi Kabel Power Lengkap Dengan MCB, Fitting, Support dan Jasa Single Split						
	a. Kabel Power Indoor Unit AC Wall Mounted 3 x 2.5 mm c/w Isolasi	28.00 <i>M1</i>	5.1.1.3.7	42,000.00	1,176,000.00	82.86%	974,400.00
V.	Pekerjaan Ducting						
1.	Ducting Supply & Return PIR Aluminium Panel	20.00 <i>M2</i>	Taksir	425,600.00	8,512,000.00	13.20%	1,123,584.00
2.	Flexible Duct	1.00 <i>Unit</i>	Taksir	291,200.00	291,200.00	13.20%	38,438.40
3.	Supply Air Grille	4.00 <i>Unit</i>	Taksir	728,000.00	2,912,000.00	13.20%	384,384.00
4.	Return Air Grille	4.00 <i>Unit</i>	Taksir	784,000.00	3,136,000.00	13.20%	413,952.00
5.	Plenum Box Return PIR Aluminium Panel	1.00 <i>Unit</i>	Taksir	2,016,000.00	2,016,000.00	13.20%	266,112.00
VI.	Pekerjaan Panel AC						
1.	Panel AC Lantai - 2	1.00 <i>Lot</i>	Taksir	8,400,000.00	8,400,000.00	13.20%	1,108,800.00
VII.	Vacum Pipa Refrigeran						
1.	Vacum Pipa Refrigeran VRV A System	1.00 <i>Lot</i>	Taksir	5,824,000.00	5,824,000.00	13.20%	768,768.00
2.	Vacum Pipa Refrigeran AC Split Wall Mounted	1.00 <i>Lot</i>	Taksir	3,136,000.00	3,136,000.00	13.20%	413,952.00
VIII.	Star Up Unit AC	1.00 <i>Lot</i>	Taksir	4,704,000.00	4,704,000.00	100.00%	4,704,000.00
IX.	Support						
1.	Support Dudukan, Gantungan Unit VRV A System dan Jasa (Termasuk : Longdrat 12 mm, Dinaset 12 mm, Mur 12 mm, dan Ring 12 mm, Besi UNP 80, Besi Siku PKS 40, Raber Ped / Mouting, Baut Kaki 12 mm, Dinabolt 12 mm, Duct hood Outdoor AC dan lain-lain)	1.00 <i>Lot</i>	Taksir	9,520,000.00	9,520,000.00	13.20%	1,256,640.00
2.	Support Dudukan, Gantungan Unit AC Split Wall Mounted dan Jasa (Termasuk : Longdrat 12 mm, Dinaset 12 mm, Mur 12 mm, dan Ring 12 mm, Besi UNP 80, Besi Siku PKS 40, Raber Ped / Mouting, Baut Kaki 12 mm, Dinabolt 12 mm, Duct hood Outdoor AC dan lain-lain)	1.00 <i>Lot</i>	Taksir	2,352,000.00	2,352,000.00	13.20%	310,464.00
				Sub Total I.	884,960,438.88	16.90%	149,531,483.53
J.	PEKERJAAN PBAX						
1.	Suprame Cat 5E	142.12 <i>M1</i>	Taksir	4,428.48	629,375.58	34.71%	218,456.26
2.	PABX Panasonic KX-TES824ND Kav 8Line 24 Extension	1.00 <i>Unit</i>	Taksir	40,174,400.00	40,174,400.00	34.71%	13,944,534.24
3.	Telphone Panasonic KX-TS505MX	7.00 <i>Unit</i>	Taksir	302,400.00	2,116,800.00	34.71%	734,741.28
4.	Router TP - LINK Archer AX 12	1.00 <i>Unit</i>	Taksir	632,800.00	632,800.00	34.71%	219,644.88
5.	Accessories	1.00 <i>Ls</i>	Taksir	13,440,000.00	13,440,000.00	34.71%	4,665,024.00
6.	Ongkos Instalasi Jaringan	7.00 <i>Titik</i>	Taksir	280,000.00	1,960,000.00	100.00%	1,960,000.00
7.	Connection ke Jaringan	1.00 <i>Ls</i>	Taksir	2,800,000.00	2,800,000.00	100.00%	2,800,000.00
				Sub Total J.	61,753,375.58	39.74%	24,542,400.66
K.	PEKERJAAN SOUND SYSTEM						
1.	Kabel FRC 2x2.5 Supreme Fire Resistance Cable 2 x 2.5 mm N2XY 2x2,5	213.49 <i>M1</i>	Taksir	4,428.48	945,436.20	95.75%	905,255.16
2.	Yamaha RXV4A RXV4 A RXV 4A 8K Streamer Home Theater Amplifier	1.00 <i>Unit</i>	Taksir	10,587,360.00	10,587,360.00	27.28%	2,888,231.81
3.	Equalizer VPK DSP 2231 Digital 2x31	1.00 <i>Unit</i>	Taksir	2,352,000.00	2,352,000.00	39.70%	933,744.00
4.	Krezt Kondenser Microphone BM-302 Extra Mic Standing	1.00 <i>Unit</i>	Taksir	560,000.00	560,000.00	39.70%	222,320.00
5.	Ceriling Speaker TOA ZS 648R	15.00 <i>Unit</i>	Taksir	448,000.00	6,720,000.00	39.70%	2,667,840.00
6.	Colum Speaker TOA ZS 102C	2.00 <i>Unit</i>	Taksir	946,400.00	1,892,800.00	39.70%	751,441.60
				Sub Total K.	23,057,596.20	36.30%	8,368,832.56

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
L.	PEKERJAAN CCTV						
I.	Jaringan CCTV						
1.	Cabel CAT e5 (UTP)	291.31 <i>M1</i>	Taksir	89,040.00	25,938,242.40	37.30%	9,674,964.42
2.	Cabel HDMI	12.00 <i>M1</i>	Taksir	5,600.00	67,200.00	37.30%	25,065.60
II.	Unit CCTV						
1.	Smart IP Camera	13.00 <i>Unit</i>	Taksir	582,400.00	7,571,200.00	37.30%	2,824,057.60
2.	Hikvision	1.00 <i>Unit</i>	Taksir	4,200,000.00	4,200,000.00	37.30%	1,566,600.00
3.	Receiver System Control	1.00 <i>Unit</i>	Taksir	1,498,560.00	1,498,560.00	37.30%	558,962.88
				Sub Total L.	39,275,202.40	37.30%	14,649,650.50
M.	SMOKE DETECTOR + FIRE ALARM + HYDRANT SPRINKLER						
I.	FIRE SECURITY PANEL						
1.	Conventional Fire Alarm ControlPanel-12 Zone TXC7012	1.00 <i>Unit</i>	Taksir	14,000,000.00	14,000,000.00	60.51%	8,471,400.00
2.	Program dan Setting Panel MCFA	1.00 <i>Ls</i>	Taksir	5,600,000.00	5,600,000.00	60.51%	3,388,560.00
II.	CABLE						
1.	Cable METAL FRC 2x1,5 mm ²	194.68 <i>M1</i>	Taksir	39,760.00	7,740,476.80	60.51%	4,683,762.51
III.	CONDOITE PIPE						
1.	Condoite Ø20Mm Legrand	64.89 <i>Nos</i>	Taksir	28,000.00	1,816,920.00	60.51%	1,099,418.29
2.	Clamp Ø20Mm	193.00 <i>Pcs</i>	Taksir	1,904.00	367,472.00	60.51%	222,357.31
3.	Shock Ø20Mm	97.85 <i>Pcs</i>	Taksir	1,904.00	186,306.40	60.51%	112,734.00
4.	T - Doz Clipsal	45.00 <i>Pcs</i>	Taksir	32,480.00	1,461,600.00	60.51%	884,414.16
IV.	SMOKE DETECTOR						
1.	Conventional Smoke Detector TXC7101 TNA	16.00 <i>Unit</i>	Taksir	197,120.00	3,153,920.00	20.00%	630,784.00
2.	Conventional Heat Detector TXC7111+ Base Fire Alarm	16.00 <i>Unit</i>	Taksir	228,480.00	3,655,680.00	20.00%	731,136.00
3.	Fire Alarm Bell TNA HZJL-1	2.00 <i>Unit</i>	Taksir	525,280.00	1,050,560.00	20.00%	210,112.00
4.	Manual Call Point TNA TXC7141	1.00 <i>Unit</i>	Taksir	338,240.00	338,240.00	20.00%	67,648.00
5.	Conventional Sounder Strobe TNA	2.00 <i>Unit</i>	Taksir	405,440.00	810,880.00	20.00%	162,176.00
6.	First Aid Box	2.00 <i>Unit</i>	Taksir	616,000.00	1,232,000.00	60.51%	745,483.20
V.	ELECTRICAL INSTALLATION						
1.	Jasa Instalasi Smoke Detector	16.00 <i>Unit</i>	Taksir	504,000.00	8,064,000.00	100.00%	8,064,000.00
2.	Jasa Instalasi Heat Detector	16.00 <i>Unit</i>	Taksir	504,000.00	8,064,000.00	100.00%	8,064,000.00
3.	Jasa Instalasi Alarm Bell	2.00 <i>Unit</i>	Taksir	504,000.00	1,008,000.00	100.00%	1,008,000.00
4.	Jasa Instalasi Manual Call Point	2.00 <i>Unit</i>	Taksir	504,000.00	1,008,000.00	100.00%	1,008,000.00
5.	Jasa Instalasi Indicating Lamp	2.00 <i>Unit</i>	Taksir	504,000.00	1,008,000.00	100.00%	1,008,000.00
VI.	FIRE ESTINGUISHER						
A.	Hydrant Pipe:						
1.	Galvanis Pipe Ø 150mm	45.00 <i>M1</i>	Taksir	1,211,840.00	54,532,800.00	50.00%	27,266,400.00
2.	Galvanis Pipe Ø 100mm	203.89 <i>M1</i>	Taksir	692,160.00	141,124,502.40	50.00%	70,562,251.20
3.	Pipe Feeder	50.00 <i>Nos</i>	Taksir	1,211,840.00	60,592,000.00	50.00%	30,296,000.00
4.	Galvanis Pipe Ø 50mm	26.31 <i>M1</i>	Taksir	292,320.00	7,690,939.20	50.00%	3,845,469.60
5.	Galvanis Pipe Ø 25mm	45.56 <i>M1</i>	Taksir	202,720.00	9,235,923.20	50.00%	4,617,961.60
6.	Galvanis Pipe Ø 20mm	43.21 <i>M1</i>	Taksir	134,400.00	5,807,424.00	50.00%	2,903,712.00
7.	Hanger Pipe Clamp	115.08 <i>Nos</i>	Taksir	112,000.00	12,888,960.00	50.00%	6,444,480.00
B.	Gate Valve:						
1.	Hydrant Valve Ø 150mm	1.00 <i>Nos</i>	Taksir	6,720,000.00	6,720,000.00	36.00%	2,419,200.00
2.	Flange Ø 150mm	2.00 <i>Nos</i>	Taksir	740,544.00	1,481,088.00	36.00%	533,191.68
3.	Gasket Flange Ø 150mm	2.00 <i>Nos</i>	Taksir	28,000.00	56,000.00	36.00%	20,160.00
4.	Gate Valve Ø 100mm	1.00 <i>Nos</i>	Taksir	3,886,400.00	3,886,400.00	36.00%	1,399,104.00
5.	Gate Valve Ø 50mm	1.00 <i>Nos</i>	Taksir	1,943,200.00	1,943,200.00	60.51%	1,175,830.32
6.	Gate Valve Ø 25mm	1.00 <i>Nos</i>	Taksir	971,600.00	971,600.00	60.51%	587,915.16
7.	Gate Valve Ø 20mm	1.00 <i>Nos</i>	Taksir	485,800.00	485,800.00	60.51%	293,957.58
C.	Hydrant Box						
1.	Box Out Door	8.00 <i>Unit</i>	Taksir	1,545,600.00	12,364,800.00	50.00%	6,182,400.00
2.	Nozel Head Ø 100mm	8.00 <i>Unit</i>	Taksir	1,307,600.00	10,460,800.00	50.00%	5,230,400.00
3.	Flexible Hose Ø 100mm (50 meter) With Couple	8.00 <i>Roll</i>	Taksir	1,787,520.00	14,300,160.00	50.00%	7,150,080.00
4.	Box In Door	2.00 <i>Unit</i>	Taksir	3,372,320.00	6,744,640.00	50.00%	3,372,320.00
5.	Rubber Fire Hose Ø 50mm (30 meter) With Couple	2.00 <i>Roll</i>	Taksir	8,531,040.00	17,062,080.00	50.00%	8,531,040.00
6.	Nozel Head Ø 50mm	2.00 <i>Unit</i>	Taksir	1,802,080.00	3,604,160.00	50.00%	1,802,080.00
7.	APAR	4.00 <i>Unit</i>	Taksir	2,676,800.00	10,707,200.00	50.00%	5,353,600.00
8.	First Aid Box	2.00 <i>Unit</i>	Taksir	84,560.00	169,120.00	60.51%	102,334.51
D.	Hydrant Pillar						
1.	Fire Hydrant Siemese	2.00 <i>Unit</i>	Taksir	7,857,920.00	15,715,840.00	50.00%	7,857,920.00
2.	Fire Hydrant Pillar	6.00 <i>Unit</i>	Taksir	10,083,360.00	60,500,160.00	50.00%	30,250,080.00
E.	Sprinkler						
1.	Viking Sprinkler Mirage Concealed VK492 + Mirage Cover Plate	28.00 <i>Unit</i>	Taksir	109,760.00	3,073,280.00	25.00%	768,320.00
2.	Sprinkler Fitting	28.00 <i>Unit</i>	Taksir	280,000.00	7,840,000.00	100.00%	7,840,000.00
3.	Branch Control Valve	1.00 <i>Unit</i>	Taksir	51,972,480.00	51,972,480.00	36.00%	18,710,092.80
				Sub Total M.	582,497,412.00	50.83%	296,078,285.93

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
N.	PEKERJAAN ELEKTRIKAL						
1.	Pekerjaan Instalasi Titik Lampu						
	- Cable NYY SUPREME Ø 4X16mm²	6.00 <i>M1</i>	Taksir	349,440.00	2,096,640.00	99.82%	2,092,866.05
	- Cable NYAF SUPREME Ø 1X16mm²	6.00 <i>M1</i>	Taksir	56,000.00	336,000.00	99.82%	335,395.20
	- Cable NYY SUPREME Ø 3X4mm²	256.92 <i>M1</i>	Taksir	34,988.80	8,989,322.50	99.82%	8,973,141.72
	- Cable NYAF SUPREME Ø 2X4mm²	304.88 <i>M1</i>	Taksir	21,548.80	6,569,798.14	99.82%	6,557,972.51
	- Cable NYM SUPREME Ø 2X2,5mm²	509.20 <i>M1</i>	Taksir	17,068.80	8,691,432.96	99.82%	8,675,788.38
	- Cable NYM SUPREME Ø 2X1,5mm²	252.16 <i>M1</i>	Taksir	10,348.80	2,609,553.41	99.82%	2,604,856.21
	- Condoit Pipa Ø3/4"	117.50 <i>Btg</i>	Taksir	14,000.00	1,645,000.00	99.82%	1,642,039.00
	- Clamp Condoit Ø 3/4"	156.67 <i>Bh</i>	Taksir	1,680.00	263,205.60	99.82%	262,731.83
	- Mangkok Saklar	47.00 <i>Unit</i>	Taksir	8,400.00	394,800.00	37.37%	147,536.76
	- Isolasi Band Steel Grip	15.00 <i>Unit</i>	Taksir	19,040.00	285,600.00	37.37%	106,728.72
	- Lampu Down Light LED PHILIPS 5 watt	9.00 <i>Unit</i>	Taksir	61,600.00	554,400.00	37.37%	207,179.28
	- Lampu Down Light LED PHILIPS 9 watt	28.00 <i>Unit</i>	Taksir	72,800.00	2,038,400.00	37.37%	761,750.08
	- Lampu Down Light LED PHILIPS 12 watt	22.00 <i>Unit</i>	Taksir	84,000.00	1,848,000.00	37.37%	690,597.60
	- Lampu Down Light LED PHILIPS 17 watt	33.00 <i>Unit</i>	Taksir	106,400.00	3,511,200.00	37.37%	1,312,135.44
	- Lampu Down Light LED PHILIPS 23 watt	6.00 <i>Unit</i>	Taksir	106,400.00	638,400.00	37.37%	238,570.08
	- Lampu Sorot REFLEKTOR PHILIPS 50 watt	17.00 <i>Unit</i>	Taksir	1,198,400.00	20,372,800.00	37.37%	7,613,315.36
	- Receptacle / Stop kontak	29.00 <i>Unit</i>	Taksir	103,040.00	2,988,160.00	45.05%	1,346,166.08
	- Switch / Saklar Single Panasonic	7.00 <i>Unit</i>	Taksir	36,400.00	254,800.00	45.05%	114,787.40
	- Switch / Saklar Double Panasonic	8.00 <i>Unit</i>	Taksir	65,968.00	527,744.00	45.05%	237,748.67
	- Switch / Saklar Triple Panasonic	3.00 <i>Unit</i>	Taksir	124,880.00	374,640.00	45.05%	168,775.32
	- Upah Pasang	115.00 <i>Titik</i>	Taksir	125,000.00	14,375,000.00	100.00%	14,375,000.00
	- Upah Commissioning Test	1.00 <i>Lot</i>	Taksir	2,500,000.00	2,500,000.00	100.00%	2,500,000.00
2.	Pekerjaan Panel PP - 02						
	- Panel Box 60 x 50 x 25 cm Wallmounting	1.00 <i>Bh</i>	Taksir	1,092,000.00	1,092,000.00	50.95%	556,374.00
	- MCB 1P, IC60H, 40A, 40 kA ex Schneider	1.00 <i>Bh</i>	Taksir	196,000.00	196,000.00	50.95%	99,862.00
	- MCB 1P, IC60H, 20A, 20 kA ex Schneider	3.00 <i>Bh</i>	Taksir	156,800.00	470,400.00	50.95%	239,668.80
	- MCB 1P, IC60H, 12A, 12 kA ex Schneider	1.00 <i>Bh</i>	Taksir	95,200.00	95,200.00	50.95%	48,504.40
	- MCB 1P, IC60H, 6A, 6 kA ex Schneider	2.00 <i>Bh</i>	Taksir	84,000.00	168,000.00	50.95%	85,596.00
	- MCB 1P, IC60H, 4A, 4kA ex Schneider	1.00 <i>Bh</i>	Taksir	61,600.00	61,600.00	50.95%	31,385.20
	- Fuse Lamp	1.00 <i>Bh</i>	Taksir	39,200.00	39,200.00	50.95%	19,972.40
	- Pilot Lamp (Warna Hijau) uk 22mm	3.00 <i>Bh</i>	Taksir	17,920.00	53,760.00	50.95%	27,390.72
	- Busbar Conection MCB/Busbar Sisir 1P, 100A ex Schneider/Setara	3.00 <i>Sisir</i>	Taksir	266,000.00	798,000.00	50.95%	406,581.00
	- Kabel Rangkai dan Acessories	1.00 <i>Ls</i>	Taksir	850,000.00	850,000.00	50.95%	433,075.00
	- Upah Rangkai	1.00 <i>Unit</i>	Taksir	2,750,000.00	2,750,000.00	100.00%	2,750,000.00
	- Upah Pemasangan	1.00 <i>Unit</i>	Taksir	1,975,000.00	1,975,000.00	100.00%	1,975,000.00
				Sub Total N.	90,414,056.61	74.81%	67,638,491.21
O.	PEKERJAAN PLUMBING DAN SANITARY						
1.	Pekerjaan Jaringan Pipa Air Bersih						
	- Pekerjaan Jaringan Pipa 16 mm PVC AW "A"	56.00 <i>M1</i>	6.4.1.1	20,200.00	1,131,200.00	93.56%	1,058,400.00
	- Pekerjaan Jaringan Pipa 20 mm PVC AW "A"	117.00 <i>M1</i>	6.4.1.2	26,800.00	3,135,600.00	94.03%	2,948,400.00
	- Pekerjaan Jaringan Pipa 25 mm PVC AW "A"	8.50 <i>M1</i>	6.4.1.3	35,300.00	300,050.00	93.77%	281,350.00
2.	Pekerjaan Jaringan Pipa Air Kotor (Grey Water)						
	- Pekerjaan Jaringan Pipa 50 mm PVC AW "A"	32.00 <i>M1</i>	6.4.1.6	70,400.00	2,252,800.00	94.03%	2,118,400.00
	- Pekerjaan Jaringan Pipa 75 mm PVC AW "A"	12.00 <i>M1</i>	6.4.1.8	280,400.00	3,364,800.00	93.05%	3,130,800.00
	- Pekerjaan Jaringan Pipa 100 mm PVC AW "A"	8.50 <i>M1</i>	6.4.1.9	408,000.00	3,468,000.00	92.79%	3,218,100.00
3.	Pekerjaan Jaringan Pipa Kotoran						
	- Pekerjaan Jaringan Pipa 100 mm PVC AW "A"	36.00 <i>M1</i>	6.4.1.9	408,000.00	14,688,000.00	92.79%	13,629,600.00
	- Pekerjaan Jaringan Pipa 150 mm PVC AW "A"	8.50 <i>M1</i>	Taksir	552,160.00	4,693,360.00	55.00%	2,581,348.00
4.	Sanitasi						
	- Kloset Duduk Ex. TOTO + Aksesoris (Lengkap)	7.00 <i>Unit</i>	3.18.3.1	3,848,800.00	26,941,600.00	45.76%	12,329,800.00
	- Wastafel Ex. TOTO + Aksesoris (Lengkap)	5.00 <i>Unit</i>	3.18.1.1	4,292,100.00	21,460,500.00	44.70%	9,592,500.00
	- Urinoir Ex. TOTO + Aksesoris (Lengkap)	3.00 <i>Unit</i>	3.18.4.1	3,155,300.00	9,465,900.00	44.05%	4,169,700.00
	- Floordrain Stainless Ex. TOTO	11.00 <i>Unit</i>	3.18.6.1	580,500.00	6,385,500.00	43.24%	2,761,000.00
	- Jet Washer (Lengkap)	7.00 <i>Unit</i>	3.18.6.3	631,600.00	4,421,200.00	48.13%	2,128,000.00
	- Shower Set Incl. Kran (Lengkap)	7.00 <i>Unit</i>	Taksir	694,400.00	4,860,800.00	41.15%	2,000,219.20
	- Kran Air Stainless Ex. TOTO	9.00 <i>Unit</i>	3.18.6.2.1	610,300.00	5,492,700.00	48.37%	2,656,800.00
	- Grab Bar Stainless	4.00 <i>Unit</i>	3.18.6.6	775,100.00	3,100,400.00	64.75%	2,007,600.00
	- Tissue Holder	7.00 <i>Unit</i>	Taksir	330,400.00	2,312,800.00	60.32%	1,395,080.96
	- Hand Towel Hanger	7.00 <i>Unit</i>	Taksir	182,560.00	1,277,920.00	60.32%	770,841.34
	- Towel Hanger Hook	7.00 <i>Unit</i>	Taksir	215,040.00	1,505,280.00	60.32%	907,984.90
				Sub Total O.	120,258,410.00	57.95%	69,685,924.40
P.	PEKERJAAN LAIN-LAIN						
1.	Pekerjaan Railing Hollow Stainless Steel SS (Terpasang)	28.60 <i>M1</i>	Taksir	1,476,363.64	42,224,000.00	60.32%	25,469,516.80
				Sub Total P.	42,224,000.00	60.32%	25,469,516.80

Jakarta, Desember 2025

Konsultan Perencana
PT. BENNATIN SURYA CIPTA

Ir. LELA KESUMA, ST., MT
Team Leader

RENCANA ANGGARAN BIAYA **ENGINEER ESTIMATE (EE)**

Pekerjaan : Pengadaan Jasa Konsultasi Pembangunan Gedung Ushuluddin Universitas Islam Negeri (UIN) Syarif Hidayatullah Jakarta
Lokasi : Jl. Kertamukti No.4, Kec. Ciputat Timur, Kota Tangerang Selatan, Banten
Thn. Anggarar : 2025

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
III.	KONSTRUKSI LANTAI - 3						
A.	PEKERJAAN BETON DAN BETON BERTULANG						
1.	Pekerjaan Kolom K1 Uk. 70 x 70 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	59.98 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	94,414,518.00	94.29%	89,022,316.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 25	13,493.64 <i>Kg</i>	2.2.1.1.4.a	25,500.00	344,087,820.00	47.06%	161,923,680.00
	c. Pembesian Begel (Deform/Ulir) - D 13	5,704.70 <i>Kg</i>	2.2.1.1.4.a	25,500.00	145,469,850.00	47.06%	68,456,400.00
	d. Bekisting (3 kali Pemakaian)	342.72 <i>M2</i>	2.2.1.3.4	252,100.00	86,399,712.00	96.47%	83,349,504.00
	e. Pembongkaran Bekisting	342.72 <i>M2</i>	2.2.1.3.11	10,200.00	3,495,744.00	100.00%	3,495,744.00
2.	Pekerjaan Kolom K2 Uk. 50 x 50 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	3.60 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	5,666,760.00	94.29%	5,343,120.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 22	983.48 <i>Kg</i>	2.2.1.1.4.a	25,500.00	25,078,740.00	47.06%	11,801,760.00
	c. Pembesian Begel (Deform/Ulir) - D 13	341.07 <i>Kg</i>	2.2.1.1.4.a	25,500.00	8,697,285.00	47.06%	4,092,840.00
	d. Bekisting (3 kali Pemakaian)	28.80 <i>M2</i>	2.2.1.3.4	252,100.00	7,260,480.00	96.47%	7,004,160.00
	e. Pembongkaran Bekisting	28.80 <i>M2</i>	2.2.1.3.11	10,200.00	293,760.00	100.00%	293,760.00
3.	Pekerjaan Kolom Praktis K3	165.60 <i>M1</i>	2.2.1.10.1	129,000.00	21,362,400.00	71.24%	15,218,640.00
4.	Pekerjaan Shearwall						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	30.80 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	48,482,280.00	94.29%	45,713,360.00
	b. Pembesian Tulangan Utama (Deform/Ulir)	5,350.95 <i>Kg</i>	2.2.1.1.2.a	19,000.00	101,668,050.00	44.21%	44,947,980.00
	c. Bekisting (3 kali Pemakaian)	246.38 <i>M2</i>	2.2.1.3.7	261,500.00	64,428,370.00	96.33%	62,063,122.00
	d. Pembongkaran Bekisting	246.38 <i>M2</i>	2.2.1.3.11	10,200.00	2,513,076.00	100.00%	2,513,076.00
5.	Pekerjaan Balok B1 Uk. 35 x 65 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	47.32 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	74,486,412.00	94.29%	70,232,344.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 22	8,351.82 <i>Kg</i>	2.2.1.1.4.a	25,500.00	212,971,410.00	47.06%	100,221,840.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 19	2,491.74 <i>Kg</i>	2.2.1.1.4.a	25,500.00	63,539,370.00	47.06%	29,900,880.00
	d. Pembesian Tulangan Extra (Deform/Ulir) - D 13	583.25 <i>Kg</i>	2.2.1.1.4.a	25,500.00	14,872,875.00	47.06%	6,999,000.00
	e. Pembesian Begel (Deform/Ulir) - D 13	4,411.09 <i>Kg</i>	2.2.1.1.4.a	25,500.00	112,482,795.00	47.06%	52,933,080.00
	f. Bekisting (3 kali Pemakaian)	360.50 <i>M2</i>	2.2.1.3.5	252,100.00	90,882,050.00	96.47%	87,673,600.00
	g. Pembongkaran Bekisting	360.50 <i>M2</i>	2.2.1.3.11	10,200.00	3,677,100.00	100.00%	3,677,100.00
6.	Pekerjaan Balok B2 Uk. 35 x 55 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	4.98 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	7,839,018.00	94.29%	7,391,316.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 22	1,000.19 <i>Kg</i>	2.2.1.1.4.a	25,500.00	25,504,845.00	47.06%	12,002,280.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 19	486.06 <i>Kg</i>	2.2.1.1.4.a	25,500.00	12,394,530.00	47.06%	5,832,720.00
	d. Pembesian Tulangan Extra (Deform/Ulir) - D 13	87.31 <i>Kg</i>	2.2.1.1.4.a	25,500.00	2,226,405.00	47.06%	1,047,720.00
	e. Pembesian Begel (Deform/Ulir) - D 13	675.64 <i>Kg</i>	2.2.1.1.3	19,400.00	13,107,416.00	45.88%	6,013,196.00
	f. Bekisting (3 kali Pemakaian)	40.20 <i>M2</i>	2.2.1.3.5	252,100.00	10,134,420.00	96.47%	9,776,640.00
	g. Pembongkaran Bekisting	40.20 <i>M2</i>	2.2.1.3.11	10,200.00	410,040.00	100.00%	410,040.00
7.	Pekerjaan Balok B3 Uk. 35 x 55 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	0.89 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	1,400,949.00	94.29%	1,320,938.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 22	210.06 <i>Kg</i>	2.2.1.1.4.a	25,500.00	5,356,530.00	47.06%	2,520,720.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 19	78.34 <i>Kg</i>	2.2.1.1.4.a	25,500.00	1,997,670.00	47.06%	940,080.00
	d. Pembesian Tulangan Extra (Deform/Ulir) - D 13	18.34 <i>Kg</i>	2.2.1.1.4.a	25,500.00	467,670.00	47.06%	220,080.00
	e. Pembesian Begel (Deform/Ulir) - D 13	126.03 <i>Kg</i>	2.2.1.1.4.a	25,500.00	3,213,765.00	47.06%	1,512,360.00
	f. Bekisting (3 kali Pemakaian)	7.20 <i>M2</i>	2.2.1.3.5	252,100.00	1,815,120.00	96.47%	1,751,040.00
	g. Pembongkaran Bekisting	7.20 <i>M2</i>	2.2.1.3.11	10,200.00	73,440.00	100.00%	73,440.00
8.	Pekerjaan Balok B4 Uk. 25 x 35 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	8.72 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	13,726,152.00	94.29%	12,942,224.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 19	2,119.18 <i>Kg</i>	2.2.1.1.4.a	25,500.00	54,039,090.00	47.06%	25,430,160.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 16	751.40 <i>Kg</i>	2.2.1.1.4.a	25,500.00	19,160,700.00	47.06%	9,016,800.00
	d. Pembesian Begel (Polos) - Ø 10	849.59 <i>Kg</i>	2.2.1.1.3	19,400.00	16,482,046.00	45.88%	7,561,351.00
	e. Bekisting (3 kali Pemakaian)	108.57 <i>M2</i>	2.2.1.3.5	252,100.00	27,370,497.00	96.47%	26,404,224.00
	f. Pembongkaran Bekisting	108.57 <i>M2</i>	2.2.1.3.11	10,200.00	1,107,414.00	100.00%	1,107,414.00
9.	Pekerjaan Balok Lantai/Praktis Uk. 10 x 15 cm	129.93 <i>M1</i>	2.2.1.10.2	168,400.00	21,880,212.00	77.26%	16,903,893.00
10.	Pekerjaan Plat Lantai Tebal 125 mm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	75.69 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	119,143,629.00	94.29%	112,339,098.00
	b. Pembesian Tulangan (Deform/Ulir) - D 13	8,166.18 <i>Kg</i>	2.2.1.1.2.a	19,000.00	155,157,420.00	44.21%	68,595,912.00
	c. Bekisting (3 kali Pemakaian)	475.56 <i>M2</i>	2.2.1.3.6	263,200.00	125,167,392.00	96.66%	120,982,464.00
	d. Pembongkaran Bekisting	475.56 <i>M2</i>	2.2.1.3.11	10,200.00	4,850,712.00	100.00%	4,850,712.00
11.	Pekerjaan Plat Sunwearing						
	a. Beton Mutu f'c = 15 MPa (<i>Site Mix</i>)	0.15 <i>M3</i>	2.2.1.5.2	1,437,600.00	215,640.00	91.59%	197,505.00
	b. Pembesian Tulangan (Polos) - Ø 10	17.26 <i>Kg</i>	2.2.1.1.3	19,400.00	334,844.00	45.88%	153,614.00
	c. Bekisting (3 kali Pemakaian)	1.25 <i>M2</i>	2.2.1.3.6	263,200.00	329,000.00	96.66%	318,000.00
	d. Pembongkaran Bekisting	1.25 <i>M2</i>	2.2.1.3.11	10,200.00	12,750.00	100.00%	12,750.00
12.	Sewa Concrete Pump Superlongboom 38 meter	19.00 <i>Jam</i>	Taksir	1,008,000.00	19,152,000.00	100.00%	19,152,000.00
				Sub Total A.	2,196,302,173.00	65.28%	1,433,657,997.00

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
B. PEKERJAAN TANGGA							
1.	Pekerjaan Balok Bordes B4 Uk. 25 x 35 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	1.38 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	2,172,258.00	94.29%	2,048,196.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 19	273.08 <i>Kg</i>	2.2.1.1.4.a	25,500.00	6,963,540.00	47.06%	3,276,960.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 16	85.94 <i>Kg</i>	2.2.1.1.4.a	25,500.00	2,191,470.00	47.06%	1,031,280.00
	d. Pembesian Begel (Polos) - Ø 10	83.89 <i>Kg</i>	2.2.1.1.3	19,400.00	1,627,466.00	45.88%	746,621.00
	e. Bekisting (3 kali Pemakaian)	11.18 <i>M2</i>	2.2.1.3.5	252,100.00	2,818,478.00	96.47%	2,718,976.00
	f. Pembongkaran Bekisting	11.18 <i>M2</i>	2.2.1.3.11	10,200.00	114,036.00	100.00%	114,036.00
2.	Pekerjaan Plat Tangga dan Bordes						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	5.75 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	9,051,075.00	94.29%	8,534,150.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 13	1,105.13 <i>Kg</i>	2.2.1.1.4.a	25,500.00	28,180,815.00	47.06%	13,261,560.00
	c. Bekisting (3 kali Pemakaian)	47.88 <i>M2</i>	2.2.1.3.8	247,100.00	11,831,148.00	96.44%	11,409,804.00
	d. Pembongkaran Bekisting	47.88 <i>M2</i>	2.2.1.3.11	10,200.00	488,376.00	100.00%	488,376.00
3.	Pekerjaan Anak Tangga						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	1.74 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	2,738,934.00	94.29%	2,582,508.00
	b. Pembesian Tulangan Utama (Polos) - Ø 10	283.64 <i>Kg</i>	2.2.1.1.3	19,400.00	5,502,616.00	45.88%	2,524,396.00
	c. Bekisting (3 kali Pemakaian)	22.57 <i>M2</i>	2.2.1.3.8	247,100.00	5,577,047.00	96.44%	5,378,431.00
	d. Pembongkaran Bekisting	22.57 <i>M2</i>	2.2.1.3.11	10,200.00	230,214.00	100.00%	230,214.00
4.	Pekerjaan Finishing Acian Halus	47.88 <i>M2</i>	3.7.8	55,800.00	2,671,704.00	98.39%	2,628,612.00
5.	Pekerjaan Finishing Tangga Granit Uk 60 x 60 cm + Stepnozing Custom	81.28 <i>M2</i>	3.9.5.3.a	327,400.00	26,611,072.00	76.45%	20,344,384.00
6.	Pekerjaan Railing Hollow Stainless Steel SS (Terpasang)	23.65 <i>M1</i>	Taksir	1,476,363.64	34,916,000.00	60.32%	21,061,331.20
				Sub Total B.	143,686,249.00	68.47%	98,379,835.20
C. PEKERJAAN PASANGAN DAN PLESTERAN							
1.	Pekerjaan Dinding Bata Ringan Tebal 10 cm dengan Mortar Siap Pakai (MSP)	593.13 <i>M2</i>	3.6.4.2	247,700.00	146,918,301.00	87.97%	129,243,027.00
2.	Pekerjaan Plesteran Dinding Bata Ringan dengan Mortar Siap Pakai (MSP)	1,186.27 <i>M2</i>	3.7.7	129,800.00	153,977,846.00	90.83%	139,861,233.00
3.	Pekerjaan Finishing Acian	440.38 <i>M2</i>	3.7.8	55,800.00	24,573,204.00	98.39%	24,176,862.00
				Sub Total C.	325,469,351.00	90.11%	293,281,122.00
D. PEKERJAAN FINISHING LANTAI DAN DINDING							
1.	Pekerjaan Finishing Lantai Granit Uk. 60 x 60 cm (Polished)	562.30 <i>M2</i>	3.9.5.3.a	327,400.00	184,097,020.00	76.45%	140,743,690.00
2.	Pekerjaan Finishing Lantai Granit Uk. 60 x 60 cm (Unpolished)	111.01 <i>M2</i>	3.9.5.3.b	347,000.00	38,520,470.00	76.05%	29,295,539.00
3.	Pekerjaan Finishing Lantai Toilet	134.10 <i>M2</i>	3.9.5.3.b	347,000.00	46,532,700.00	76.05%	35,388,990.00
4.	Pekerjaan Finishing Dinding Toilet Granit Uk. 60 x 60 cm (Polished)	134.10 <i>M2</i>	3.10.2.2	361,600.00	48,490,560.00	78.98%	38,298,960.00
5.	Pekerjaan Finishing Meja Wastafel Granit Uk. 60 x 60 cm (Polished)	3.39 <i>M2</i>	3.10.2.2	361,600.00	1,225,824.00	78.98%	968,184.00
6.	Pekerjaan Finishing Tombok Lift Marmer Uk. 100 x 100 cm (Tebal 2 cm)	10.83 <i>M2</i>	3.10.5.7	1,010,300.00	10,941,549.00	80.85%	8,845,944.00
				Sub Total D.	329,808,123.00	76.88%	253,541,307.00
E. PEKERJAAN KUSEN PINTU DAN JENDELA							
1.	Pekerjaan P-1 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm (Terpasang)	7.00 <i>Unit</i>	Taksir	8,859,200.00	62,014,400.00	59.61%	36,966,783.84
	- Pull Handle Dekkson PH DL802 32x600x400 PSS+SSS	14.00 <i>Psg</i>	Taksir	1,326,192.00	18,566,688.00	70.08%	13,011,534.95
	- Mortise Lock Dekkson MTS RL DL8585 SSS	7.00 <i>Bh</i>	Taksir	417,872.00	2,925,104.00	70.08%	2,049,912.88
	- Cylinder Dekkson CYL DC DL60MM SN	7.00 <i>Bh</i>	Taksir	243,264.00	1,702,848.00	70.08%	1,193,355.88
	- Escutcheon Dekkson ESCN 855 SSS	7.00 <i>Psg</i>	Taksir	67,648.00	473,536.00	70.08%	331,854.03
	- Hinge Dekkson ESS DL 4x3x3MM 2BB SSS	21.00 <i>Psg</i>	Taksir	304,080.00	6,385,680.00	70.08%	4,475,084.54
	- Flush Bolt Dekkson FB 040 8" SSS	7.00 <i>Bh</i>	Taksir	100,352.00	702,464.00	70.08%	492,286.77
	- Flush Bolt Dekkson FB 040 12" SSS	7.00 <i>Bh</i>	Taksir	142,912.00	1,000,384.00	70.08%	701,069.11
	- Dust Proof Dekkson DP 003 SSS	7.00 <i>Bh</i>	Taksir	96,544.00	675,808.00	70.08%	473,606.25
	- Door Closer Dekkson DCL 300 NHO NA (Maks 40Kg)	7.00 <i>Set</i>	Taksir	562,800.00	3,939,600.00	70.08%	2,760,871.68
	- Spring Knip Dekkson SK 018 BR SN	14.00 <i>Bh</i>	Taksir	151,536.00	2,121,504.00	70.08%	1,486,750.00
	- Window Friction Stay Dekkson FS 14 SSS	14.00 <i>Psg</i>	Taksir	215,600.00	3,018,400.00	70.08%	2,115,294.72
	- Window Stay Dekkson WS 001 8" SSS	14.00 <i>Bh</i>	Taksir	120,736.00	1,690,304.00	70.08%	1,184,565.04
2.	Pekerjaan P-2 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 <i>Unit</i>	Taksir	3,438,400.00	3,438,400.00	59.61%	2,049,630.24
	- Handle Dekkson LHTR 0003 SSS	1.00 <i>Psg</i>	Taksir	380,352.00	380,352.00	70.08%	266,550.68
	- Mortise Lock Dekkson MTS IL DL8585 SSS	1.00 <i>Bh</i>	Taksir	376,432.00	376,432.00	70.08%	263,803.55
	- Cylinder Dekkson CYL DC DL60MM SN	1.00 <i>Bh</i>	Taksir	243,264.00	243,264.00	70.08%	170,479.41
	- Escutcheon Dekkson ESCN 855 SSS	1.00 <i>Psg</i>	Taksir	67,648.00	67,648.00	70.08%	47,407.72
	- Hinge Dekkson ESS DL 4x3x3MM 2BB SSS	1.50 <i>Psg</i>	Taksir	304,080.00	456,120.00	70.08%	319,648.90
	- Door Closer Dekkson DCL 300 NHO NA (Maks 40Kg)	1.00 <i>Bh</i>	Taksir	562,800.00	562,800.00	70.08%	394,410.24
3.	Pekerjaan P-3 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm dan Aksesoris (T)	1.00 <i>Unit</i>	Taksir	4,345,600.00	4,345,600.00	59.61%	2,590,412.16
4.	Pekerjaan P-4 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm dan Aksesoris (T)	1.00 <i>Unit</i>	Taksir	2,990,400.00	2,990,400.00	59.61%	1,782,577.44
5.	Pekerjaan P-5 Kusen Pintu Steel Cold Roll T = 2 mm Incl. Rock Wool Fin. Cat Tahan Panas (Terpasang)	1.00 <i>Unit</i>	Taksir	20,216,000.00	20,216,000.00	52.66%	10,645,745.60
	- Panic Bar Exit Handle 2 Point Latch Rim Dekkson PD0702	1.00 <i>Set</i>	Taksir	3,248,000.00	3,248,000.00	70.08%	2,276,198.40
	- Hinge Heavy Duty Mild Steel 5x3x3	3.00 <i>Psg</i>	Taksir	554,400.00	1,663,200.00	70.08%	1,165,570.56
6.	Pekerjaan P-6 Kusen Pintu Aluminium YKK + Blockboard 18 mm dan Multiplek Fin. HPL Incl. Kaca 5 mm (Terpasang)	1.00 <i>Unit</i>	Taksir	20,216,000.00	20,216,000.00	59.61%	12,050,757.60
	- Handle Dekkson LHTR 0003 SSS	1.00 <i>Psg</i>	Taksir	380,352.00	380,352.00	70.08%	266,550.68
	- Mortise Lock Dekkson MTS IL DL8585 SSS	1.00 <i>Bh</i>	Taksir	376,432.00	376,432.00	70.08%	263,803.55
	- Cylinder Dekkson CYL DC DL60MM SN	1.00 <i>Bh</i>	Taksir	243,264.00	243,264.00	70.08%	170,479.41
	- Escutcheon Dekkson ESCN 855 SSS	1.00 <i>Psg</i>	Taksir	67,648.00	67,648.00	70.08%	47,407.72
	- Hinge Dekkson ESS DL 4x3x3MM 2BB SSS	1.50 <i>Psg</i>	Taksir	304,080.00	456,120.00	70.08%	319,648.90
	- Door Closer Dekkson DCL 300 NHO NA (Maks 40Kg)	1.00 <i>Bh</i>	Taksir	562,800.00	562,800.00	70.08%	394,410.24
7.	Pekerjaan P-7 Kusen Pintu Steel Cold Roll T = 2 mm Incl. Rock Wool Fin. Cat Tahan Panas (Terpasang)	1.00 <i>Unit</i>	Taksir	4,704,000.00	4,704,000.00	52.66%	2,477,126.40

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
8.	Pekerjaan P-8 Kusen Pintu Steel Cold Roll T = 2 mm Incl. Rock Wool Fin. Cat Tahan Panas (Terpasang)	1.00 <i>Unit</i>	Taksir	4,592,000.00	4,592,000.00	52.66%	2,418,147.20
9.	Pekerjaan J-8 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	6.00 <i>Unit</i>	Taksir	26,588,800.00	159,532,800.00	59.61%	95,097,502.08
	- <i>Spring Knip Dekkson SK 018 BR SN</i>	12.00 <i>Bh</i>	Taksir	151,536.00	1,818,432.00	70.08%	1,274,357.15
	- <i>Window Friction Stay Dekkson FS 14 SSS</i>	12.00 <i>Psg</i>	Taksir	215,600.00	2,587,200.00	70.08%	1,813,109.76
	- <i>Window Stay Dekkson WS 001 8" SSS</i>	12.00 <i>Bh</i>	Taksir	120,736.00	1,448,832.00	70.08%	1,015,341.47
10.	Pekerjaan V-1 Kusen Ventilasi Aluminium YKK Incl. Kaca 5 mm (Terpasang)	4.00 <i>Unit</i>	Taksir	918,400.00	3,673,600.00	59.61%	2,189,832.96
	- <i>Spring Knip Dekkson SK 018 BR SN</i>	4.00 <i>Bh</i>	Taksir	151,536.00	606,144.00	70.08%	424,785.72
	- <i>Window Friction Stay Dekkson FS 14 SSS</i>	4.00 <i>Bh</i>	Taksir	215,600.00	862,400.00	70.08%	604,369.92
	- <i>Window Stay Dekkson WS 001 8" SSS</i>	4.00 <i>Psg</i>	Taksir	120,736.00	482,944.00	70.08%	338,447.16
11.	Pekerjaan V-2 Kusen Ventilasi Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 <i>Unit</i>	Taksir	918,400.00	918,400.00	59.61%	547,458.24
				Sub Total E.	346,734,304.00	60.83%	210,928,940.72
F.	PEKERJAAN PLAFOND						
1.	Pekerjaan Plafond						
	a. Rangka Plafond Metal Furing	633.76 <i>M2</i>	DIHITUNG. 3.5.1.1	116,900.00	74,086,544.00	80.50%	59,636,816.00
	b. Plafond Gypsum Tebal 9 mm	579.90 <i>M2</i>	3.5.2.1	75,600.00	43,840,440.00	56.48%	24,761,730.00
	c. Plafond PVC Tebal 8 mm	53.86 <i>M2</i>	DIHITUNG. 3.5.1.2	136,200.00	7,335,732.00	55.21%	4,050,272.00
				Sub Total F.	125,262,716.00	70.61%	88,448,818.00
G.	PEKERJAAN DINDING, SECONDARY SKIN DAN ORNAMEN/FINISHING						
1.	Pekerjaan Curtain Wall Kaca Tebal 8 mm + Rangka Aluminium (Terpasang)	48.20 <i>M2</i>	3.11.1.6.b	1,341,200.00	64,645,840.00	54.96%	35,528,220.00
2.	Pekerjaan Panel Dinding ACP + Rangka (Terpasang)	283.46 <i>M2</i>	DIHITUNG. 3.10.5.2	1,243,400.00	352,454,164.00	52.67%	185,637,954.00
3.	Pekerjaan Ornamen Kisi-Kisi WPC + Rangka (Terpasang)	15.51 <i>M2</i>	Taksir	1,736,000.00	26,925,360.00	60.32%	16,241,377.15
4.	Pekerjaan Ornamen Dinding Plat Cutting Cutting + Rangka dan Aksesoris (Terpasang)	23.16 <i>M2</i>	DIHITUNG. 3.10.5.3	1,458,400.00	33,776,544.00	86.99%	29,380,776.00
5.	Pekerjaan Sun Louver Aluminium + Rangka dan Aksesoris (Terpasang)	71.93 <i>M2</i>	3.12.1	1,360,700.00	97,875,151.00	58.76%	57,508,035.00
6.	Pekerjaan Dinding Partisi Cubicle Incl. Pintu dan Tiang Partisi (Terpasang)	211.35 <i>M2</i>	Taksir	918,400.00	194,103,840.00	34.17%	66,325,282.13
				Sub Total G.	769,780,899.00	50.74%	390,621,644.28
H.	PEKERJAAN PENGECATAN						
1.	Pekerjaan Pengcatan Dinding/Tembok Eksterior	516.76 <i>M2</i>	3.8.10.2	56,300.00	29,093,588.00	68.03%	19,791,908.00
2.	Pekerjaan Pengcatan Dinding/Tembok Interior	1,689.79 <i>M2</i>	3.8.10.1	53,400.00	90,234,786.00	68.73%	62,015,293.00
3.	Pekerjaan Pengcatan Plafond	579.90 <i>M2</i>	3.8.20	50,700.00	29,400,930.00	74.75%	21,978,210.00
				Sub Total H.	148,729,304.00	69.78%	103,785,411.00
I.	PEKERJAAN TATA UDARA DAN VENTILASI (HVAC)						
I.	Peralatan Utama Supply Udara						
1.	VRV A Series						
	a. VRV - 6A (RXQ26BY14) Kap. 251.000 Btu/h	1.00 <i>Set</i>	Taksir	292,423,824.00	292,423,824.00	13.20%	38,599,944.77
	b. Wall Mounted (FXAQ20BVM4) Kap. 7.500 Btu/h	1.00 <i>Unit</i>	Taksir	15,545,376.00	15,545,376.00	13.20%	2,051,989.63
	c. Wall Mounted (FXAQ40BVM4) Kap. 15.400 Btu/h	1.00 <i>Unit</i>	Taksir	17,907,120.00	17,907,120.00	13.20%	2,363,739.84
	d. Wall Mounted (FXAQ50BVM4) Kap. 19.100 Btu/h	1.00 <i>Unit</i>	Taksir	21,045,024.00	21,045,024.00	13.20%	2,777,943.17
	e. R. Flow Cassette (Fresh White) (FXFQ100AV4) Kap. 38.200 Btu/h	6.00 <i>Unit</i>	Taksir	26,256,384.00	157,538,304.00	13.20%	20,795,056.13
	f. Standart Round Flow Panel (Fresh White) (BYCQ125EAF)	9.00 <i>Unit</i>	Taksir	4,368,000.00	39,312,000.00	13.20%	5,189,184.00
	g. Common Navigation Controller (BRC1E63)	6.00 <i>Unit</i>	Taksir	929,600.00	5,577,600.00	13.20%	736,243.20
	h. Refnet Joint (KHRP26A22T7)	2.00 <i>Unit</i>	Taksir	593,600.00	1,187,200.00	13.20%	156,710.40
	i. Refnet Joint (KHRP26A33T7)	2.00 <i>Unit</i>	Taksir	627,200.00	1,254,400.00	13.20%	165,580.80
	j. Refnet Joint (KHRP26A72T7)	3.00 <i>Unit</i>	Taksir	996,800.00	2,990,400.00	13.20%	394,732.80
	k. Refnet Joint (KHRP26M73TP7)	1.00 <i>Unit</i>	Taksir	1,657,600.00	1,657,600.00	13.20%	218,803.20
	l. Pipe Size Reducer (KHRP26M73TP7)	1.00 <i>Unit</i>	Taksir	660,800.00	660,800.00	13.20%	87,225.60
2.	Single Split						
	a. FTKE Inverter (STKE50YV) Kap. 18.000 Btu/h	1.00 <i>Unit</i>	Taksir	9,222,528.00	9,222,528.00	13.20%	1,217,373.70
II.	Instalasi Unit AC						
1.	VRV A Series						
	a. Jasa Instalasi VRV - 6A (RXQ14BY14) Kap. 136.000 Btu/h	1.00 <i>Set</i>	Taksir	2,240,000.00	2,240,000.00	100.00%	2,240,000.00
	b. Jasa Instalasi R. Flow Cassette (Fresh White)	6.00 <i>Unit</i>	Taksir	896,000.00	5,376,000.00	100.00%	5,376,000.00
	c. Jasa Instalasi Refnet Joint	8.00 <i>Unit</i>	Taksir	168,000.00	1,344,000.00	100.00%	1,344,000.00
2.	Single Split						
	a. Jasa Instalasi AC Split Wall Mounted	3.00 <i>Unit</i>	Taksir	560,000.00	1,680,000.00	100.00%	1,680,000.00
III.	Pekerjaan Perpipaan						
1.	Pipa Refrigerant 1/4" c/w Isolasi	28.00 <i>M1</i>	Taksir	116,021.92	3,248,613.76	13.20%	428,817.02
2.	Pipa Refrigerant 3/8" c/w Isolasi	70.00 <i>M1</i>	Taksir	179,509.12	12,565,638.40	13.20%	1,658,664.27
3.	Pipa Refrigerant 1/2" c/w Isolasi	36.00 <i>M1</i>	Taksir	233,061.92	8,390,229.12	13.20%	1,107,510.24
4.	Pipa Refrigerant 5/8" c/w Isolasi	67.00 <i>M1</i>	Taksir	311,232.32	20,852,565.44	13.20%	2,752,538.64
5.	Pipa Refrigerant 3/4" c/w Isolasi	14.00 <i>M1</i>	Taksir	377,679.68	5,287,515.52	13.20%	697,952.05
6.	Pipa Refrigerant 7/8" c/w Isolasi	5.00 <i>M1</i>	Taksir	576,227.68	2,881,138.40	13.20%	380,310.27
7.	Pipa Refrigerant 1 1/8" c/w Isolasi	5.00 <i>M1</i>	Taksir	770,892.64	3,854,463.20	13.20%	508,789.14
8.	Pipa Refrigerant 1 1/2" c/w Isolasi	21.00 <i>M1</i>	Taksir	1,052,602.88	22,104,660.48	13.20%	2,917,815.18
9.	Pipa Refrigerant 1/4" + 1/2" c/w Isolasi (AC Split Wall Mounted)	21.00 <i>M1</i>	Taksir	280,000.00	5,880,000.00	13.20%	776,160.00
10.	Pipa Drain PVC c/w Isolasi (VRV A System)	55.00 <i>M1</i>	6.4.1.2	26,800.00	1,474,000.00	94.03%	1,386,000.00
11.	Pipa Drain PVC c/w Isolasi (AC Split Wall Mounted)	21.00 <i>M1</i>	6.4.1.1	20,200.00	424,200.00	93.56%	396,900.00
12.	Refrigerant R 410 A	32.00 <i>Kg</i>	Taksir	392,000.00	12,544,000.00	13.20%	1,655,808.00
IV.	Pekerjaan Pengkabelan						
1.	Instalasi Kabel Power Lengkap Dengan MCB, Fitting, Support dan Jasa VRV System						
	a. Kabel Kontrol Unit AC Belden AWG 18 2 x 0.75 c/w Isolasi	200.00 <i>m</i>	Taksir	46,766.72	9,353,344.00	13.20%	1,234,641.41
	b. Kabel Power Unit AC NYY 3 x 2.5 mm c/w Isolasi + Grounding	150.00 <i>m</i>	5.1.1.1.25	59,000.00	8,850,000.00	83.39%	7,380,000.00

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
	c. Kabel Power Unit AC NYY 4 x 16 mm c/w Isolasi + Grounding	25.00 <i>m</i>	5.1.1.1.38	412,300.00	10,307,500.00	77.73%	8,012,500.00
2.	Instalasi Kabel Power Lengkap Dengan MCB, Fitting, Support dan Jasa Single Split						
	a. Kabel Power Indoor Unit AC Wall Mounted 3 x 2,5 mm c/w Isolasi	28.00 <i>M1</i>	5.1.1.3.7	42,000.00	1,176,000.00	82.86%	974,400.00
V.	Pekerjaan Ducting						
1.	Ducting Supply & Return PIR Aluminium Panel	20.00 <i>M2</i>	Taksir	425,600.00	8,512,000.00	13.20%	1,123,584.00
2.	Flexible Duct	1.00 <i>Unit</i>	Taksir	291,200.00	291,200.00	13.20%	38,438.40
3.	Supply Air Grille	4.00 <i>Unit</i>	Taksir	728,000.00	2,912,000.00	13.20%	384,384.00
4.	Return Air Grille	4.00 <i>Unit</i>	Taksir	784,000.00	3,136,000.00	13.20%	413,952.00
5.	Plenum Box Return PIR Aluminium Panel	1.00 <i>Unit</i>	Taksir	2,016,000.00	2,016,000.00	13.20%	266,112.00
VI.	Pekerjaan Panel AC						
1.	Panel AC Lantai - 3	1.00 <i>Lot</i>	Taksir	8,400,000.00	8,400,000.00	13.20%	1,108,800.00
VII.	Vacum Pipa Refrigeran						
1.	Vacum Pipa Refrigeran VRV A System	1.00 <i>Lot</i>	Taksir	5,824,000.00	5,824,000.00	13.20%	768,768.00
2.	Vacum Pipa Refrigeran AC Split Wall Mounted	1.00 <i>Lot</i>	Taksir	3,136,000.00	3,136,000.00	13.20%	413,952.00
VIII.	Star Up Unit AC	1.00 <i>Lot</i>	Taksir	4,704,000.00	4,704,000.00	100.00%	4,704,000.00
IX.	Support						
1.	Support Dudukan, Gantungan Unit VRV A System dan Jasa (Termasuk : Longdrat 12 mm, Dinaset 12 m, Mur 12 mm, dan Ring 12 mm, Besi UNP 80, Besi Siku PKS 40, Raber Ped / Mouting, Baut Kaki 12 mm, Dinabolt 12 mm, Duct hood Outdoor AC dan lain-lain)	1.00 <i>Lot</i>	Taksir	9,520,000.00	9,520,000.00	13.20%	1,256,640.00
2.	Support Dudukan, Gantungan Unit AC Split Wall Mounted dan Jasa (Termasuk : Longdrat 12 mm, Dinaset 12 m, Mur 12 mm, dan Ring 12 mm, Besi UNP 80, Besi Siku PKS 40, Raber Ped / Mouting, Baut Kaki 12 mm, Dinabolt 12 mm, Duct hood Outdoor AC dan lain-lain)	1.00 <i>Lot</i>	Taksir	2,352,000.00	2,352,000.00	13.20%	310,464.00
				Sub Total I.	756,959,244.32	16.97%	128,452,427.85
J.	PEKERJAAN PBAX						
1.	Suprame Cat 5E	142.12 <i>M1</i>	Taksir	4,428.48	629,375.58	34.71%	218,456.26
2.	PABX Panasonic KX-TES824ND Kav 8Line 24 Extension	1.00 <i>Unit</i>	Taksir	40,174,400.00	40,174,400.00	34.71%	13,944,534.24
3.	Telphone Panasonic KX-TS505MX	7.00 <i>Unit</i>	Taksir	302,400.00	2,116,800.00	34.71%	734,741.28
4.	Router TP - LINK Archer AX 12	1.00 <i>Unit</i>	Taksir	632,800.00	632,800.00	34.71%	219,644.88
5.	Accessories	1.00 <i>Ls</i>	Taksir	13,440,000.00	13,440,000.00	34.71%	4,665,024.00
6.	Ongkos Instalasi Jaringan	7.00 <i>Titik</i>	Taksir	280,000.00	1,960,000.00	100.00%	1,960,000.00
7.	Connection ke Jaringan	1.00 <i>Ls</i>	Taksir	2,800,000.00	2,800,000.00	100.00%	2,800,000.00
				Sub Total J.	61,753,375.58	39.74%	24,542,400.66
K.	PEKERJAAN SOUND SYSTEM						
1.	Kabel FRC 2x2.5 Supreme Fire Resistance Cable 2 x 2.5 mm N2XY 2x2,5	213.49 <i>M1</i>	Taksir	4,428.48	945,436.20	95.75%	905,255.16
2.	Yamaha RXV4A RXV4 A RXV 4A 8K Streamer Home Theater Amplifier	1.00 <i>Unit</i>	Taksir	10,587,360.00	10,587,360.00	27.28%	2,888,231.81
3.	Equalizer VPK DSP 2231 Digital 2x31	1.00 <i>Unit</i>	Taksir	2,352,000.00	2,352,000.00	39.70%	933,744.00
4.	Krezt Kondenser Microphone BM-302 Extra Mic Standing	1.00 <i>Unit</i>	Taksir	560,000.00	560,000.00	39.70%	222,320.00
5.	Ceriling Speaker TOA ZS 648R	16.00 <i>Unit</i>	Taksir	448,000.00	7,168,000.00	39.70%	2,845,696.00
6.	Colum Speaker TOA ZS 102C	2.00 <i>Unit</i>	Taksir	946,400.00	1,892,800.00	39.70%	751,441.60
				Sub Total K.	23,505,596.20	36.36%	8,546,688.56
L.	PEKERJAAN CCTV						
I.	Jaringan CCTV						
1.	Cabel CAT e5 (UTP)	259.28 <i>M1</i>	Taksir	89,040.00	23,086,291.20	37.30%	8,611,186.62
2.	Cabel HDMI	15.00 <i>M1</i>	Taksir	5,600.00	84,000.00	37.30%	31,332.00
II.	Unit CCTV						
1.	Smart IP Camera	15.00 <i>Unit</i>	Taksir	582,400.00	8,736,000.00	37.30%	3,258,528.00
2.	Hikvision	1.00 <i>Unit</i>	Taksir	4,200,000.00	4,200,000.00	37.30%	1,566,600.00
3.	Receiver System Control	1.00 <i>Unit</i>	Taksir	1,498,560.00	1,498,560.00	37.30%	558,962.88
				Sub Total L.	37,604,851.20	37.30%	14,026,609.50
M.	SMOKE DETECTOR + FIRE ALARM + HYDRANT SPRINKLER						
I.	FIRE SECURITY PANEL						
1.	Conventional Fire Alarm ControlPanel-12 Zone TXC7012	1.00 <i>Unit</i>	Taksir	14,000,000.00	14,000,000.00	60.51%	8,471,400.00
2.	Program dan Setting Panel MCFA	1.00 <i>Ls</i>	Taksir	5,600,000.00	5,600,000.00	60.51%	3,388,560.00
II.	CABLE						
1.	Cable METAL FRC 2x1,5 mm²	194.68 <i>M1</i>	Taksir	39,760.00	7,740,476.80	60.51%	4,683,762.51
III.	CONDOITE PIPE						
1.	Condoite Ø20Mm Legrand	64.89 <i>Nos</i>	Taksir	28,000.00	1,816,920.00	60.51%	1,099,418.29
2.	Clamp Ø20Mm	193.00 <i>Pcs</i>	Taksir	1,904.00	367,472.00	60.51%	222,357.31
3.	Shock Ø20Mm	97.85 <i>Pcs</i>	Taksir	1,904.00	186,306.40	60.51%	112,734.00
4.	T - Doz Clipsal	45.00 <i>Pcs</i>	Taksir	32,480.00	1,461,600.00	60.51%	884,414.16
IV.	SMOKE DETECTOR						
1.	Conventional Smoke Detector TXC7101 TNA	16.00 <i>Unit</i>	Taksir	197,120.00	3,153,920.00	20.00%	630,784.00
2.	Conventional Heat Detector TXC7111+ Base Fire Alarm	16.00 <i>Unit</i>	Taksir	228,480.00	3,655,680.00	20.00%	731,136.00
3.	Fire Alarm Bell TNA HZJL-1	2.00 <i>Unit</i>	Taksir	525,280.00	1,050,560.00	20.00%	210,112.00
4.	Manual Call Point TNA TXC7141	1.00 <i>Unit</i>	Taksir	338,240.00	338,240.00	20.00%	67,648.00
5.	Conventional Sounder Strobe TNA	2.00 <i>Unit</i>	Taksir	405,440.00	810,880.00	20.00%	162,176.00
6.	First Aid Box	2.00 <i>Unit</i>	Taksir	616,000.00	1,232,000.00	60.51%	745,483.20
V.	ELECTRICAL INSTALLATION						
1.	Jasa Instalasi Smoke Detector	16.00 <i>Unit</i>	Taksir	504,000.00	8,064,000.00	100.00%	8,064,000.00
2.	Jasa Instalasi Heat Detector	16.00 <i>Unit</i>	Taksir	504,000.00	8,064,000.00	100.00%	8,064,000.00
3.	Jasa Instalasi Alarm Bell	2.00 <i>Unit</i>	Taksir	504,000.00	1,008,000.00	100.00%	1,008,000.00
4.	Jasa Instalasi Manual Call Point	2.00 <i>Unit</i>	Taksir	504,000.00	1,008,000.00	100.00%	1,008,000.00
5.	Jasa Instalasi Indicating Lamp	2.00 <i>Unit</i>	Taksir	504,000.00	1,008,000.00	100.00%	1,008,000.00

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
VI.	FIRE ESTINGUISHER						
A.	Hydrant Pipe:						
1.	Galvanis Pipe Ø 150mm	45.00 <i>M1</i>	Taksir	1,211,840.00	54,532,800.00	50.00%	27,266,400.00
2.	Galvanis Pipe Ø 100mm	203.89 <i>M1</i>	Taksir	692,160.00	141,124,502.40	50.00%	70,562,251.20
3.	Pipe Feeder	50.00 <i>Nos</i>	Taksir	1,211,840.00	60,592,000.00	50.00%	30,296,000.00
4.	Galvanis Pipe Ø 50mm	26.31 <i>M1</i>	Taksir	292,320.00	7,690,939.20	50.00%	3,845,469.60
5.	Galvanis Pipe Ø 25mm	45.56 <i>M1</i>	Taksir	202,720.00	9,235,923.20	50.00%	4,617,961.60
6.	Galvanis Pipe Ø 20mm	43.21 <i>M1</i>	Taksir	134,400.00	5,807,424.00	50.00%	2,903,712.00
7.	Hanger Pipe Clamp	115.08 <i>Nos</i>	Taksir	112,000.00	12,888,960.00	50.00%	6,444,480.00
B.	Gate Valve:						
1.	Hydrant Valve Ø 150mm	1.00 <i>Nos</i>	Taksir	6,720,000.00	6,720,000.00	36.00%	2,419,200.00
2.	Flange Ø 150mm	2.00 <i>Nos</i>	Taksir	740,544.00	1,481,088.00	36.00%	533,191.68
3.	Gasket Flange Ø 150mm	2.00 <i>Nos</i>	Taksir	28,000.00	56,000.00	36.00%	20,160.00
4.	Gate Valve Ø 100mm	1.00 <i>Nos</i>	Taksir	3,886,400.00	3,886,400.00	36.00%	1,399,104.00
5.	Gate Valve Ø 50mm	1.00 <i>Nos</i>	Taksir	1,943,200.00	1,943,200.00	60.51%	1,175,830.32
6.	Gate Valve Ø 25mm	1.00 <i>Nos</i>	Taksir	971,600.00	971,600.00	60.51%	587,915.16
7.	Gate Valve Ø 20mm	1.00 <i>Nos</i>	Taksir	485,800.00	485,800.00	60.51%	293,957.58
C.	Hydrant Box						
1.	Box Out Door	8.00 <i>Unit</i>	Taksir	1,545,600.00	12,364,800.00	50.00%	6,182,400.00
2.	Nozel Head Ø 100mm	8.00 <i>Unit</i>	Taksir	1,307,600.00	10,460,800.00	50.00%	5,230,400.00
3.	Flexible Hose Ø 100mm (50 meter) With Couple	8.00 <i>Roll</i>	Taksir	1,787,520.00	14,300,160.00	50.00%	7,150,080.00
4.	Box In Door	2.00 <i>Unit</i>	Taksir	3,372,320.00	6,744,640.00	50.00%	3,372,320.00
5.	Rubber Fire Hose Ø 50mm (30 meter) With Couple	2.00 <i>Roll</i>	Taksir	8,531,040.00	17,062,080.00	50.00%	8,531,040.00
6.	Nozel Head Ø 50mm	2.00 <i>Unit</i>	Taksir	1,802,080.00	3,604,160.00	50.00%	1,802,080.00
7.	APAR	4.00 <i>Unit</i>	Taksir	2,676,800.00	10,707,200.00	50.00%	5,353,600.00
8.	First Aid Box	2.00 <i>Unit</i>	Taksir	84,560.00	169,120.00	60.51%	102,334.51
D.	Hydrant Pillar						
1.	Fire Hydrant Siemese	2.00 <i>Unit</i>	Taksir	7,857,920.00	15,715,840.00	50.00%	7,857,920.00
2.	Fire Hydrant Pilar	6.00 <i>Unit</i>	Taksir	10,083,360.00	60,500,160.00	50.00%	30,250,080.00
E.	Sprinkler						
1.	Viking Sprinkler Mirage Concealed VK492 + Mirage Cover Plate	28.00 <i>Unit</i>	Taksir	109,760.00	3,073,280.00	25.00%	768,320.00
2.	Sprinkler Fitting	28.00 <i>Unit</i>	Taksir	280,000.00	7,840,000.00	100.00%	7,840,000.00
3.	Branch Control Valve	1.00 <i>Unit</i>	Taksir	51,972,480.00	51,972,480.00	36.00%	18,710,092.80
				Sub Total M.	582,497,412.00	50.83%	296,078,285.93
N.	PEKERJAAN ELEKTRIKAL						
1.	Pekerjaan Instalasi Titik Lampu						
	- Cable NYY SUPREME Ø 4X16mm²	6.00 <i>M1</i>	Taksir	349,440.00	2,096,640.00	99.82%	2,092,866.05
	- Cable NYAF SUPREME Ø 1X16mm²	6.00 <i>M1</i>	Taksir	56,000.00	336,000.00	99.82%	335,395.20
	- Cable NYY SUPREME Ø 3X4mm²	256.92 <i>M1</i>	Taksir	34,988.80	8,989,322.50	99.82%	8,973,141.72
	- Cable NYAF SUPREME Ø 2X4mm²	304.88 <i>M1</i>	Taksir	21,548.80	6,569,798.14	99.82%	6,557,972.51
	- Cable NYM SUPREME Ø 2X2,5mm²	509.20 <i>M1</i>	Taksir	17,068.80	8,691,432.96	99.82%	8,675,788.38
	- Cable NYM SUPREME Ø 2X1,5mm²	252.16 <i>M1</i>	Taksir	10,348.80	2,609,553.41	99.82%	2,604,856.21
	- Conduit Pipa Ø3/4"	117.50 <i>Btg</i>	Taksir	14,000.00	1,645,000.00	99.82%	1,642,039.00
	- Clamp Conduit Ø 3/4"	156.67 <i>Bh</i>	Taksir	1,680.00	263,205.60	99.82%	262,731.83
	- Mangkok Saklar	47.00 <i>Unit</i>	Taksir	8,400.00	394,800.00	37.37%	147,536.76
	- Isolasi Band Steel Grip	15.00 <i>Unit</i>	Taksir	19,040.00	285,600.00	37.37%	106,728.72
	- Lampu Down Light LED PHILIPS 5 watt	9.00 <i>Unit</i>	Taksir	61,600.00	554,400.00	37.37%	207,179.28
	- Lampu Down Light LED PHILIPS 9 watt	28.00 <i>Unit</i>	Taksir	72,800.00	2,038,400.00	37.37%	761,750.08
	- Lampu Down Light LED PHILIPS 12 watt	22.00 <i>Unit</i>	Taksir	84,000.00	1,848,000.00	37.37%	690,597.60
	- Lampu Down Light LED PHILIPS 17 watt	33.00 <i>Unit</i>	Taksir	106,400.00	3,511,200.00	37.37%	1,312,135.44
	- Lampu Down Light LED PHILIPS 23 watt	6.00 <i>Unit</i>	Taksir	106,400.00	638,400.00	37.37%	238,570.08
	- Lampu Sorot REFLEXTOR PHILIPS 50 watt	17.00 <i>Unit</i>	Taksir	1,198,400.00	20,372,800.00	37.37%	7,613,315.36
	- Receptacle / Stop kontak	29.00 <i>Unit</i>	Taksir	103,040.00	2,988,160.00	45.05%	1,346,166.08
	- Switch / Saklar Single Panasonic	7.00 <i>Unit</i>	Taksir	36,400.00	254,800.00	45.05%	114,787.40
	- Switch / Saklar Double Panasonic	8.00 <i>Unit</i>	Taksir	65,968.00	527,744.00	45.05%	237,748.67
	- Switch / Saklar Triple Panasonic	3.00 <i>Unit</i>	Taksir	124,880.00	374,640.00	45.05%	168,775.32
	- Upah Pasang	115.00 <i>Titik</i>	Taksir	125,000.00	14,375,000.00	100.00%	14,375,000.00
	- Upah Commisioning Test	1.00 <i>Lot</i>	Taksir	2,500,000.00	2,500,000.00	100.00%	2,500,000.00
2.	Pekerjaan Panel PP - 02						
	- Panel Box 60 x 50 x 25 cm Wallmounting	1.00 <i>Bh</i>	Taksir	1,092,000.00	1,092,000.00	50.95%	556,374.00
	- MCB 1P, ic60H, 40A, 40 kA ex Schneider	1.00 <i>Bh</i>	Taksir	196,000.00	196,000.00	50.95%	99,862.00
	- MCB 1P, ic60H, 20A, 20 kA ex Schneider	3.00 <i>Bh</i>	Taksir	156,800.00	470,400.00	50.95%	239,668.80
	- MCB 1P, ic60H, 12A, 12 kA ex Schneider	1.00 <i>Bh</i>	Taksir	95,200.00	95,200.00	50.95%	48,504.40
	- MCB 1P, ic60H, 6A, 6 kA ex Schneider	2.00 <i>Bh</i>	Taksir	84,000.00	168,000.00	50.95%	85,596.00
	- MCB 1P, ic60H, 4A, 4kA ex Schneider	1.00 <i>Bh</i>	Taksir	61,600.00	61,600.00	50.95%	31,385.20
	- Fuse Lamp	1.00 <i>Bh</i>	Taksir	39,200.00	39,200.00	50.95%	19,972.40
	- Pilot Lamp (Warna Hijau) uk 22mm	3.00 <i>Bh</i>	Taksir	17,920.00	53,760.00	50.95%	27,390.72
	- Busbar Conection MCB/Busbar Sisir 1P, 100A ex Schneider/Setara	3.00 <i>Sisir</i>	Taksir	266,000.00	798,000.00	50.95%	406,581.00
	- Kabel Rangkai dan Acessories	1.00 <i>Ls</i>	Taksir	850,000.00	850,000.00	50.95%	433,075.00
	- Upah Rangkai	1.00 <i>Unit</i>	Taksir	2,750,000.00	2,750,000.00	100.00%	2,750,000.00
	- Upah Pemasangan	1.00 <i>Unit</i>	Taksir	1,975,000.00	1,975,000.00	100.00%	1,975,000.00
				Sub Total N.	90,414,056.61	74.81%	67,638,491.21

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
O.	PEKERJAAN PLUMBING DAN SANITARY						
1.	Pekerjaan Jaringan Pipa Air Bersih						
	- Pekerjaan Jaringan Pipa 16 mm PVC AW "A"	56.00 <i>M1</i>	6.4.1.1	20,200.00	1,131,200.00	93.56%	1,058,400.00
	- Pekerjaan Jaringan Pipa 20 mm PVC AW "A"	117.00 <i>M1</i>	6.4.1.2	26,800.00	3,135,600.00	94.03%	2,948,400.00
	- Pekerjaan Jaringan Pipa 25 mm PVC AW "A"	35.50 <i>M1</i>	6.4.1.3	35,300.00	1,253,150.00	93.77%	1,175,050.00
2.	Pekerjaan Jaringan Pipa Air Kotor (Grey Water)						
	- Pekerjaan Jaringan Pipa 50 mm PVC AW "A"	32.00 <i>M1</i>	6.4.1.6	70,400.00	2,252,800.00	94.03%	2,118,400.00
	- Pekerjaan Jaringan Pipa 75 mm PVC AW "A"	12.00 <i>M1</i>	6.4.1.8	280,400.00	3,364,800.00	93.05%	3,130,800.00
	- Pekerjaan Jaringan Pipa 100 mm PVC AW "A"	25.50 <i>M1</i>	6.4.1.9	408,000.00	10,404,000.00	92.79%	9,654,300.00
3.	Pekerjaan Jaringan Pipa Kotoran						
	- Pekerjaan Jaringan Pipa 100 mm PVC AW "A"	36.00 <i>M1</i>	6.4.1.9	408,000.00	14,688,000.00	92.79%	13,629,600.00
	- Pekerjaan Jaringan Pipa 150 mm PVC AW "A"	8.50 <i>M1</i>	Taksir	552,160.00	4,693,360.00	55.00%	2,581,348.00
4.	Sanitasi						
	- Kloset Duduk Ex. TOTO + Aksesoris (Lengkap)	7.00 <i>Unit</i>	3.18.3.1	3,848,800.00	26,941,600.00	45.76%	12,329,800.00
	- Wastafel Ex. TOTO + Aksesoris (Lengkap)	5.00 <i>Unit</i>	3.18.1.1	4,292,100.00	21,460,500.00	44.70%	9,592,500.00
	- Urinoir Ex. TOTO + Aksesoris (Lengkap)	3.00 <i>Unit</i>	3.18.4.1	3,155,300.00	9,465,900.00	44.05%	4,169,700.00
	- Floordrain Stainless Ex. TOTO	11.00 <i>Unit</i>	3.18.6.1	580,500.00	6,385,500.00	43.24%	2,761,000.00
	- Jet Washer (Lengkap)	7.00 <i>Unit</i>	3.18.6.3	631,600.00	4,421,200.00	48.13%	2,128,000.00
	- Shower Set Incl. Kran (Lengkap)	7.00 <i>Unit</i>	Taksir	694,400.00	4,860,800.00	41.15%	2,000,219.20
	- Kran Air Stainless Ex. TOTO	9.00 <i>Unit</i>	3.18.6.2.1	610,300.00	5,492,700.00	48.37%	2,656,800.00
	- Grab Bar Stainless	4.00 <i>Unit</i>	3.18.6.6	775,100.00	3,100,400.00	64.75%	2,007,600.00
	- Tissue Holder	7.00 <i>Unit</i>	Taksir	330,400.00	2,312,800.00	60.32%	1,395,080.96
	- Hand Towel Hanger	7.00 <i>Unit</i>	Taksir	182,560.00	1,277,920.00	60.32%	770,841.34
	- Towel Hanger Hook	7.00 <i>Unit</i>	Taksir	215,040.00	1,505,280.00	60.32%	907,984.90
				Sub Total O.	128,147,510.00	60.10%	77,015,824.40
P.	PEKERJAAN LAIN-LAIN						
1.	Pekerjaan Railing Hollow Stainless Steel SS (Terpasang)	39.20 <i>M1</i>	Taksir	1,476,363.64	57,873,454.55	60.32%	34,909,267.78
				Sub Total P.	57,873,454.55	60.32%	34,909,267.78

Jakarta, Desember 2025
Konsultan Perencana
PT. BENNATIN SURYA Cipta

Ir. LELA KESUMA, ST., MT
Team Leader

RENCANA ANGGARAN BIAYA **ENGINEER ESTIMATE (EE)**

Pekerjaan : Pengadaan Jasa Konsultasi Pembangunan Gedung Ushuluddin Universitas Islam Negeri (UIN) Syarif Hidayatullah Jakarta
Lokasi : Jl. Kertamukti No.4, Kec. Ciputat Timur, Kota Tangerang Selatan, Banten
Thn. Anggaran : 2025

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
IV.	KONSTRUKSI LANTAI - 4						
A.	PEKERJAAN BETON DAN BETON BERTULANG						
1.	Pekerjaan Kolom K1 Uk. 70 x 70 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	59.98 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	94,414,518.00	94.29%	89,022,316.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 25	13,493.64 <i>Kg</i>	2.2.1.1.4.a	25,500.00	344,087,820.00	47.06%	161,923,680.00
	c. Pembesian Begel (Deform/Ulir) - D 13	5,704.70 <i>Kg</i>	2.2.1.1.4.a	25,500.00	145,469,850.00	47.06%	68,456,400.00
	d. Bekisting (3 kali Pemakaian)	342.72 <i>M2</i>	2.2.1.3.4	252,100.00	86,399,712.00	96.47%	83,349,504.00
	e. Pembongkaran Bekisting	342.72 <i>M2</i>	2.2.1.3.11	10,200.00	3,495,744.00	100.00%	3,495,744.00
2.	Pekerjaan Kolom K2 Uk. 50 x 50 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	3.60 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	5,666,760.00	94.29%	5,343,120.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 22	983.48 <i>Kg</i>	2.2.1.1.4.a	25,500.00	25,078,740.00	47.06%	11,801,760.00
	c. Pembesian Begel (Deform/Ulir) - D 13	341.07 <i>Kg</i>	2.2.1.1.4.a	25,500.00	8,697,285.00	47.06%	4,092,840.00
	d. Bekisting (3 kali Pemakaian)	28.80 <i>M2</i>	2.2.1.3.4	252,100.00	7,260,480.00	96.47%	7,004,160.00
	e. Pembongkaran Bekisting	28.80 <i>M2</i>	2.2.1.3.11	10,200.00	293,760.00	100.00%	293,760.00
3.	Pekerjaan Kolom Praktis K3	165.60 <i>M1</i>	2.2.1.10.1	129,000.00	21,362,400.00	71.24%	15,218,640.00
4.	Pekerjaan Shearwall						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	30.80 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	48,482,280.00	94.29%	45,713,360.00
	b. Pembesian Tulangan Utama (Deform/Ulir)	5,350.95 <i>Kg</i>	2.2.1.1.2.a	19,000.00	101,668,050.00	44.21%	44,947,980.00
	c. Bekisting (3 kali Pemakaian)	246.38 <i>M2</i>	2.2.1.3.7	261,500.00	64,428,370.00	96.33%	62,063,122.00
	d. Pembongkaran Bekisting	246.38 <i>M2</i>	2.2.1.3.11	10,200.00	2,513,076.00	100.00%	2,513,076.00
5.	Pekerjaan Balok B1 Uk. 35 x 65 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	47.32 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	74,486,412.00	94.29%	70,232,344.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 22	8,351.82 <i>Kg</i>	2.2.1.1.4.a	25,500.00	212,971,410.00	47.06%	100,221,840.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 19	2,491.74 <i>Kg</i>	2.2.1.1.4.a	25,500.00	63,539,370.00	47.06%	29,900,880.00
	d. Pembesian Tulangan Extra (Deform/Ulir) - D 13	583.25 <i>Kg</i>	2.2.1.1.4.a	25,500.00	14,872,875.00	47.06%	6,999,000.00
	e. Pembesian Begel (Deform/Ulir) - D 13	4,411.09 <i>Kg</i>	2.2.1.1.4.a	25,500.00	112,482,795.00	47.06%	52,933,080.00
	f. Bekisting (3 kali Pemakaian)	360.50 <i>M2</i>	2.2.1.3.5	252,100.00	90,882,050.00	96.47%	87,673,600.00
	g. Pembongkaran Bekisting	360.50 <i>M2</i>	2.2.1.3.11	10,200.00	3,677,100.00	100.00%	3,677,100.00
6.	Pekerjaan Balok B2 Uk. 35 x 55 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	4.98 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	7,839,018.00	94.29%	7,391,316.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 22	1,000.19 <i>Kg</i>	2.2.1.1.4.a	25,500.00	25,504,845.00	47.06%	12,002,280.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 19	486.06 <i>Kg</i>	2.2.1.1.4.a	25,500.00	12,394,530.00	47.06%	5,832,720.00
	d. Pembesian Tulangan Extra (Deform/Ulir) - D 13	87.31 <i>Kg</i>	2.2.1.1.4.a	25,500.00	2,226,405.00	47.06%	1,047,720.00
	e. Pembesian Begel (Deform/Ulir) - D 13	675.64 <i>Kg</i>	2.2.1.1.3	19,400.00	13,107,416.00	45.88%	6,013,196.00
	f. Bekisting (3 kali Pemakaian)	40.20 <i>M2</i>	2.2.1.3.5	252,100.00	10,134,420.00	96.47%	9,776,640.00
	g. Pembongkaran Bekisting	40.20 <i>M2</i>	2.2.1.3.11	10,200.00	410,040.00	100.00%	410,040.00
7.	Pekerjaan Balok B3 Uk. 35 x 55 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	0.89 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	1,400,949.00	94.29%	1,320,938.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 22	210.06 <i>Kg</i>	2.2.1.1.4.a	25,500.00	5,356,530.00	47.06%	2,520,720.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 19	78.34 <i>Kg</i>	2.2.1.1.4.a	25,500.00	1,997,670.00	47.06%	940,080.00
	d. Pembesian Tulangan Extra (Deform/Ulir) - D 13	18.34 <i>Kg</i>	2.2.1.1.4.a	25,500.00	467,670.00	47.06%	220,080.00
	e. Pembesian Begel (Deform/Ulir) - D 13	126.03 <i>Kg</i>	2.2.1.1.4.a	25,500.00	3,213,765.00	47.06%	1,512,360.00
	f. Bekisting (3 kali Pemakaian)	7.20 <i>M2</i>	2.2.1.3.5	252,100.00	1,815,120.00	96.47%	1,751,040.00
	g. Pembongkaran Bekisting	7.20 <i>M2</i>	2.2.1.3.11	10,200.00	73,440.00	100.00%	73,440.00
8.	Pekerjaan Balok B4 Uk. 25 x 35 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	8.72 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	13,726,152.00	94.29%	12,942,224.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 19	2,119.18 <i>Kg</i>	2.2.1.1.4.a	25,500.00	54,039,090.00	47.06%	25,430,160.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 16	751.40 <i>Kg</i>	2.2.1.1.4.a	25,500.00	19,160,700.00	47.06%	9,016,800.00
	d. Pembesian Begel (Polos) - Ø 10	849.59 <i>Kg</i>	2.2.1.1.3	19,400.00	16,482,046.00	45.88%	7,561,351.00
	e. Bekisting (3 kali Pemakaian)	108.57 <i>M2</i>	2.2.1.3.5	252,100.00	27,370,497.00	96.47%	26,404,224.00
	f. Pembongkaran Bekisting	108.57 <i>M2</i>	2.2.1.3.11	10,200.00	1,107,414.00	100.00%	1,107,414.00
9.	Pekerjaan Balok Lantai/Praktis Uk. 10 x 15 cm	129.93 <i>M1</i>	2.2.1.10.2	168,400.00	21,880,212.00	77.26%	16,903,893.00
10.	Pekerjaan Plat Lantai Tebal 125 mm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	75.69 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	119,143,629.00	94.29%	112,339,098.00
	b. Pembesian Tulangan (Deform/Ulir) - D 13	8,166.18 <i>Kg</i>	2.2.1.1.2.a	19,000.00	155,157,420.00	44.21%	68,595,912.00
	c. Bekisting (3 kali Pemakaian)	475.56 <i>M2</i>	2.2.1.3.6	263,200.00	125,167,392.00	96.66%	120,982,464.00
	d. Pembongkaran Bekisting	475.56 <i>M2</i>	2.2.1.3.11	10,200.00	4,850,712.00	100.00%	4,850,712.00
11.	Pekerjaan Plat Sunwearing						
	a. Beton Mutu f'c = 15 MPa (<i>Site Mix</i>)	0.15 <i>M3</i>	2.2.1.5.2	1,437,600.00	215,640.00	91.59%	197,505.00
	b. Pembesian Tulangan (Polos) - Ø 10	17.26 <i>Kg</i>	2.2.1.1.3	19,400.00	334,844.00	45.88%	153,614.00
	c. Bekisting (3 kali Pemakaian)	1.25 <i>M2</i>	2.2.1.3.6	263,200.00	329,000.00	96.66%	318,000.00
	d. Pembongkaran Bekisting	1.25 <i>M2</i>	2.2.1.3.11	10,200.00	12,750.00	100.00%	12,750.00
12.	Sewa Concrete Pump Superlongboom 38 meter	19.00 <i>Jam</i>	Taksir	1,008,000.00	19,152,000.00	100.00%	19,152,000.00
				Sub Total A.	2,196,302,173.00	65.28%	1,433,657,997.00

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
B. PEKERJAAN TANGGA							
1.	Pekerjaan Balok Bordes B4 Uk. 25 x 35 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	1.38 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	2,172,258.00	94.29%	2,048,196.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 19	273.08 <i>Kg</i>	2.2.1.1.4.a	25,500.00	6,963,540.00	47.06%	3,276,960.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 16	85.94 <i>Kg</i>	2.2.1.1.4.a	25,500.00	2,191,470.00	47.06%	1,031,280.00
	d. Pembesian Begel (Polos) - Ø 10	83.89 <i>Kg</i>	2.2.1.1.3	19,400.00	1,627,466.00	45.88%	746,621.00
	e. Bekisting (3 kali Pemakaian)	11.18 <i>M2</i>	2.2.1.3.5	252,100.00	2,818,478.00	96.47%	2,718,976.00
	f. Pembongkaran Bekisting	11.18 <i>M2</i>	2.2.1.3.11	10,200.00	114,036.00	100.00%	114,036.00
2.	Pekerjaan Plat Tangga dan Bordes						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	5.75 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	9,051,075.00	94.29%	8,534,150.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 13	1,105.13 <i>Kg</i>	2.2.1.1.4.a	25,500.00	28,180,815.00	47.06%	13,261,560.00
	c. Bekisting (3 kali Pemakaian)	47.88 <i>M2</i>	2.2.1.3.8	247,100.00	11,831,148.00	96.44%	11,409,804.00
	d. Pembongkaran Bekisting	47.88 <i>M2</i>	2.2.1.3.11	10,200.00	488,376.00	100.00%	488,376.00
3.	Pekerjaan Anak Tangga						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	1.74 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	2,738,934.00	94.29%	2,582,508.00
	b. Pembesian Tulangan Utama (Polos) - Ø 10	283.64 <i>Kg</i>	2.2.1.1.3	19,400.00	5,502,616.00	45.88%	2,524,396.00
	c. Bekisting (3 kali Pemakaian)	22.57 <i>M2</i>	2.2.1.3.8	247,100.00	5,577,047.00	96.44%	5,378,431.00
	d. Pembongkaran Bekisting	22.57 <i>M2</i>	2.2.1.3.11	10,200.00	230,214.00	100.00%	230,214.00
4.	Pekerjaan Finishing Acian Halus	47.88 <i>M2</i>	3.7.8	55,800.00	2,671,704.00	98.39%	2,628,612.00
5.	Pekerjaan Finishing Tangga Granit Uk 60 x 60 cm + Stepnozing Custom	81.28 <i>M2</i>	3.9.5.3.a	327,400.00	26,611,072.00	76.45%	20,344,384.00
6.	Pekerjaan Railing Hollow Stainless Steel SS (Terpasang)	23.65 <i>M1</i>	Taksir	1,476,363.64	34,916,000.00	60.32%	21,061,331.20
				Sub Total B.	143,686,249.00	68.47%	98,379,835.20
C. PEKERJAAN PASANGAN DAN PLESTERAN							
1.	Pekerjaan Dinding Bata Ringan Tebal 10 cm dengan Mortar Siap Pakai (MSP)	562.53 <i>M2</i>	3.6.4.2	247,700.00	139,338,681.00	87.97%	122,575,287.00
2.	Pekerjaan Plesteran Dinding Bata Ringan dengan Mortar Siap Pakai (MSP)	1,125.07 <i>M2</i>	3.7.7	129,800.00	146,034,086.00	90.83%	132,645,753.00
3.	Pekerjaan Finishing Acian	440.38 <i>M2</i>	3.7.8	55,800.00	24,573,204.00	98.39%	24,176,862.00
				Sub Total C.	309,945,971.00	90.14%	279,397,902.00
D. PEKERJAAN FINISHING LANTAI DAN DINDING							
1.	Pekerjaan Finishing Lantai Granit Uk. 60 x 60 cm (Polished)	562.30 <i>M2</i>	3.9.5.3.a	327,400.00	184,097,020.00	76.45%	140,743,690.00
2.	Pekerjaan Finishing Lantai Granit Uk. 60 x 60 cm (Unpolished)	111.01 <i>M2</i>	3.9.5.3.b	347,000.00	38,520,470.00	76.05%	29,295,539.00
3.	Pekerjaan Finishing Lantai Toilet	134.10 <i>M2</i>	3.9.5.3.b	347,000.00	46,532,700.00	76.05%	35,388,990.00
4.	Pekerjaan Finishing Dinding Toilet Granit Uk. 60 x 60 cm (Polished)	134.10 <i>M2</i>	3.10.2.2	361,600.00	48,490,560.00	78.98%	38,298,960.00
5.	Pekerjaan Finishing Meja Wastafel Granit Uk. 60 x 60 cm (Polished)	3.39 <i>M2</i>	3.10.2.2	361,600.00	1,225,824.00	78.98%	968,184.00
6.	Pekerjaan Finishing Tombok Lift Marmer Uk. 100 x 100 cm (Tebal 2 cm)	10.83 <i>M2</i>	3.10.5.7	1,010,300.00	10,941,549.00	80.85%	8,845,944.00
				Sub Total D.	329,808,123.00	76.88%	253,541,307.00
E. PEKERJAAN KUSEN PINTU DAN JENDELA							
1.	Pekerjaan P-1 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm (Terpasang)	7.00 <i>Unit</i>	Taksir	8,859,200.00	62,014,400.00	59.61%	36,966,783.84
	- <i>Pull Handle Dekkson PH DL802 32x600x400 PSS+SSS</i>	14.00 <i>Psg</i>	Taksir	1,326,192.00	18,566,688.00	70.08%	13,011,534.95
	- <i>Mortise Lock Dekkson MTS RL DL8585 SSS</i>	7.00 <i>Bh</i>	Taksir	417,872.00	2,925,104.00	70.08%	2,049,912.88
	- <i>Cylinder Dekkson CYL DC DL60MM SN</i>	7.00 <i>Bh</i>	Taksir	243,264.00	1,702,848.00	70.08%	1,193,355.88
	- <i>Escutcheon Dekkson ESCN 855 SSS</i>	7.00 <i>Psg</i>	Taksir	67,648.00	473,536.00	70.08%	331,854.03
	- <i>Hinge Dekkson ESS DL 4x3x3MM 2BB SSS</i>	21.00 <i>Psg</i>	Taksir	304,080.00	6,385,680.00	70.08%	4,475,084.54
	- <i>Flush Bolt Dekkson FB 040 8" SSS</i>	7.00 <i>Bh</i>	Taksir	100,352.00	702,464.00	70.08%	492,286.77
	- <i>Flush Bolt Dekkson FB 040 12" SSS</i>	7.00 <i>Bh</i>	Taksir	142,912.00	1,000,384.00	70.08%	701,069.11
	- <i>Dust Proof Dekkson DP 003 SSS</i>	7.00 <i>Bh</i>	Taksir	96,544.00	675,808.00	70.08%	473,606.25
	- <i>Door Closer Dekkson DCL 300 NHO NA (Maks 40Kg)</i>	7.00 <i>Set</i>	Taksir	562,800.00	3,939,600.00	70.08%	2,760,871.68
	- <i>Spring Knip Dekkson SK 018 BR SN</i>	14.00 <i>Bh</i>	Taksir	151,536.00	2,121,504.00	70.08%	1,486,750.00
	- <i>Window Friction Stay Dekkson FS 14 SSS</i>	14.00 <i>Psg</i>	Taksir	215,600.00	3,018,400.00	70.08%	2,115,294.72
	- <i>Window Stay Dekkson WS 001 8" SSS</i>	14.00 <i>Bh</i>	Taksir	120,736.00	1,690,304.00	70.08%	1,184,565.04
2.	Pekerjaan P-2 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 <i>Unit</i>	Taksir	3,438,400.00	3,438,400.00	59.61%	2,049,630.24
	- <i>Handle Dekkson LHTR 0003 SSS</i>	1.00 <i>Psg</i>	Taksir	380,352.00	380,352.00	70.08%	266,550.68
	- <i>Mortise Lock Dekkson MTS IL DL8585 SSS</i>	1.00 <i>Bh</i>	Taksir	376,432.00	376,432.00	70.08%	263,803.55
	- <i>Cylinder Dekkson CYL DC DL60MM SN</i>	1.00 <i>Bh</i>	Taksir	243,264.00	243,264.00	70.08%	170,479.41
	- <i>Escutcheon Dekkson ESCN 855 SSS</i>	1.00 <i>Psg</i>	Taksir	67,648.00	67,648.00	70.08%	47,407.72
	- <i>Hinge Dekkson ESS DL 4x3x3MM 2BB SSS</i>	1.50 <i>Psg</i>	Taksir	304,080.00	456,120.00	70.08%	319,648.90
	- <i>Door Closer Dekkson DCL 300 NHO NA (Maks 40Kg)</i>	1.00 <i>Bh</i>	Taksir	562,800.00	562,800.00	70.08%	394,410.24
3.	Pekerjaan P-3 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm dan Aksesoris (T)	1.00 <i>Unit</i>	Taksir	4,345,600.00	4,345,600.00	59.61%	2,590,412.16
4.	Pekerjaan P-4 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm dan Aksesoris (T)	1.00 <i>Unit</i>	Taksir	2,990,400.00	2,990,400.00	59.61%	1,782,577.44
5.	Pekerjaan P-5 Kusen Pintu Steel Cold Roll T = 2 mm Incl. Rock Wool Fin. Cat Tahan Panas (Terpasang)	1.00 <i>Unit</i>	Taksir	20,216,000.00	20,216,000.00	52.66%	10,645,745.60
	- <i>Panic Bar Exit Handle 2 Point Latch Rim Dekkson PD0702</i>	1.00 <i>Set</i>	Taksir	3,248,000.00	3,248,000.00	70.08%	2,276,198.40
	- <i>Hinge Heavy Duty Mild Steel 5x3x3</i>	3.00 <i>Psg</i>	Taksir	554,400.00	1,663,200.00	70.08%	1,165,570.56
6.	Pekerjaan P-6 Kusen Pintu Aluminium YKK + Blockboard 18 mm dan Multiplek Fin. HPL Incl. Kaca 5 mm (Terpasang)	1.00 <i>Unit</i>	Taksir	20,216,000.00	20,216,000.00	59.61%	12,050,757.60
	- <i>Handle Dekkson LHTR 0003 SSS</i>	1.00 <i>Psg</i>	Taksir	380,352.00	380,352.00	70.08%	266,550.68
	- <i>Mortise Lock Dekkson MTS IL DL8585 SSS</i>	1.00 <i>Bh</i>	Taksir	376,432.00	376,432.00	70.08%	263,803.55
	- <i>Cylinder Dekkson CYL DC DL60MM SN</i>	1.00 <i>Bh</i>	Taksir	243,264.00	243,264.00	70.08%	170,479.41
	- <i>Escutcheon Dekkson ESCN 855 SSS</i>	1.00 <i>Psg</i>	Taksir	67,648.00	67,648.00	70.08%	47,407.72
	- <i>Hinge Dekkson ESS DL 4x3x3MM 2BB SSS</i>	1.50 <i>Psg</i>	Taksir	304,080.00	456,120.00	70.08%	319,648.90
	- <i>Door Closer Dekkson DCL 300 NHO NA (Maks 40Kg)</i>	1.00 <i>Bh</i>	Taksir	562,800.00	562,800.00	70.08%	394,410.24
7.	Pekerjaan P-7 Kusen Pintu Steel Cold Roll T = 2 mm Incl. Rock Wool Fin. Cat Tahan Panas (Terpasang)	1.00 <i>Unit</i>	Taksir	4,704,000.00	4,704,000.00	52.66%	2,477,126.40

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
8.	Pekerjaan P-8 Kusen Pintu Steel Cold Roll T = 2 mm Incl. Rock Wool Fin. Cat Tahan Panas (Terpasang)	1.00 Unit	Taksir	4,592,000.00	4,592,000.00	52.66%	2,418,147.20
9.	Pekerjaan J-8 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	6.00 Unit	Taksir	26,588,800.00	159,532,800.00	59.61%	95,097,502.08
	- Spring Knip Dekkson SK 018 BR SN	12.00 Bh	Taksir	151,536.00	1,818,432.00	70.08%	1,274,357.15
	- Window Friction Stay Dekkson FS 14 SSS	12.00 Psg	Taksir	215,600.00	2,587,200.00	70.08%	1,813,109.76
	- Window Stay Dekkson WS 001 8" SSS	12.00 Bh	Taksir	120,736.00	1,448,832.00	70.08%	1,015,341.47
10.	Pekerjaan V-1 Kusen Ventilasi Aluminium YKK Incl. Kaca 5 mm (Terpasang)	4.00 Unit	Taksir	918,400.00	3,673,600.00	59.61%	2,189,832.96
	- Spring Knip Dekkson SK 018 BR SN	4.00 Bh	Taksir	151,536.00	606,144.00	70.08%	424,785.72
	- Window Friction Stay Dekkson FS 14 SSS	4.00 Bh	Taksir	215,600.00	862,400.00	70.08%	604,369.92
	- Window Stay Dekkson WS 001 8" SSS	4.00 Psg	Taksir	120,736.00	482,944.00	70.08%	338,447.16
11.	Pekerjaan V-2 Kusen Ventilasi Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 Unit	Taksir	918,400.00	918,400.00	59.61%	547,458.24
				Sub Total E.	346,734,304.00	60.83%	210,928,940.72
F.	PEKERJAAN PLAFOND						
1.	Pekerjaan Plafond						
	a. Rangka Plafond Metal Furing	633.76 M2	DIHITUNG. 3.5.1.1	116,900.00	74,086,544.00	80.50%	59,636,816.00
	b. Plafond Gypsum Tebal 9 mm	579.90 M2	3.5.2.1	75,600.00	43,840,440.00	56.48%	24,761,730.00
	c. Plafond PVC Tebal 8 mm	53.86 M2	DIHITUNG. 3.5.1.2	136,200.00	7,335,732.00	55.21%	4,050,272.00
				Sub Total F.	125,262,716.00	70.61%	88,448,818.00
G.	PEKERJAAN DINDING, SECONDARY SKIN DAN ORNAMEN/FINISHING						
1.	Pekerjaan Curtain Wall Kaca Tebal 8 mm + Rangka Aluminium (Terpasang)	48.20 M2	3.11.1.6.b	1,341,200.00	64,645,840.00	54.96%	35,528,220.00
2.	Pekerjaan Panel Dinding ACP + Rangka (Terpasang)	283.46 M2	DIHITUNG. 3.10.5.2	1,243,400.00	352,454,164.00	52.67%	185,637,954.00
3.	Pekerjaan Ornamen Kisi-Kisi WPC + Rangka (Terpasang)	15.51 M2	Taksir	1,736,000.00	26,925,360.00	60.32%	16,241,377.15
4.	Pekerjaan Ornamen Dinding Plat Cutting Cutting + Rangka dan Aksesoris (Terpasang)	23.16 M2	DIHITUNG. 3.10.5.3	1,458,400.00	33,776,544.00	86.99%	29,380,776.00
5.	Pekerjaan Sun Louver Aluminium + Rangka dan Aksesoris (Terpasang)	71.93 M2	3.12.1	1,360,700.00	97,875,151.00	58.76%	57,508,035.00
6.	Pekerjaan Dinding Partisi Cubicle Incl. Pintu dan Tiang Partisi (Terpasang)	211.35 M2	Taksir	918,400.00	194,103,840.00	34.17%	66,325,282.13
				Sub Total G.	769,780,899.00	50.74%	390,621,644.28
H.	PEKERJAAN PENGECATAN						
1.	Pekerjaan Pengecatan Dinding/Tembok Eksterior	501.46 M2	3.8.10.2	56,300.00	28,232,198.00	68.03%	19,205,918.00
2.	Pekerjaan Pengecatan Dinding/Tembok Interior	1,643.89 M2	3.8.10.1	53,400.00	87,783,726.00	68.73%	60,330,763.00
3.	Pekerjaan Pengecatan Plafond	579.90 M2	3.8.20	50,700.00	29,400,930.00	74.75%	21,978,210.00
				Sub Total H.	145,416,854.00	69.81%	101,514,891.00
I.	PEKERJAAN TATA UDARA DAN VENTILASI (HVAC)						
I.	Peralatan Utama Supply Udara						
1.	VRV A Series						
	a. VRV - 6A (RXQ26BY14) Kap. 251.000 Btu/h	1.00 Set	Taksir	292,423,824.00	292,423,824.00	13.20%	38,599,944.77
	b. Wall Mounted (FXAQ20BVM4) Kap. 7.500 Btu/h	1.00 Unit	Taksir	15,545,376.00	15,545,376.00	13.20%	2,051,989.63
	c. Wall Mounted (FXAQ40BVM4) Kap. 15.400 Btu/h	1.00 Unit	Taksir	17,907,120.00	17,907,120.00	13.20%	2,363,739.84
	d. Wall Mounted (FXAQ50BVM4) Kap. 19.100 Btu/h	1.00 Unit	Taksir	21,045,024.00	21,045,024.00	13.20%	2,777,943.17
	e. R. Flow Cassette (Fresh White) (FXFQ100AV4) Kap. 38.200 Btu/h	6.00 Unit	Taksir	26,256,384.00	157,538,304.00	13.20%	20,795,056.13
	f. Standart Round Flow Panel (Fresh White) (BYCQ125EAF)	9.00 Unit	Taksir	4,368,000.00	39,312,000.00	13.20%	5,189,184.00
	g. Common Navigation Controller (BRC1E63)	6.00 Unit	Taksir	929,600.00	5,577,600.00	13.20%	736,243.20
	h. Refnet Joint (KHRP26A22T7)	2.00 Unit	Taksir	593,600.00	1,187,200.00	13.20%	156,710.40
	i. Refnet Joint (KHRP26A33T7)	2.00 Unit	Taksir	627,200.00	1,254,400.00	13.20%	165,580.80
	j. Refnet Joint (KHRP26A72T7)	3.00 Unit	Taksir	996,800.00	2,990,400.00	13.20%	394,732.80
	k. Refnet Joint (KHRP26M73TP7)	1.00 Unit	Taksir	1,657,600.00	1,657,600.00	13.20%	218,803.20
	l. Pipe Size Reducer (KHRP26M73TP7)	1.00 Unit	Taksir	660,800.00	660,800.00	13.20%	87,225.60
2.	Single Split						
	a. FTKE Inverter (STKE50YV) Kap. 18.000 Btu/h	1.00 Unit	Taksir	9,222,528.00	9,222,528.00	13.20%	1,217,373.70
II.	Instalasi Unit AC						
1.	VRV A Series						
	a. Jasa Instalasi VRV - 6A (RXQ14BY14) Kap. 136.000 Btu/h	1.00 Set	Taksir	2,240,000.00	2,240,000.00	100.00%	2,240,000.00
	b. Jasa Instalasi R. Flow Cassette (Fresh White)	6.00 Unit	Taksir	896,000.00	5,376,000.00	100.00%	5,376,000.00
	c. Jasa Instalasi Refnet Joint	8.00 Unit	Taksir	168,000.00	1,344,000.00	100.00%	1,344,000.00
2.	Single Split						
	a. Jasa Instalasi AC Split Wall Mounted	3.00 Unit	Taksir	560,000.00	1,680,000.00	100.00%	1,680,000.00
III.	Pekerjaan Perpipaan						
1.	Pipa Refrigerant 1/4" c/w Isolasi	28.00 M1	Taksir	116,021.92	3,248,613.76	13.20%	428,817.02
2.	Pipa Refrigerant 3/8" c/w Isolasi	71.00 M1	Taksir	179,509.12	12,745,147.52	13.20%	1,682,359.47
3.	Pipa Refrigerant 1/2" c/w Isolasi	36.00 M1	Taksir	233,061.92	8,390,229.12	13.20%	1,107,510.24
4.	Pipa Refrigerant 5/8" c/w Isolasi	67.00 M1	Taksir	311,232.32	20,852,565.44	13.20%	2,752,538.64
5.	Pipa Refrigerant 3/4" c/w Isolasi	46.00 M1	Taksir	377,679.68	17,373,265.28	13.20%	2,293,271.02
6.	Pipa Refrigerant 7/8" c/w Isolasi	7.00 M1	Taksir	576,227.68	4,033,593.76	13.20%	532,434.38
7.	Pipa Refrigerant 1 1/8" c/w Isolasi	7.00 M1	Taksir	770,892.64	5,396,248.48	13.20%	712,304.80
8.	Pipa Refrigerant 1 3/8" c/w Isolasi	21.00 M1	Taksir	1,052,602.88	22,104,660.48	13.20%	2,917,815.18
9.	Pipa Refrigerant 1/4" + 1/2" c/w Isolasi (AC Split Wall Mounted)	21.00 M1	Taksir	280,000.00	5,880,000.00	13.20%	776,160.00
10.	Pipa Drain PVC c/w Isolasi (VRV A System)	55.00 M1	6.4.1.2	26,800.00	1,474,000.00	94.03%	1,386,000.00
11.	Pipa Drain PVC c/w Isolasi (AC Split Wall Mounted)	21.00 M1	6.4.1.1	20,200.00	424,200.00	93.56%	396,900.00
12.	Refrigerant R 410 A	24.00 Kg	Taksir	392,000.00	9,408,000.00	13.20%	1,241,856.00
IV.	Pekerjaan Pengkabelan						
1.	Instalasi Kabel Power Lengkap Dengan MCB, Fitting, Support dan Jasa VRV System						
	a. Kabel Kontrol Unit AC Belden AWG 18 2 x 0.75 c/w Isolasi	200.00 m	Taksir	46,766.72	9,353,344.00	13.20%	1,234,641.41
	b. Kabel Power Unit AC NYY 3 x 2.5 mm c/w Isolasi + Grounding	150.00 m	5.1.1.1.25	59,000.00	8,850,000.00	83.39%	7,380,000.00

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
	c. Kabel Power Unit AC NYY 4 x 16 mm c/w Isolasi + Grounding	25.00 <i>m</i>	5.1.1.1.38	412,300.00	10,307,500.00	77.73%	8,012,500.00
2.	Instalasi Kabel Power Lengkap Dengan MCB, Fitting, Support dan Jasa Single Split						
	a. Kabel Power Indoor Unit AC Wall Mounted 3 x 2,5 mm c/w Isolasi	28.00 <i>M1</i>	5.1.1.3.7	42,000.00	1,176,000.00	82.86%	974,400.00
V.	Pekerjaan Duckting						
1.	Ducting Supply & Return PIR Aluminium Panel	20.00 <i>M2</i>	Taksir	425,600.00	8,512,000.00	13.20%	1,123,584.00
2.	Flexible Duct	1.00 <i>Unit</i>	Taksir	291,200.00	291,200.00	13.20%	38,438.40
3.	Supply Air Grille	4.00 <i>Unit</i>	Taksir	728,000.00	2,912,000.00	13.20%	384,384.00
4.	Return Air Grille	4.00 <i>Unit</i>	Taksir	784,000.00	3,136,000.00	13.20%	413,952.00
5.	Plenum Box Return PIR Aluminium Panel	1.00 <i>Unit</i>	Taksir	2,016,000.00	2,016,000.00	13.20%	266,112.00
VI.	Pekerjaan Panel AC						
1.	Panel AC Lantai - 4	1.00 <i>Lot</i>	Taksir	8,400,000.00	8,400,000.00	13.20%	1,108,800.00
VII.	Vacum Pipa Refrigeran						
1.	Vacum Pipa Refrigeran VRV A System	1.00 <i>Lot</i>	Taksir	5,824,000.00	5,824,000.00	13.20%	768,768.00
2.	Vacum Pipa Refrigeran AC Split Wall Mounted	1.00 <i>Lot</i>	Taksir	3,136,000.00	3,136,000.00	13.20%	413,952.00
VIII.	Star Up Unit AC	1.00 <i>Lot</i>	Taksir	4,704,000.00	4,704,000.00	100.00%	4,704,000.00
IX.	Support						
1.	Support Dudukan, Gantungan Unit VRV A System dan Jasa (Termasuk : Longdrat 12 mm, Dinaset 12 m, Mur 12 mm, dan Ring 12 mm, Besi UNP 80, Besi Siku PKS 40, Raber Ped / Mouting, Baut Kaki 12 mm, Dinabolt 12 mm, Duct hood Outdoor AC dan lain-lain)	1.00 <i>Lot</i>	Taksir	9,520,000.00	9,520,000.00	13.20%	1,256,640.00
2.	Support Dudukan, Gantungan Unit AC Split Wall Mounted dan Jasa (Termasuk : Longdrat 12 mm, Dinaset 12 m, Mur 12 mm, dan Ring 12 mm, Besi UNP 80, Besi Siku PKS 40, Raber Ped / Mouting, Baut Kaki 12 mm, Dinabolt 12 mm, Duct hood Outdoor AC dan lain-lain)	1.00 <i>Lot</i>	Taksir	2,352,000.00	2,352,000.00	13.20%	310,464.00
				Sub Total I.	768,782,743.84	16.91%	130,013,129.79
J.	PEKERJAAN PBAX						
1.	Suprame Cat 5E	142.12 <i>M1</i>	Taksir	4,428.48	629,375.58	34.71%	218,456.26
2.	PABX Panasonic KX-TES824ND Kav 8Line 24 Extension	1.00 <i>Unit</i>	Taksir	40,174,400.00	40,174,400.00	34.71%	13,944,534.24
3.	Telephone Panasonic KX-TS050MX	7.00 <i>Unit</i>	Taksir	302,400.00	2,116,800.00	34.71%	734,741.28
4.	Router TP - LINK Archer AX 12	1.00 <i>Unit</i>	Taksir	632,800.00	632,800.00	34.71%	219,644.88
5.	Accessories	1.00 <i>Ls</i>	Taksir	13,440,000.00	13,440,000.00	34.71%	4,665,024.00
6.	Ongkos Instalasi Jaringan	7.00 <i>Titik</i>	Taksir	280,000.00	1,960,000.00	100.00%	1,960,000.00
7.	Connection ke Jaringan	1.00 <i>Ls</i>	Taksir	2,800,000.00	2,800,000.00	100.00%	2,800,000.00
				Sub Total J.	61,753,375.58	39.74%	24,542,400.66
K.	PEKERJAAN SOUND SYSTEM						
1.	Kabel FRC 2x2.5 Supreme Fire Resistance Cable 2 x 2.5 mm N2XY 2x2,5	213.49 <i>M1</i>	Taksir	4,428.48	945,436.20	95.75%	905,255.16
2.	Yamaha RXV4A RXV4 A RXV 4A 8K Streamer Home Theater Amplifier	1.00 <i>Unit</i>	Taksir	10,587,360.00	10,587,360.00	27.28%	2,888,231.81
3.	Equalizer VPK DSP 2231 Digital 2x31	1.00 <i>Unit</i>	Taksir	2,352,000.00	2,352,000.00	39.70%	933,744.00
4.	Krezt Kondenser Microphone BM-302 Extra Mic Standing	1.00 <i>Unit</i>	Taksir	560,000.00	560,000.00	39.70%	222,320.00
5.	Ceriling Speaker TOA ZS 648R	16.00 <i>Unit</i>	Taksir	448,000.00	7,168,000.00	39.70%	2,845,696.00
6.	Colum Speaker TOA ZS 102C	2.00 <i>Unit</i>	Taksir	946,400.00	1,892,800.00	39.70%	751,441.60
				Sub Total K.	23,505,596.20	36.36%	8,546,688.56
L.	PEKERJAAN CCTV						
I.	Jaringan CCTV						
1.	Cabel CAT e5 (UTP)	283.54 <i>M1</i>	Taksir	89,040.00	25,246,401.60	37.30%	9,416,907.80
2.	Cabel HDMI	15.00 <i>M1</i>	Taksir	5,600.00	84,000.00	37.30%	31,332.00
II.	Unit CCTV						
1.	Smart IP Camera	15.00 <i>Unit</i>	Taksir	582,400.00	8,736,000.00	37.30%	3,258,528.00
2.	Hikvision	1.00 <i>Unit</i>	Taksir	4,200,000.00	4,200,000.00	37.30%	1,566,600.00
3.	Receiver System Control	1.00 <i>Unit</i>	Taksir	1,498,560.00	1,498,560.00	37.30%	558,962.88
				Sub Total L.	39,764,961.60	37.30%	14,832,330.68
M.	SMOKE DETECTOR + FIRE ALARM + HYDRANT SPRINKLER						
I.	FIRE SECURITY PANEL						
1.	Conventional Fire Alarm ControlPanel-12 Zone TXC7012	1.00 <i>Unit</i>	Taksir	14,000,000.00	14,000,000.00	60.51%	8,471,400.00
2.	Program dan Setting Panel MCFA	1.00 <i>Ls</i>	Taksir	5,600,000.00	5,600,000.00	60.51%	3,388,560.00
II.	CABLE						
1.	Cable METAL FRC 2x1,5 mm²	194.68 <i>M1</i>	Taksir	39,760.00	7,740,476.80	60.51%	4,683,762.51
III.	CONDOITE PIPE						
1.	Condoite Ø20Mm Legrand	64.89 <i>Nos</i>	Taksir	28,000.00	1,816,920.00	60.51%	1,099,418.29
2.	Clamp Ø20Mm	193.00 <i>Pcs</i>	Taksir	1,904.00	367,472.00	60.51%	222,357.31
3.	Shock Ø20Mm	97.85 <i>Pcs</i>	Taksir	1,904.00	186,306.40	60.51%	112,734.00
4.	T - Doz Clipsal	45.00 <i>Pcs</i>	Taksir	32,480.00	1,461,600.00	60.51%	884,414.16
IV.	SMOKE DETECTOR						
1.	Conventional Smoke Detector TXC7101 TNA	16.00 <i>Unit</i>	Taksir	197,120.00	3,153,920.00	20.00%	630,784.00
2.	Conventional Heat Detector TXC7111+ Base Fire Alarm	16.00 <i>Unit</i>	Taksir	228,480.00	3,655,680.00	20.00%	731,136.00
3.	Fire Alarm Bell TNA HZJL-1	2.00 <i>Unit</i>	Taksir	525,280.00	1,050,560.00	20.00%	210,112.00
4.	Manual Call Point TNA TXC7141	1.00 <i>Unit</i>	Taksir	338,240.00	338,240.00	20.00%	67,648.00
5.	Conventional Sounder Strobe TNA	2.00 <i>Unit</i>	Taksir	405,440.00	810,880.00	20.00%	162,176.00
6.	First Aid Box	2.00 <i>Unit</i>	Taksir	616,000.00	1,232,000.00	60.51%	745,483.20
V.	ELECTRICAL INSTALLATION						
1.	Jasa Instalasi Smoke Detector	16.00 <i>Unit</i>	Taksir	504,000.00	8,064,000.00	100.00%	8,064,000.00
2.	Jasa Instalasi Heat Detector	16.00 <i>Unit</i>	Taksir	504,000.00	8,064,000.00	100.00%	8,064,000.00
3.	Jasa Instalasi Alarm Bell	2.00 <i>Unit</i>	Taksir	504,000.00	1,008,000.00	100.00%	1,008,000.00
4.	Jasa Instalasi Manual Call Point	2.00 <i>Unit</i>	Taksir	504,000.00	1,008,000.00	100.00%	1,008,000.00

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
5.	Jasa Instalasi Indicating Lamp	2.00 <i>Unit</i>	Taksir	504,000.00	1,008,000.00	100.00%	1,008,000.00
VI.	FIRE ESTINGUISHER						
A.	Hydrant Pipe:						
1.	Galvanis Pipe Ø 150mm	45.00 <i>M1</i>	Taksir	1,211,840.00	54,532,800.00	50.00%	27,266,400.00
2.	Galvanis Pipe Ø 100mm	203.89 <i>M1</i>	Taksir	692,160.00	141,124,502.40	50.00%	70,562,251.20
3.	Pipe Feeder	50.00 <i>Nos</i>	Taksir	1,211,840.00	60,592,000.00	50.00%	30,296,000.00
4.	Galvanis Pipe Ø 50mm	26.31 <i>M1</i>	Taksir	292,320.00	7,690,939.20	50.00%	3,845,469.60
5.	Galvanis Pipe Ø 25mm	45.56 <i>M1</i>	Taksir	202,720.00	9,235,923.20	50.00%	4,617,961.60
6.	Galvanis Pipe Ø 20mm	43.21 <i>M1</i>	Taksir	134,400.00	5,807,424.00	50.00%	2,903,712.00
7.	Hanger Pipe Clamp	115.08 <i>Nos</i>	Taksir	112,000.00	12,888,960.00	50.00%	6,444,480.00
B.	Gate Valve:						
1.	Hydrant Valve Ø 150mm	1.00 <i>Nos</i>	Taksir	6,720,000.00	6,720,000.00	36.00%	2,419,200.00
2.	Flange Ø 150mm	2.00 <i>Nos</i>	Taksir	740,544.00	1,481,088.00	36.00%	533,191.68
3.	Gasket Flange Ø 150mm	2.00 <i>Nos</i>	Taksir	28,000.00	56,000.00	36.00%	20,160.00
4.	Gate Valve Ø 100mm	1.00 <i>Nos</i>	Taksir	3,886,400.00	3,886,400.00	36.00%	1,399,104.00
5.	Gate Valve Ø 50mm	1.00 <i>Nos</i>	Taksir	1,943,200.00	1,943,200.00	60.51%	1,175,830.32
6.	Gate Valve Ø 25mm	1.00 <i>Nos</i>	Taksir	971,600.00	971,600.00	60.51%	587,915.16
7.	Gate Valve Ø 20mm	1.00 <i>Nos</i>	Taksir	485,800.00	485,800.00	60.51%	293,957.58
C.	Hydrant Box						
1.	Box Out Door	8.00 <i>Unit</i>	Taksir	1,545,600.00	12,364,800.00	50.00%	6,182,400.00
2.	Nozel Head Ø 100mm	8.00 <i>Unit</i>	Taksir	1,307,600.00	10,460,800.00	50.00%	5,230,400.00
3.	Flexible Hose Ø 100mm (50 meter) With Couple	8.00 <i>Roll</i>	Taksir	1,787,520.00	14,300,160.00	50.00%	7,150,080.00
4.	Box In Door	2.00 <i>Unit</i>	Taksir	3,372,320.00	6,744,640.00	50.00%	3,372,320.00
5.	Rubber Fire Hose Ø 50mm (30 meter) With Couple	2.00 <i>Roll</i>	Taksir	8,531,040.00	17,062,080.00	50.00%	8,531,040.00
6.	Nozel Head Ø 50mm	2.00 <i>Unit</i>	Taksir	1,802,080.00	3,604,160.00	50.00%	1,802,080.00
7.	APAR	4.00 <i>Unit</i>	Taksir	2,676,800.00	10,707,200.00	50.00%	5,353,600.00
8.	First Aid Box	2.00 <i>Unit</i>	Taksir	84,560.00	169,120.00	60.51%	102,334.51
D.	Hydrant Pillar						
1.	Fire Hydrant Siemese	2.00 <i>Unit</i>	Taksir	7,857,920.00	15,715,840.00	50.00%	7,857,920.00
2.	Fire Hydrant Pilar	6.00 <i>Unit</i>	Taksir	10,083,360.00	60,500,160.00	50.00%	30,250,080.00
E.	Sprinkler						
1.	Viking Sprinkler Mirage Concealed VK492 + Mirage Cover Plate	28.00 <i>Unit</i>	Taksir	109,760.00	3,073,280.00	25.00%	768,320.00
2.	Sprinkler Fitting	28.00 <i>Unit</i>	Taksir	280,000.00	7,840,000.00	100.00%	7,840,000.00
3.	Branch Control Valve	1.00 <i>Unit</i>	Taksir	51,972,480.00	51,972,480.00	36.00%	18,710,092.80
				Sub Total M.	582,497,412.00	50.83%	296,078,285.93
N.	PEKERJAAN ELEKTRIKAL						
1.	Pekerjaan Instalasi Titik Lampu						
	- Cable NYY SUPREME Ø 4X16mm²	6.00 <i>M1</i>	Taksir	349,440.00	2,096,640.00	99.82%	2,092,866.05
	- Cable NYAF SUPREME Ø 1X16mm²	6.00 <i>M1</i>	Taksir	56,000.00	336,000.00	99.82%	335,395.20
	- Cable NYY SUPREME Ø 3X4mm²	256.92 <i>M1</i>	Taksir	34,988.80	8,989,322.50	99.82%	8,973,141.72
	- Cable NYAF SUPREME Ø 2X4mm²	304.88 <i>M1</i>	Taksir	21,548.80	6,569,798.14	99.82%	6,557,972.51
	- Cable NYM SUPREME Ø 2X2,5mm²	509.20 <i>M1</i>	Taksir	17,068.80	8,691,432.96	99.82%	8,675,788.38
	- Cable NYM SUPREME Ø 2X1,5mm²	252.16 <i>M1</i>	Taksir	10,348.80	2,609,553.41	99.82%	2,604,856.21
	- Conduit Pipa Ø3/4"	117.50 <i>Btg</i>	Taksir	14,000.00	1,645,000.00	99.82%	1,642,039.00
	- Clamp Conduit Ø 3/4"	156.67 <i>Bh</i>	Taksir	1,680.00	263,205.60	99.82%	262,731.83
	- Mangkok Saklar	47.00 <i>Unit</i>	Taksir	8,400.00	394,800.00	37.37%	147,536.76
	- Isolasi Band Steel Grip	15.00 <i>Unit</i>	Taksir	19,040.00	285,600.00	37.37%	106,728.72
	- Lampu Down Light LED PHILIPS 5 watt	9.00 <i>Unit</i>	Taksir	61,600.00	554,400.00	37.37%	207,179.28
	- Lampu Down Light LED PHILIPS 9 watt	28.00 <i>Unit</i>	Taksir	72,800.00	2,038,400.00	37.37%	761,750.08
	- Lampu Down Light LED PHILIPS 12 watt	22.00 <i>Unit</i>	Taksir	84,000.00	1,848,000.00	37.37%	690,597.60
	- Lampu Down Light LED PHILIPS 17 watt	33.00 <i>Unit</i>	Taksir	106,400.00	3,511,200.00	37.37%	1,312,135.44
	- Lampu Down Light LED PHILIPS 23 watt	6.00 <i>Unit</i>	Taksir	106,400.00	638,400.00	37.37%	238,570.08
	- Lampu Sorot REFLEXTOR PHILIPS 50 watt	17.00 <i>Unit</i>	Taksir	1,198,400.00	20,372,800.00	37.37%	7,613,315.36
	- Receptacle / Stop kontak	29.00 <i>Unit</i>	Taksir	103,040.00	2,988,160.00	45.05%	1,346,166.08
	- Switch / Saklar Single Panasonic	7.00 <i>Unit</i>	Taksir	36,400.00	254,800.00	45.05%	114,787.40
	- Switch / Saklar Double Panasonic	8.00 <i>Unit</i>	Taksir	65,968.00	527,744.00	45.05%	237,748.67
	- Switch / Saklar Triple Panasonic	3.00 <i>Unit</i>	Taksir	124,880.00	374,640.00	45.05%	168,775.32
	- Upah Pasang	115.00 <i>Titik</i>	Taksir	125,000.00	14,375,000.00	100.00%	14,375,000.00
	- Upah Commisioning Test	1.00 <i>Lot</i>	Taksir	2,500,000.00	2,500,000.00	100.00%	2,500,000.00
2.	Pekerjaan Panel PP - 02						
	- Panel Box 60 x 50 x 25 cm Wallmounting	1.00 <i>Bh</i>	Taksir	1,092,000.00	1,092,000.00	50.95%	556,374.00
	- MCB 1P, iC60H, 40A, 40 kA ex Schneider	1.00 <i>Bh</i>	Taksir	196,000.00	196,000.00	50.95%	99,862.00
	- MCB 1P, iC60H, 20A, 20 kA ex Schneider	3.00 <i>Bh</i>	Taksir	156,800.00	470,400.00	50.95%	239,668.80
	- MCB 1P, iC60H, 12A, 12 kA ex Schneider	1.00 <i>Bh</i>	Taksir	95,200.00	95,200.00	50.95%	48,504.40
	- MCB 1P, iC60H, 6A, 6 kA ex Schneider	2.00 <i>Bh</i>	Taksir	84,000.00	168,000.00	50.95%	85,596.00
	- MCB 1P, iC60H, 4A, 4kA ex Schneider	1.00 <i>Bh</i>	Taksir	61,600.00	61,600.00	50.95%	31,385.20
	- Fuse Lamp	1.00 <i>Bh</i>	Taksir	39,200.00	39,200.00	50.95%	19,972.40
	- Pilot Lamp (Warna Hijau) uk 22mm	3.00 <i>Bh</i>	Taksir	17,920.00	53,760.00	50.95%	27,390.72
	- Busbar Conection MCB/Busbar Sisir 1P, 100A ex Schneider/Satara	3.00 <i>Sisir</i>	Taksir	266,000.00	798,000.00	50.95%	406,581.00
	- Kabel Rangkaian dan Aecessories	1.00 <i>Ls</i>	Taksir	850,000.00	850,000.00	50.95%	433,075.00
	- Upah Rangkaian	1.00 <i>Unit</i>	Taksir	2,750,000.00	2,750,000.00	100.00%	2,750,000.00
	- Upah Pemasangan	1.00 <i>Unit</i>	Taksir	1,975,000.00	1,975,000.00	100.00%	1,975,000.00
				Sub Total N.	90,414,056.61	74.81%	67,638,491.21

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
O.	PEKERJAAN PLUMBING DAN SANITARY						
1.	Pekerjaan Jaringan Pipa Air Bersih						
	- Pekerjaan Jaringan Pipa 16 mm PVC AW "A"	56.00 <i>M1</i>	6.4.1.1	20,200.00	1,131,200.00	93.56%	1,058,400.00
	- Pekerjaan Jaringan Pipa 20 mm PVC AW "A"	117.00 <i>M1</i>	6.4.1.2	26,800.00	3,135,600.00	94.03%	2,948,400.00
	- Pekerjaan Jaringan Pipa 25 mm PVC AW "A"	35.50 <i>M1</i>	6.4.1.3	35,300.00	1,253,150.00	93.77%	1,175,050.00
2.	Pekerjaan Jaringan Pipa Air Kotor (Grey Water)						
	- Pekerjaan Jaringan Pipa 50 mm PVC AW "A"	32.00 <i>M1</i>	6.4.1.6	70,400.00	2,252,800.00	94.03%	2,118,400.00
	- Pekerjaan Jaringan Pipa 75 mm PVC AW "A"	12.00 <i>M1</i>	6.4.1.8	280,400.00	3,364,800.00	93.05%	3,130,800.00
	- Pekerjaan Jaringan Pipa 100 mm PVC AW "A"	25.50 <i>M1</i>	6.4.1.9	408,000.00	10,404,000.00	92.79%	9,654,300.00
3.	Pekerjaan Jaringan Pipa Kotoran						
	- Pekerjaan Jaringan Pipa 100 mm PVC AW "A"	36.00 <i>M1</i>	6.4.1.9	408,000.00	14,688,000.00	92.79%	13,629,600.00
	- Pekerjaan Jaringan Pipa 150 mm PVC AW "A"	8.50 <i>M1</i>	Taksir	552,160.00	4,693,360.00	55.00%	2,581,348.00
4.	Sanitasi						
	- Kloset Duduk Ex. TOTO + Aksesoris (Lengkap)	7.00 <i>Unit</i>	3.18.3.1	3,848,800.00	26,941,600.00	45.76%	12,329,800.00
	- Wastafel Ex. TOTO + Aksesoris (Lengkap)	5.00 <i>Unit</i>	3.18.1.1	4,292,100.00	21,460,500.00	44.70%	9,592,500.00
	- Urinoir Ex. TOTO + Aksesoris (Lengkap)	3.00 <i>Unit</i>	3.18.4.1	3,155,300.00	9,465,900.00	44.05%	4,169,700.00
	- Floordrain Stainless Ex. TOTO	11.00 <i>Unit</i>	3.18.6.1	580,500.00	6,385,500.00	43.24%	2,761,000.00
	- Jet Washer (Lengkap)	7.00 <i>Unit</i>	3.18.6.3	631,600.00	4,421,200.00	48.13%	2,128,000.00
	- Shower Set Incl. Kran (Lengkap)	7.00 <i>Unit</i>	Taksir	694,400.00	4,860,800.00	41.15%	2,000,219.20
	- Kran Air Stainless Ex. TOTO	9.00 <i>Unit</i>	3.18.6.2.1	610,300.00	5,492,700.00	48.37%	2,656,800.00
	- Grab Bar Stainless	4.00 <i>Unit</i>	3.18.6.6	775,100.00	3,100,400.00	64.75%	2,007,600.00
	- Tissue Holder	7.00 <i>Unit</i>	Taksir	330,400.00	2,312,800.00	60.32%	1,395,080.96
	- Hand Towel Hanger	7.00 <i>Unit</i>	Taksir	182,560.00	1,277,920.00	60.32%	770,841.34
	- Towel Hanger Hook	7.00 <i>Unit</i>	Taksir	215,040.00	1,505,280.00	60.32%	907,984.90
				Sub Total O.	128,147,510.00	60.10%	77,015,824.40
P.	PEKERJAAN LAIN-LAIN						
1.	Pekerjaan Railing Hollow Stainless Steel SS (Terpasang)	39.20 <i>M1</i>	Taksir	1,476,363.64	57,873,454.55	60.32%	34,909,267.78
				Sub Total P.	57,873,454.55	60.32%	34,909,267.78

Jakarta, Desember 2025
Konsultan Perencana
PT. BENNATIN SURYA Cipta

Ir. LELA KESUMA, ST., MT
Team Leader

RENCANA ANGGARAN BIAYA **ENGINEER ESTIMATE (EE)**

Pekerjaan : Pengadaan Jasa Konsultasi Pembangunan Gedung Ushuluddin Universitas Islam Negeri (UIN) Syarif Hidayatullah Jakarta
Lokasi : Jl. Kertamukti No.4, Kec. Ciputat Timur, Kota Tangerang Selatan, Banten
Thn. Anggarar : 2025

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
V.	KONSTRUKSI LANTAI - 5						
A.	PEKERJAAN BETON DAN BETON BERTULANG						
1.	Pekerjaan Kolom K1 Uk. 70 x 70 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	59.98 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	94,414,518.00	94.29%	89,022,316.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 25	13,493.64 <i>Kg</i>	2.2.1.1.4.a	25,500.00	344,087,820.00	47.06%	161,923,680.00
	c. Pembesian Begel (Deform/Ulir) - D 13	5,704.70 <i>Kg</i>	2.2.1.1.4.a	25,500.00	145,469,850.00	47.06%	68,456,400.00
	d. Bekisting (3 kali Pemakaian)	342.72 <i>M2</i>	2.2.1.3.4	252,100.00	86,399,712.00	96.47%	83,349,504.00
	e. Pembongkaran Bekisting	342.72 <i>M2</i>	2.2.1.3.11	10,200.00	3,495,744.00	100.00%	3,495,744.00
2.	Pekerjaan Kolom K2 Uk. 50 x 50 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	3.60 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	5,666,760.00	94.29%	5,343,120.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 22	983.48 <i>Kg</i>	2.2.1.1.4.a	25,500.00	25,078,740.00	47.06%	11,801,760.00
	c. Pembesian Begel (Deform/Ulir) - D 13	341.07 <i>Kg</i>	2.2.1.1.4.a	25,500.00	8,697,285.00	47.06%	4,092,840.00
	d. Bekisting (3 kali Pemakaian)	28.80 <i>M2</i>	2.2.1.3.4	252,100.00	7,260,480.00	96.47%	7,004,160.00
	e. Pembongkaran Bekisting	28.80 <i>M2</i>	2.2.1.3.11	10,200.00	293,760.00	100.00%	293,760.00
3.	Pekerjaan Kolom Praktis K3	165.60 <i>M1</i>	2.2.1.10.1	129,000.00	21,362,400.00	71.24%	15,218,640.00
4.	Pekerjaan Shearwall						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	30.80 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	48,482,280.00	94.29%	45,713,360.00
	b. Pembesian Tulangan Utama (Deform/Ulir)	5,350.95 <i>Kg</i>	2.2.1.1.2.a	19,000.00	101,668,050.00	44.21%	44,947,980.00
	c. Bekisting (3 kali Pemakaian)	246.38 <i>M2</i>	2.2.1.3.7	261,500.00	64,428,370.00	96.33%	62,063,122.00
	d. Pembongkaran Bekisting	246.38 <i>M2</i>	2.2.1.3.11	10,200.00	2,513,076.00	100.00%	2,513,076.00
5.	Pekerjaan Balok B1 Uk. 35 x 65 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	47.32 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	74,486,412.00	94.29%	70,232,344.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 22	8,351.82 <i>Kg</i>	2.2.1.1.4.a	25,500.00	212,971,410.00	47.06%	100,221,840.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 19	2,491.74 <i>Kg</i>	2.2.1.1.4.a	25,500.00	63,539,370.00	47.06%	29,900,880.00
	d. Pembesian Tulangan Extra (Deform/Ulir) - D 13	583.25 <i>Kg</i>	2.2.1.1.4.a	25,500.00	14,872,875.00	47.06%	6,999,000.00
	e. Pembesian Begel (Deform/Ulir) - D 13	4,411.09 <i>Kg</i>	2.2.1.1.4.a	25,500.00	112,482,795.00	47.06%	52,933,080.00
	f. Bekisting (3 kali Pemakaian)	360.50 <i>M2</i>	2.2.1.3.5	252,100.00	90,882,050.00	96.47%	87,673,600.00
	g. Pembongkaran Bekisting	360.50 <i>M2</i>	2.2.1.3.11	10,200.00	3,677,100.00	100.00%	3,677,100.00
6.	Pekerjaan Balok B2 Uk. 35 x 55 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	4.98 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	7,839,018.00	94.29%	7,391,316.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 22	1,000.19 <i>Kg</i>	2.2.1.1.4.a	25,500.00	25,504,845.00	47.06%	12,002,280.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 19	486.06 <i>Kg</i>	2.2.1.1.4.a	25,500.00	12,394,530.00	47.06%	5,832,720.00
	d. Pembesian Tulangan Extra (Deform/Ulir) - D 13	87.31 <i>Kg</i>	2.2.1.1.4.a	25,500.00	2,226,405.00	47.06%	1,047,720.00
	e. Pembesian Begel (Deform/Ulir) - D 13	675.64 <i>Kg</i>	2.2.1.1.3	19,400.00	13,107,416.00	45.88%	6,013,196.00
	f. Bekisting (3 kali Pemakaian)	40.20 <i>M2</i>	2.2.1.3.5	252,100.00	10,134,420.00	96.47%	9,776,640.00
	g. Pembongkaran Bekisting	40.20 <i>M2</i>	2.2.1.3.11	10,200.00	410,040.00	100.00%	410,040.00
7.	Pekerjaan Balok B3 Uk. 35 x 55 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	0.89 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	1,400,949.00	94.29%	1,320,938.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 22	210.06 <i>Kg</i>	2.2.1.1.4.a	25,500.00	5,356,530.00	47.06%	2,520,720.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 19	78.34 <i>Kg</i>	2.2.1.1.4.a	25,500.00	1,997,670.00	47.06%	940,080.00
	d. Pembesian Tulangan Extra (Deform/Ulir) - D 13	18.34 <i>Kg</i>	2.2.1.1.4.a	25,500.00	467,670.00	47.06%	220,080.00
	e. Pembesian Begel (Deform/Ulir) - D 13	126.03 <i>Kg</i>	2.2.1.1.4.a	25,500.00	3,213,765.00	47.06%	1,512,360.00
	f. Bekisting (3 kali Pemakaian)	7.20 <i>M2</i>	2.2.1.3.5	252,100.00	1,815,120.00	96.47%	1,751,040.00
	g. Pembongkaran Bekisting	7.20 <i>M2</i>	2.2.1.3.11	10,200.00	73,440.00	100.00%	73,440.00
8.	Pekerjaan Balok B4 Uk. 25 x 35 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	8.72 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	13,726,152.00	94.29%	12,942,224.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 19	2,119.18 <i>Kg</i>	2.2.1.1.4.a	25,500.00	54,039,090.00	47.06%	25,430,160.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 16	751.40 <i>Kg</i>	2.2.1.1.4.a	25,500.00	19,160,700.00	47.06%	9,016,800.00
	d. Pembesian Begel (Polos) - Ø 10	849.59 <i>Kg</i>	2.2.1.1.3	19,400.00	16,482,046.00	45.88%	7,561,351.00
	e. Bekisting (3 kali Pemakaian)	108.57 <i>M2</i>	2.2.1.3.5	252,100.00	27,370,497.00	96.47%	26,404,224.00
	f. Pembongkaran Bekisting	108.57 <i>M2</i>	2.2.1.3.11	10,200.00	1,107,414.00	100.00%	1,107,414.00
9.	Pekerjaan Balok Lantai/Praktis Uk. 10 x 15 cm	129.93 <i>M1</i>	2.2.1.10.2	168,400.00	21,880,212.00	77.26%	16,903,893.00
10.	Pekerjaan Plat Lantai Tebal 125 mm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	75.69 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	119,143,629.00	94.29%	112,339,098.00
	b. Pembesian Tulangan (Deform/Ulir) - D 13	8,166.18 <i>Kg</i>	2.2.1.1.2.a	19,000.00	155,157,420.00	44.21%	68,595,912.00
	c. Bekisting (3 kali Pemakaian)	475.56 <i>M2</i>	2.2.1.3.6	263,200.00	125,167,392.00	96.66%	120,982,464.00
	d. Pembongkaran Bekisting	475.56 <i>M2</i>	2.2.1.3.11	10,200.00	4,850,712.00	100.00%	4,850,712.00
11.	Pekerjaan Plat Sunwearing						
	a. Beton Mutu f'c = 15 MPa (<i>Site Mix</i>)	0.15 <i>M3</i>	2.2.1.5.2	1,437,600.00	215,640.00	91.59%	197,505.00
	b. Pembesian Tulangan (Polos) - Ø 10	17.26 <i>Kg</i>	2.2.1.1.3	19,400.00	334,844.00	45.88%	153,614.00
	c. Bekisting (3 kali Pemakaian)	1.25 <i>M2</i>	2.2.1.3.6	263,200.00	329,000.00	96.66%	318,000.00
	d. Pembongkaran Bekisting	1.25 <i>M2</i>	2.2.1.3.11	10,200.00	12,750.00	100.00%	12,750.00
12.	Sewa Concrete Pump Superlongboom 38 meter	19.00 <i>Jam</i>	Taksir	1,008,000.00	19,152,000.00	100.00%	19,152,000.00
				Sub Total A.	2,196,302,173.00	65.28%	1,433,657,997.00

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
B. PEKERJAAN TANGGA							
1.	Pekerjaan Balok Bordes B4 Uk. 25 x 35 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	1.38 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	2,172,258.00	94.29%	2,048,196.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 19	273.08 <i>Kg</i>	2.2.1.1.4.a	25,500.00	6,963,540.00	47.06%	3,276,960.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 16	85.94 <i>Kg</i>	2.2.1.1.4.a	25,500.00	2,191,470.00	47.06%	1,031,280.00
	d. Pembesian Begel (Polos) - Ø 10	83.89 <i>Kg</i>	2.2.1.1.3	19,400.00	1,627,466.00	45.88%	746,621.00
	e. Bekisting (3 kali Pemakaian)	11.18 <i>M2</i>	2.2.1.3.5	252,100.00	2,818,478.00	96.47%	2,718,976.00
	f. Pembongkaran Bekisting	11.18 <i>M2</i>	2.2.1.3.11	10,200.00	114,036.00	100.00%	114,036.00
2.	Pekerjaan Plat Tangga dan Bordes						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	5.75 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	9,051,075.00	94.29%	8,534,150.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 13	1,105.13 <i>Kg</i>	2.2.1.1.4.a	25,500.00	28,180,815.00	47.06%	13,261,560.00
	c. Bekisting (3 kali Pemakaian)	47.88 <i>M2</i>	2.2.1.3.8	247,100.00	11,831,148.00	96.44%	11,409,804.00
	d. Pembongkaran Bekisting	47.88 <i>M2</i>	2.2.1.3.11	10,200.00	488,376.00	100.00%	488,376.00
3.	Pekerjaan Anak Tangga						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	1.74 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	2,738,934.00	94.29%	2,582,508.00
	b. Pembesian Tulangan Utama (Polos) - Ø 10	283.64 <i>Kg</i>	2.2.1.1.3	19,400.00	5,502,616.00	45.88%	2,524,396.00
	c. Bekisting (3 kali Pemakaian)	22.57 <i>M2</i>	2.2.1.3.8	247,100.00	5,577,047.00	96.44%	5,378,431.00
	d. Pembongkaran Bekisting	22.57 <i>M2</i>	2.2.1.3.11	10,200.00	230,214.00	100.00%	230,214.00
4.	Pekerjaan Finishing Acian Halus	47.88 <i>M2</i>	3.7.8	55,800.00	2,671,704.00	98.39%	2,628,612.00
5.	Pekerjaan Finishing Tangga Granit Uk 60 x 60 cm + Stepnozing Custom	81.28 <i>M2</i>	3.9.5.3.a	327,400.00	26,611,072.00	76.45%	20,344,384.00
6.	Pekerjaan Railing Hollow Stainless Steel SS (Terpasang)	23.65 <i>M1</i>	Taksir	1,476,363.64	34,916,000.00	60.32%	21,061,331.20
				Sub Total B.	143,686,249.00	68.47%	98,379,835.20
C. PEKERJAAN PASANGAN DAN PLESTERAN							
1.	Pekerjaan Dinding Bata Ringan Tebal 10 cm dengan Mortar Siap Pakai (MSP)	614.66 <i>M2</i>	3.6.4.2	247,700.00	152,251,282.00	87.97%	133,934,414.00
2.	Pekerjaan Plesteran Dinding Bata Ringan dengan Mortar Siap Pakai (MSP)	1,229.31 <i>M2</i>	3.7.7	129,800.00	159,564,438.00	90.83%	144,935,649.00
3.	Pekerjaan Finishing Acian	440.38 <i>M2</i>	3.7.8	55,800.00	24,573,204.00	98.39%	24,176,862.00
				Sub Total C.	336,388,924.00	90.09%	303,046,925.00
D. PEKERJAAN FINISHING LANTAI DAN DINDING							
1.	Pekerjaan Finishing Lantai Granit Uk. 60 x 60 cm (Polished)	597.26 <i>M2</i>	3.9.5.3.a	327,400.00	195,542,924.00	76.45%	149,494,178.00
2.	Pekerjaan Finishing Lantai Granit Uk. 60 x 60 cm (Unpolished)	111.01 <i>M2</i>	3.9.5.3.b	347,000.00	38,520,470.00	76.05%	29,295,539.00
3.	Pekerjaan Finishing Lantai Toilet	134.10 <i>M2</i>	3.9.5.3.b	347,000.00	46,532,700.00	76.05%	35,388,990.00
4.	Pekerjaan Finishing Dinding Toilet Granit Uk. 60 x 60 cm (Polished)	134.10 <i>M2</i>	3.10.2.2	361,600.00	48,490,560.00	78.98%	38,298,960.00
5.	Pekerjaan Finishing Meja Wastafel Granit Uk. 60 x 60 cm (Polished)	3.39 <i>M2</i>	3.10.2.2	361,600.00	1,225,824.00	78.98%	968,184.00
6.	Pekerjaan Finishing Tombok Lift Marmer Uk. 100 x 100 cm (Tebal 2 cm)	10.83 <i>M2</i>	3.10.5.7	1,010,300.00	10,941,549.00	80.85%	8,845,944.00
				Sub Total D.	341,254,027.00	76.86%	262,291,795.00
E. PEKERJAAN KUSEN PINTU DAN JENDELA							
1.	Pekerjaan PJ-8 Kusen Pintu Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	3.00 <i>Unit</i>	Taksir	19,790,400.00	59,371,200.00	59.61%	35,391,172.32
	- <i>Handle</i> Dekkson LHTR 0003 SSS	6.00 <i>Psg</i>	Taksir	380,352.00	2,282,112.00	70.08%	1,599,304.09
	- <i>Mortise Lock</i> Dekkson MTS RL DL8585 SSS	3.00 <i>Bh</i>	Taksir	417,872.00	1,253,616.00	70.08%	878,534.09
	- <i>Cylinder</i> Dekkson CYL DC DL60MM SN	3.00 <i>Bh</i>	Taksir	243,264.00	729,792.00	70.08%	511,438.23
	- <i>Escutcheon</i> Dekkson ESCN 855 SSS	3.00 <i>Psg</i>	Taksir	67,648.00	202,944.00	70.08%	142,223.16
	- <i>Hinge</i> Dekkson ESS DL 4X3X3MM 2BB SSS	9.00 <i>Set</i>	Taksir	304,080.00	2,736,720.00	70.08%	1,917,893.38
	- <i>Flush Bolt</i> Dekkson FB 040 8" SSS	3.00 <i>Bh</i>	Taksir	100,352.00	301,056.00	70.08%	210,980.04
	- <i>Flush Bolt</i> Dekkson FB 040 12" SSS	3.00 <i>Bh</i>	Taksir	142,912.00	428,736.00	70.08%	300,458.19
	- <i>Dust Proof</i> Dekkson DP 003 SSS	3.00 <i>Bh</i>	Taksir	96,544.00	289,632.00	70.08%	202,974.11
	- <i>Door Closer</i> Dekkson DCL 300 NHO NA (Maks 40Kg)	3.00 <i>Bh</i>	Taksir	562,800.00	1,688,400.00	70.08%	1,183,230.72
	- <i>Spring Knip</i> Dekkson SK 018 BR SN	6.00 <i>Bh</i>	Taksir	151,536.00	909,216.00	70.08%	637,178.57
	- <i>Window Stay</i> Dekkson WS 001 8" SSS	6.00 <i>Bh</i>	Taksir	120,736.00	724,416.00	70.08%	507,670.73
	- <i>Hinge</i> Dekkson ESS DL 4x3x2MM 2BB SSS	6.00 <i>Psg</i>	Taksir	196,896.00	1,181,376.00	70.08%	827,908.30
2.	Pekerjaan P-1 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm (Terpasang)	7.00 <i>Unit</i>	Taksir	8,859,200.00	62,014,400.00	59.61%	36,966,783.84
	- <i>Pull Handle</i> Dekkson PH DL802 32x600x400 PSS+SSS	14.00 <i>Psg</i>	Taksir	1,326,192.00	18,566,688.00	70.08%	13,011,534.95
	- <i>Mortise Lock</i> Dekkson MTS RL DL8585 SSS	7.00 <i>Bh</i>	Taksir	417,872.00	2,925,104.00	70.08%	2,049,912.88
	- <i>Cylinder</i> Dekkson CYL DC DL60MM SN	7.00 <i>Bh</i>	Taksir	243,264.00	1,702,848.00	70.08%	1,193,355.88
	- <i>Escutcheon</i> Dekkson ESCN 855 SSS	7.00 <i>Psg</i>	Taksir	67,648.00	473,536.00	70.08%	331,854.03
	- <i>Hinge</i> Dekkson ESS DL 4x3x3MM 2BB SSS	21.00 <i>Psg</i>	Taksir	304,080.00	6,385,680.00	70.08%	4,475,084.54
	- <i>Flush Bolt</i> Dekkson FB 040 8" SSS	7.00 <i>Bh</i>	Taksir	100,352.00	702,464.00	70.08%	492,286.77
	- <i>Flush Bolt</i> Dekkson FB 040 12" SSS	7.00 <i>Bh</i>	Taksir	142,912.00	1,000,384.00	70.08%	701,069.11
	- <i>Dust Proof</i> Dekkson DP 003 SSS	7.00 <i>Bh</i>	Taksir	96,544.00	675,808.00	70.08%	473,606.25
	- <i>Door Closer</i> Dekkson DCL 300 NHO NA (Maks 40Kg)	7.00 <i>Set</i>	Taksir	562,800.00	3,939,600.00	70.08%	2,760,871.68
	- <i>Spring Knip</i> Dekkson SK 018 BR SN	14.00 <i>Bh</i>	Taksir	151,536.00	2,121,504.00	70.08%	1,486,750.00
	- <i>Window Friction Stay</i> Dekkson FS 14 SSS	14.00 <i>Psg</i>	Taksir	215,600.00	3,018,400.00	70.08%	2,115,294.72
	- <i>Window Stay</i> Dekkson WS 001 8" SSS	14.00 <i>Bh</i>	Taksir	120,736.00	1,690,304.00	70.08%	1,184,565.04
3.	Pekerjaan P-2 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 <i>Unit</i>	Taksir	3,438,400.00	3,438,400.00	59.61%	2,049,630.24
	- <i>Handle</i> Dekkson LHTR 0003 SSS	1.00 <i>Psg</i>	Taksir	380,352.00	380,352.00	70.08%	266,550.68
	- <i>Mortise Lock</i> Dekkson MTS IL DL8585 SSS	1.00 <i>Bh</i>	Taksir	376,432.00	376,432.00	70.08%	263,803.55
	- <i>Cylinder</i> Dekkson CYL DC DL60MM SN	1.00 <i>Bh</i>	Taksir	243,264.00	243,264.00	70.08%	170,479.41
	- <i>Escutcheon</i> Dekkson ESCN 855 SSS	1.00 <i>Psg</i>	Taksir	67,648.00	67,648.00	70.08%	47,407.72
	- <i>Hinge</i> Dekkson ESS DL 4x3x3MM 2BB SSS	1.50 <i>Psg</i>	Taksir	304,080.00	456,120.00	70.08%	319,648.90
	- <i>Door Closer</i> Dekkson DCL 300 NHO NA (Maks 40Kg)	1.00 <i>Bh</i>	Taksir	562,800.00	562,800.00	70.08%	394,410.24
4.	Pekerjaan P-3 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm dan Aksesoris (T	1.00 <i>Unit</i>	Taksir	4,345,600.00	4,345,600.00	59.61%	2,590,412.16
5.	Pekerjaan P-4 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm dan Aksesoris (T	1.00 <i>Unit</i>	Taksir	2,990,400.00	2,990,400.00	59.61%	1,782,577.44

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
6.	Pekerjaan P-5 Kusen Pintu Steel Cold Roll T = 2 mm Incl. Rock Wool Fin. Cat Tahan Panas (Terpasang)	1.00 Unit	Taksir	20,216,000.00	20,216,000.00	52.66%	10,645,745.60
	- Panic Bar Exit Handle 2 Point Latch Rim Dekkson PD0702	1.00 Set	Taksir	3,248,000.00	3,248,000.00	70.08%	2,276,198.40
	- Hinge Heavy Duty Mild Steel 5x3x3	3.00 Psg	Taksir	554,400.00	1,663,200.00	70.08%	1,165,570.56
7.	Pekerjaan P-6 Kusen Pintu Aluminium YKK + Blockboard 18 mm dan Multiplek Fin. HPL Incl. Kaca 5 mm (Terpasang)	1.00 Unit	Taksir	20,216,000.00	20,216,000.00	59.61%	12,050,757.60
	- Handle Dekkson LHTR 0003 SSS	1.00 Psg	Taksir	380,352.00	380,352.00	70.08%	266,550.68
	- Mortise Lock Dekkson MTS IL DL8585 SSS	1.00 Bh	Taksir	376,432.00	376,432.00	70.08%	263,803.55
	- Cylinder Dekkson CYL DC DL60MM SN	1.00 Bh	Taksir	243,264.00	243,264.00	70.08%	170,479.41
	- Escutcheon Dekkson ESCN 855 SSS	1.00 Psg	Taksir	67,648.00	67,648.00	70.08%	47,407.72
	- Hinge Dekkson ESS DL 4x3x3MM 2BB SSS	1.50 Psg	Taksir	304,080.00	456,120.00	70.08%	319,648.90
	- Door Closer Dekkson DCL 300 NHO NA (Maks 40Kg)	1.00 Bh	Taksir	562,800.00	562,800.00	70.08%	394,410.24
8.	Pekerjaan P-7 Kusen Pintu Steel Cold Roll T = 2 mm Incl. Rock Wool Fin. Cat Tahan Panas (Terpasang)	1.00 Unit	Taksir	4,704,000.00	4,704,000.00	52.66%	2,477,126.40
9.	Pekerjaan P-8 Kusen Pintu Steel Cold Roll T = 2 mm Incl. Rock Wool Fin. Cat Tahan Panas (Terpasang)	1.00 Unit	Taksir	4,592,000.00	4,592,000.00	52.66%	2,418,147.20
10.	Pekerjaan J-8 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	6.00 Unit	Taksir	26,588,800.00	159,532,800.00	59.61%	95,097,502.08
	- Spring Knip Dekkson SK 018 BR SN	12.00 Bh	Taksir	151,536.00	1,818,432.00	70.08%	1,274,357.15
	- Window Friction Stay Dekkson FS 14 SSS	12.00 Psg	Taksir	215,600.00	2,587,200.00	70.08%	1,813,109.76
	- Window Stay Dekkson WS 001 8" SSS	12.00 Bh	Taksir	120,736.00	1,448,832.00	70.08%	1,015,341.47
11.	Pekerjaan V-1 Kusen Ventilasi Aluminium YKK Incl. Kaca 5 mm (Terpasang)	4.00 Unit	Taksir	918,400.00	3,673,600.00	59.61%	2,189,832.96
	- Spring Knip Dekkson SK 018 BR SN	4.00 Bh	Taksir	151,536.00	606,144.00	70.08%	424,785.72
	- Window Friction Stay Dekkson FS 14 SSS	4.00 Bh	Taksir	215,600.00	862,400.00	70.08%	604,369.92
	- Window Stay Dekkson WS 001 8" SSS	4.00 Psg	Taksir	120,736.00	482,944.00	70.08%	338,447.16
12.	Pekerjaan V-2 Kusen Ventilasi Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 Unit	Taksir	918,400.00	918,400.00	59.61%	547,458.24
				Sub Total E.	418,833,520.00	60.94%	255,239,906.66
F.	PEKERJAAN PLAFOND						
1.	Pekerjaan Plafond						
	a. Rangka Plafond Metal Furing	668.72 M2	DIHITUNG. 3.5.1.1	116,900.00	78,173,368.00	80.50%	62,926,552.00
	b. Plafond Gypsum Tebal 9 mm	614.86 M2	3.5.2.1	75,600.00	46,483,416.00	56.48%	26,254,522.00
	c. Plafond PVC Tebal 8 mm	53.86 M2	DIHITUNG. 3.5.1.2	136,200.00	7,335,732.00	55.21%	4,050,272.00
				Sub Total F.	131,992,516.00	70.63%	93,231,346.00
G.	PEKERJAAN DINDING, SECONDARY SKIN DAN ORNAMEN/FINISHING						
1.	Pekerjaan Curtain Wall Kaca Tebal 8 mm + Rangka Aluminium (Terpasang)	48.20 M2	3.11.1.6.b	1,341,200.00	64,645,840.00	54.96%	35,528,220.00
2.	Pekerjaan Panel Dinding ACP + Rangka (Terpasang)	283.46 M2	DIHITUNG. 3.10.5.2	1,243,400.00	352,454,164.00	52.67%	185,637,954.00
3.	Pekerjaan Ornamen Kisi-Kisi WPC + Rangka (Terpasang)	15.51 M2	Taksir	1,736,000.00	26,925,360.00	60.32%	16,241,377.15
4.	Pekerjaan Ornamen Dinding Plat Cutting Cutting + Rangka dan Aksesoris (Terpasang)	23.16 M2	DIHITUNG. 3.10.5.3	1,458,400.00	33,776,544.00	86.99%	29,380,776.00
5.	Pekerjaan Sun Louver Aluminium + Rangka dan Aksesoris (Terpasang)	71.93 M2	3.12.1	1,360,700.00	97,875,151.00	58.76%	57,508,035.00
6.	Pekerjaan Dinding Partisi Cubicle Incl. Pintu dan Tiang Partisi (Terpasang)	211.35 M2	Taksir	918,400.00	194,103,840.00	34.17%	66,325,282.13
				Sub Total G.	769,780,899.00	50.74%	390,621,644.28
H.	PEKERJAAN PENGECATAN						
1.	Pekerjaan Pengecatan Dinding/Tembok Eksterior	527.52 M2	3.8.10.2	56,300.00	29,699,376.00	68.03%	20,204,016.00
2.	Pekerjaan Pengecatan Dinding/Tembok Interior	1,757.03 M2	3.8.10.1	53,400.00	93,825,402.00	68.73%	64,483,001.00
3.	Pekerjaan Pengecatan Plafond	614.86 M2	3.8.20	50,700.00	31,173,402.00	74.75%	23,303,194.00
				Sub Total H.	154,698,180.00	69.81%	107,990,211.00
I.	PEKERJAAN TATA UDARA DAN VENTILASI (HVAC)						
I.	Peralatan Utama Supply Udara						
1.	VRV A Series						
	a. VRV - 6A (RXQ24BY14) Kap. 229.000 Btu/h	1.00 Set	Taksir	274,572,144.00	274,572,144.00	13.20%	36,243,523.01
	b. Wall Mounted (FXAQ20BVM4) Kap. 7.500 Btu/h	1.00 Unit	Taksir	15,545,376.00	15,545,376.00	13.20%	2,051,989.63
	c. Wall Mounted (FXAQ32BVM4) Kap. 12.300 Btu/h	2.00 Unit	Taksir	17,530,128.00	35,060,256.00	13.20%	4,627,953.79
	d. Wall Mounted (FXAQ40BVM4) Kap. 15.400 Btu/h	1.00 Unit	Taksir	17,907,120.00	17,907,120.00	13.20%	2,363,739.84
	e. Wall Mounted (FXAQ50BVM4) Kap. 19.100 Btu/h	4.00 Unit	Taksir	21,045,024.00	84,180,096.00	13.20%	11,111,772.67
	f. R. Flow Cassette (Fresh White) (FXFQ80AV4) Kap. 30.700 Btu/h	4.00 Unit	Taksir	26,012,448.00	104,049,792.00	13.20%	13,734,572.54
	g. Standart Round Flow Panel (Fresh White) (BYCQ125EAF)	12.00 Unit	Taksir	4,368,000.00	52,416,000.00	13.20%	6,918,912.00
	h. Common Navigation Controller (BRC1E63)	4.00 Unit	Taksir	929,600.00	3,718,400.00	13.20%	490,828.80
	i. Refnet Joint (KHRP26A22T7)	5.00 Unit	Taksir	593,600.00	2,968,000.00	13.20%	391,776.00
	j. Refnet Joint (KHRP26A33T7)	3.00 Unit	Taksir	627,200.00	1,881,600.00	13.20%	248,371.20
	k. Refnet Joint (KHRP26A72T7)	2.00 Unit	Taksir	996,800.00	1,993,600.00	13.20%	263,155.20
	l. Refnet Joint (KHRP26M73TP7)	1.00 Unit	Taksir	1,657,600.00	1,657,600.00	13.20%	218,803.20
	M. Pipe Size Reducer (KHRP26M73TP7)	1.00 Unit	Taksir	660,800.00	660,800.00	13.20%	87,225.60
2.	Single Split						
	a. FTKE Inverter (STKE50YV) Kap. 18.000 Btu/h	1.00 Unit	Taksir	9,222,528.00	9,222,528.00	13.20%	1,217,373.70
II.	Instalasi Unit AC						
1.	VRV A Series						
	a. Jasa Instalasi VRV - 6A (RXQ14BY14) Kap. 136.000 Btu/h	1.00 Set	Taksir	2,240,000.00	2,240,000.00	100.00%	2,240,000.00
	b. Jasa Instalasi R. Flow Cassette (Fresh White)	4.00 Unit	Taksir	896,000.00	3,584,000.00	100.00%	3,584,000.00
	c. Jasa Instalasi Refnet Joint	11.00 Unit	Taksir	168,000.00	1,848,000.00	100.00%	1,848,000.00
2.	Single Split						
	a. Jasa Instalasi AC Split Wall Mounted	8.00 Unit	Taksir	560,000.00	4,480,000.00	100.00%	4,480,000.00
III.	Pekerjaan Perpipaan						
1.	Pipa Refrigerant 1/4" c/w Isolasi	53.00 M1	Taksir	116,021.92	6,149,161.76	13.20%	811,689.35
2.	Pipa Refrigerant 3/8" c/w Isolasi	61.00 M1	Taksir	179,509.12	10,950,056.32	13.20%	1,445,407.43

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
3.	Pipa Refrigerant 1/2" c/w Isolasi	56.00 <i>M1</i>	Taksir	233,061.92	13,051,467.52	13.20%	1,722,793.71
4.	Pipa Refrigerant 5/8" c/w Isolasi	106.00 <i>M1</i>	Taksir	311,232.32	32,990,625.92	13.20%	4,354,762.62
5.	Pipa Refrigerant 3/4" c/w Isolasi	3.00 <i>M1</i>	Taksir	377,679.68	1,133,039.04	13.20%	149,561.15
6.	Pipa Refrigerant 7/8" c/w Isolasi	3.00 <i>M1</i>	Taksir	576,227.68	1,728,683.04	13.20%	228,186.16
7.	Pipa Refrigerant 1 1/8" c/w Isolasi	3.00 <i>M1</i>	Taksir	770,892.64	2,312,677.92	13.20%	305,273.49
8.	Pipa Refrigerant 1 3/8" c/w Isolasi	21.00 <i>M1</i>	Taksir	1,052,602.88	22,104,660.48	13.20%	2,917,815.18
9.	Pipa Refrigerant 1/4" + 1/2" c/w Isolasi (AC Split Wall Mounted)	21.00 <i>M1</i>	Taksir	280,000.00	5,880,000.00	13.20%	776,160.00
10.	Pipa Drain PVC c/w Isolasi (VRV A System)	55.00 <i>M1</i>	6.4.1.2	26,800.00	1,474,000.00	94.03%	1,386,000.00
11.	Pipa Drain PVC c/w Isolasi (AC Split Wall Mounted)	21.00 <i>M1</i>	6.4.1.1	20,200.00	424,200.00	93.56%	396,900.00
12.	Refrigerant R 410 A	24.00 <i>Kg</i>	Taksir	392,000.00	9,408,000.00	13.20%	1,241,856.00
IV.	Pekerjaan Pengkabelan						
1.	Instalasi Kabel Power Lengkap Dengan MCB, Fitting, Support dan Jasa VRV System						
	a. Kabel Kontrol Unit AC Belden AWG 18 2 x 0.75 c/w Isolasi	200.00 <i>m</i>	Taksir	46,766.72	9,353,344.00	13.20%	1,234,641.41
	b. Kabel Power Unit AC NYY 3 x 2.5 mm c/w Isolasi + Grounding	150.00 <i>m</i>	5.1.1.1.25	59,000.00	8,850,000.00	83.39%	7,380,000.00
	c. Kabel Power Unit AC NYY 4 x 16 mm c/w Isolasi + Grounding	25.00 <i>m</i>	5.1.1.1.38	412,300.00	10,307,500.00	77.73%	8,012,500.00
2.	Instalasi Kabel Power Lengkap Dengan MCB, Fitting, Support dan Jasa Single Split						
	a. Kabel Power indoor Unit AC Wall Mounted 3 x 2,5 mm c/w Instalasi	28.00 <i>M1</i>	5.1.1.3.7	42,000.00	1,176,000.00	82.86%	974,400.00
V.	Pekerjaan Ducting						
1.	Ducting Supply & Return PIR Aluminium Panel	20.00 <i>M2</i>	Taksir	425,600.00	8,512,000.00	13.20%	1,123,584.00
2.	Flexible Duct	1.00 <i>Unit</i>	Taksir	291,200.00	291,200.00	13.20%	38,438.40
3.	Supply Air Grille	4.00 <i>Unit</i>	Taksir	728,000.00	2,912,000.00	13.20%	384,384.00
4.	Return Air Grille	4.00 <i>Unit</i>	Taksir	784,000.00	3,136,000.00	13.20%	413,952.00
5.	Plenum Box Return PIR Aluminium Panel	1.00 <i>Unit</i>	Taksir	2,016,000.00	2,016,000.00	13.20%	266,112.00
VI.	Pekerjaan Panel AC						
1.	Panel AC Lantai - 5	1.00 <i>Lot</i>	Taksir	8,400,000.00	8,400,000.00	13.20%	1,108,800.00
VII.	Vacum Pipa Refrigeran						
1.	Vacum Pipa Refrigeran VRV A System	1.00 <i>Lot</i>	Taksir	5,824,000.00	5,824,000.00	13.20%	768,768.00
2.	Vacum Pipa Refrigeran AC Split Wall Mounted	1.00 <i>Lot</i>	Taksir	3,136,000.00	3,136,000.00	13.20%	413,952.00
VIII.	Star Up Unit AC	1.00 <i>Lot</i>	Taksir	4,704,000.00	4,704,000.00	100.00%	4,704,000.00
IX.	Support						
1.	Support Dudukan, Gantungan Unit VRV A System dan Jasa (Termasuk : Longdrat 12 mm, Dinaset 12 m, Mur 12 mm, dan Ring 12 mm, Besi UNP 80, Besi Siku PKS 40, Raber Ped / Mouting, Baut Kaki 12 mm, Dinabolt 12 mm, Duct hood Outdoor AC dan lain-lain)	1.00 <i>Lot</i>	Taksir	9,520,000.00	9,520,000.00	13.20%	1,256,640.00
2.	Support Dudukan, Gantungan Unit AC Split Wall Mounted dan Jasa (Termasuk : Longdrat 12 mm, Dinaset 12 m, Mur 12 mm, dan Ring 12 mm, Besi UNP 80, Besi Siku PKS 40, Raber Ped / Mouting, Baut Kaki 12 mm, Dinabolt 12 mm, Duct hood Outdoor AC dan lain-lain)	1.00 <i>Lot</i>	Taksir	2,352,000.00	2,352,000.00	13.20%	310,464.00
				Sub Total I.	806,081,928.00	16.90%	136,249,038.10
J.	PEKERJAAN PBAX						
1.	Suprame Cat 5E	142.12 <i>M1</i>	Taksir	4,428.48	629,375.58	34.71%	218,456.26
2.	PABX Panasonic KX-TES824ND Kav 8Line 24 Extension	1.00 <i>Unit</i>	Taksir	40,174,400.00	40,174,400.00	34.71%	13,944,534.24
3.	Telephone Panasonic KX-TS505MX	7.00 <i>Unit</i>	Taksir	302,400.00	2,116,800.00	34.71%	734,741.28
4.	Router TP - LINK Archer AX 12	1.00 <i>Unit</i>	Taksir	632,800.00	632,800.00	34.71%	219,644.88
5.	Accessories	1.00 <i>Ls</i>	Taksir	13,440,000.00	13,440,000.00	34.71%	4,665,024.00
6.	Ongkos Instalasi Jaringan	7.00 <i>Titik</i>	Taksir	280,000.00	1,960,000.00	100.00%	1,960,000.00
7.	Connection ke Jaringan	1.00 <i>Ls</i>	Taksir	2,800,000.00	2,800,000.00	100.00%	2,800,000.00
				Sub Total J.	61,753,375.58	39.74%	24,542,400.66
K.	PEKERJAAN SOUND SYSTEM						
1.	Kabel FRC 2x2.5 Supreme Fire Resistance Cable 2 x 2.5 mm N2XY 2x2,5	213.49 <i>M1</i>	Taksir	4,428.48	945,436.20	95.75%	905,255.16
2.	Yamaha RXV4A RXV4 A RXV 4A 8K Streamer Home Theater Amplifier	1.00 <i>Unit</i>	Taksir	10,587,360.00	10,587,360.00	27.28%	2,888,231.81
3.	Equalizer VPK DSP 2231 Digital 2x31	1.00 <i>Unit</i>	Taksir	2,352,000.00	2,352,000.00	39.70%	933,744.00
4.	Krezt Kondenser Microphone BM-302 Extra Mic Standing	1.00 <i>Unit</i>	Taksir	560,000.00	560,000.00	39.70%	222,320.00
5.	Ceriling Speaker TOA ZS 648R	20.00 <i>Unit</i>	Taksir	448,000.00	8,960,000.00	39.70%	3,557,120.00
6.	Colum Speaker TOA ZS 102C	2.00 <i>Unit</i>	Taksir	946,400.00	1,892,800.00	39.70%	751,441.60
				Sub Total K.	25,297,596.20	36.60%	9,258,112.56
L.	PEKERJAAN CCTV						
I.	Jaringan CCTV						
1.	Cabel CAT e5 (UTP)	269.30 <i>M1</i>	Taksir	89,040.00	23,978,472.00	37.30%	8,943,970.06
2.	Cabel HDMI	16.00 <i>M1</i>	Taksir	5,600.00	89,600.00	37.30%	33,420.80
II.	Unit CCTV						
1.	Smart IP Camera	18.00 <i>Unit</i>	Taksir	582,400.00	10,483,200.00	37.30%	3,910,233.60
2.	Hikvision	1.00 <i>Unit</i>	Taksir	4,200,000.00	4,200,000.00	37.30%	1,566,600.00
3.	Receiver System Control	1.00 <i>Unit</i>	Taksir	1,498,560.00	1,498,560.00	37.30%	558,962.88
				Sub Total L.	40,249,832.00	37.30%	15,013,187.34
M.	SMOKE DETECTOR + FIRE ALARM + HYDRANT SPRINKLER						
I.	FIRE SECURITY PANEL						
1.	Conventional Fire Alarm ControlPanel-12 Zone TXC7012	1.00 <i>Unit</i>	Taksir	14,000,000.00	14,000,000.00	60.51%	8,471,400.00
2.	Program dan Setting Panel MCFA	1.00 <i>Ls</i>	Taksir	5,600,000.00	5,600,000.00	60.51%	3,388,560.00
II.	CABLE						
1.	Cable METAL FRC 2x1,5 mm²	194.68 <i>M1</i>	Taksir	39,760.00	7,740,476.80	60.51%	4,683,762.51
III.	CONDOITE PIPE						
1.	Condoite Ø20Mm Legrand	64.89 <i>Nos</i>	Taksir	28,000.00	1,816,920.00	60.51%	1,099,418.29
2.	Clamp Ø20Mm	193.00 <i>Pcs</i>	Taksir	1,904.00	367,472.00	60.51%	222,357.31
3.	Shock Ø20Mm	97.85 <i>Pcs</i>	Taksir	1,904.00	186,306.40	60.51%	112,734.00

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
4.	T - Doz Clipsal	45.00 <i>Pcs</i>	Taksir	32,480.00	1,461,600.00	60.51%	884,414.16
IV.	SMOKE DETECTOR						
1.	Conventional Smoke Detector TXC7101 TNA	16.00 <i>Unit</i>	Taksir	197,120.00	3,153,920.00	20.00%	630,784.00
2.	Conventional Heat Detector TXC7111+ Base Fire Alarm	16.00 <i>Unit</i>	Taksir	228,480.00	3,655,680.00	20.00%	731,136.00
3.	Fire Alarm Bell TNA HZJL-1	2.00 <i>Unit</i>	Taksir	525,280.00	1,050,560.00	20.00%	210,112.00
4.	Manual Call Point TNA TXC7141	1.00 <i>Unit</i>	Taksir	338,240.00	338,240.00	20.00%	67,648.00
5.	Conventional Sounder Strobe TNA	2.00 <i>Unit</i>	Taksir	405,440.00	810,880.00	20.00%	162,176.00
6.	First Aid Box	2.00 <i>Unit</i>	Taksir	616,000.00	1,232,000.00	60.51%	745,483.20
V.	ELECTRICAL INSTALLATION						
1.	Jasa Instalasi Smoke Detector	16.00 <i>Unit</i>	Taksir	504,000.00	8,064,000.00	100.00%	8,064,000.00
2.	Jasa Instalasi Heat Detector	16.00 <i>Unit</i>	Taksir	504,000.00	8,064,000.00	100.00%	8,064,000.00
3.	Jasa Instalasi Alarm Bell	2.00 <i>Unit</i>	Taksir	504,000.00	1,008,000.00	100.00%	1,008,000.00
4.	Jasa Instalasi Manual Call Point	2.00 <i>Unit</i>	Taksir	504,000.00	1,008,000.00	100.00%	1,008,000.00
5.	Jasa Instalasi Indicating Lamp	2.00 <i>Unit</i>	Taksir	504,000.00	1,008,000.00	100.00%	1,008,000.00
VI.	FIRE ESTINGUISHER						
A.	Hydrant Pipe:						
1.	Galvanis Pipe Ø 150mm	45.00 <i>M1</i>	Taksir	1,211,840.00	54,532,800.00	50.00%	27,266,400.00
2.	Galvanis Pipe Ø 100mm	203.89 <i>M1</i>	Taksir	692,160.00	141,124,502.40	50.00%	70,562,251.20
3.	Pipe Feeder	50.00 <i>Nos</i>	Taksir	1,211,840.00	60,592,000.00	50.00%	30,296,000.00
4.	Galvanis Pipe Ø 50mm	26.31 <i>M1</i>	Taksir	292,320.00	7,690,939.20	50.00%	3,845,469.60
5.	Galvanis Pipe Ø 25mm	45.56 <i>M1</i>	Taksir	202,720.00	9,235,923.20	50.00%	4,617,961.60
6.	Galvanis Pipe Ø 20mm	43.21 <i>M1</i>	Taksir	134,400.00	5,807,424.00	50.00%	2,903,712.00
7.	Hanger Pipe Clamp	115.08 <i>Nos</i>	Taksir	112,000.00	12,888,960.00	50.00%	6,444,480.00
B.	Gate Valve:						
1.	Hydrant Valve Ø 150mm	1.00 <i>Nos</i>	Taksir	6,720,000.00	6,720,000.00	36.00%	2,419,200.00
2.	Flange Ø 150mm	2.00 <i>Nos</i>	Taksir	740,544.00	1,481,088.00	36.00%	533,191.68
3.	Gasket Flange Ø 150mm	2.00 <i>Nos</i>	Taksir	28,000.00	56,000.00	36.00%	20,160.00
4.	Gate Valve Ø 100mm	1.00 <i>Nos</i>	Taksir	3,886,400.00	3,886,400.00	36.00%	1,399,104.00
5.	Gate Valve Ø 50mm	1.00 <i>Nos</i>	Taksir	1,943,200.00	1,943,200.00	60.51%	1,175,830.32
6.	Gate Valve Ø 25mm	1.00 <i>Nos</i>	Taksir	971,600.00	971,600.00	60.51%	587,915.16
7.	Gate Valve Ø 20mm	1.00 <i>Nos</i>	Taksir	485,800.00	485,800.00	60.51%	293,957.58
C.	Hydrant Box						
1.	Box Out Door	8.00 <i>Unit</i>	Taksir	1,545,600.00	12,364,800.00	50.00%	6,182,400.00
2.	Nozel Head Ø 100mm	8.00 <i>Unit</i>	Taksir	1,307,600.00	10,460,800.00	50.00%	5,230,400.00
3.	Flexible Hose Ø 100mm (50 meter) With Couple	8.00 <i>Roll</i>	Taksir	1,787,520.00	14,300,160.00	50.00%	7,150,080.00
4.	Box In Door	2.00 <i>Unit</i>	Taksir	3,372,320.00	6,744,640.00	50.00%	3,372,320.00
5.	Rubber Fire Hose Ø 50mm (30 meter) With Couple	2.00 <i>Roll</i>	Taksir	8,531,040.00	17,062,080.00	50.00%	8,531,040.00
6.	Nozel Head Ø 50mm	2.00 <i>Unit</i>	Taksir	1,802,080.00	3,604,160.00	50.00%	1,802,080.00
7.	APAR	4.00 <i>Unit</i>	Taksir	2,676,800.00	10,707,200.00	50.00%	5,353,600.00
8.	First Aid Box	2.00 <i>Unit</i>	Taksir	84,560.00	169,120.00	60.51%	102,334.51
D.	Hydrant Pillar						
1.	Fire Hydrant Siemese	2.00 <i>Unit</i>	Taksir	7,857,920.00	15,715,840.00	50.00%	7,857,920.00
2.	Fire Hydrant Pilar	6.00 <i>Unit</i>	Taksir	10,083,360.00	60,500,160.00	50.00%	30,250,080.00
E.	Sprinkler						
1.	Viking Sprinkler Mirage Concealed VK492 + Mirage Cover Plate	28.00 <i>Unit</i>	Taksir	109,760.00	3,073,280.00	25.00%	768,320.00
2.	Sprinkler Fitting	28.00 <i>Unit</i>	Taksir	280,000.00	7,840,000.00	100.00%	7,840,000.00
3.	Branch Control Valve	1.00 <i>Unit</i>	Taksir	51,972,480.00	51,972,480.00	36.00%	18,710,092.80
				Sub Total M.	582,497,412.00	50.83%	296,078,285.93
N.	PEKERJAAN ELEKTRIKAL						
1.	Pekerjaan Instalasi Titik Lampu						
	- Cable NYY SUPREME Ø 4X16mm²	6.00 <i>M1</i>	Taksir	349,440.00	2,096,640.00	99.82%	2,092,866.05
	- Cable NYAF SUPREME Ø 1X16mm²	6.00 <i>M1</i>	Taksir	56,000.00	336,000.00	99.82%	335,395.20
	- Cable NYY SUPREME Ø 3X4mm²	256.92 <i>M1</i>	Taksir	34,988.80	8,989,322.50	99.82%	8,973,141.72
	- Cable NYAF SUPREME Ø 2X4mm²	304.88 <i>M1</i>	Taksir	21,548.80	6,569,798.14	99.82%	6,557,972.51
	- Cable NYM SUPREME Ø 2X2,5mm²	509.20 <i>M1</i>	Taksir	17,068.80	8,691,432.96	99.82%	8,675,788.38
	- Cable NYM SUPREME Ø 2X1,5mm²	252.16 <i>M1</i>	Taksir	10,348.80	2,609,553.41	99.82%	2,604,856.21
	- Conduit Pipa Ø3/4"	117.50 <i>Btg</i>	Taksir	14,000.00	1,645,000.00	99.82%	1,642,039.00
	- Clamp Conduit Ø 3/4"	156.67 <i>Bh</i>	Taksir	1,680.00	263,205.60	99.82%	262,731.83
	- Mangkok Saklar	47.00 <i>Unit</i>	Taksir	8,400.00	394,800.00	37.37%	147,536.76
	- Isolasi Band Steel Grip	15.00 <i>Unit</i>	Taksir	19,040.00	285,600.00	37.37%	106,728.72
	- Lampu Down Light LED PHILIPS 5 watt	9.00 <i>Unit</i>	Taksir	61,600.00	554,400.00	37.37%	207,179.28
	- Lampu Down Light LED PHILIPS 9 watt	28.00 <i>Unit</i>	Taksir	72,800.00	2,038,400.00	37.37%	761,750.08
	- Lampu Down Light LED PHILIPS 12 watt	22.00 <i>Unit</i>	Taksir	84,000.00	1,848,000.00	37.37%	690,597.60
	- Lampu Down Light LED PHILIPS 17 watt	33.00 <i>Unit</i>	Taksir	106,400.00	3,511,200.00	37.37%	1,312,135.44
	- Lampu Down Light LED PHILIPS 23 watt	6.00 <i>Unit</i>	Taksir	106,400.00	638,400.00	37.37%	238,570.08
	- Lampu Sorot REFLEXTOR PHILIPS 50 watt	17.00 <i>Unit</i>	Taksir	1,198,400.00	20,372,800.00	37.37%	7,613,315.36
	- Receptacle / Stop kontak	29.00 <i>Unit</i>	Taksir	103,040.00	2,988,160.00	45.05%	1,346,166.08
	- Switch / Saklar Single Panasonic	7.00 <i>Unit</i>	Taksir	36,400.00	254,800.00	45.05%	114,787.40
	- Switch / Saklar Double Panasonic	8.00 <i>Unit</i>	Taksir	65,968.00	527,744.00	45.05%	237,748.67
	- Switch / Saklar Triple Panasonic	3.00 <i>Unit</i>	Taksir	124,880.00	374,640.00	45.05%	168,775.32
	- Upah Pasang	115.00 <i>Titik</i>	Taksir	125,000.00	14,375,000.00	100.00%	14,375,000.00
	- Upah Commisioning Test	1.00 <i>Lot</i>	Taksir	2,500,000.00	2,500,000.00	100.00%	2,500,000.00

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
2.	Pekerjaan Panel PP - 02						
	- Panel Box 60 x 50 x 25 cm Wallmounting	1.00 <i>Bh</i>	Taksir	1,092,000.00	1,092,000.00	50.95%	556,374.00
	- MCB 1P, iC60H, 40A, 40 kA ex Schneider	1.00 <i>Bh</i>	Taksir	196,000.00	196,000.00	50.95%	99,862.00
	- MCB 1P, iC60H, 20A, 20 kA ex Schneider	3.00 <i>Bh</i>	Taksir	156,800.00	470,400.00	50.95%	239,668.80
	- MCB 1P, iC60H, 12A, 12 kA ex Schneider	1.00 <i>Bh</i>	Taksir	95,200.00	95,200.00	50.95%	48,504.40
	- MCB 1P, iC60H, 6A, 6 kA ex Schneider	2.00 <i>Bh</i>	Taksir	84,000.00	168,000.00	50.95%	85,596.00
	- MCB 1P, iC60H, 4A, 4kA ex Schneider	1.00 <i>Bh</i>	Taksir	61,600.00	61,600.00	50.95%	31,385.20
	- Fuse Lamp	1.00 <i>Bh</i>	Taksir	39,200.00	39,200.00	50.95%	19,972.40
	- Pilot Lamp (Warna Hijau) uk 22mm	3.00 <i>Bh</i>	Taksir	17,920.00	53,760.00	50.95%	27,390.72
	- Busbar Cconnection MCB/Busbar Sisir 1P, 100A ex Schneider/Setara	3.00 <i>Sisir</i>	Taksir	266,000.00	798,000.00	50.95%	406,581.00
	- Kabel Rangkai dan Aecessories	1.00 <i>Ls</i>	Taksir	850,000.00	850,000.00	50.95%	433,075.00
	- Upah Rangkai	1.00 <i>Unit</i>	Taksir	2,750,000.00	2,750,000.00	100.00%	2,750,000.00
	- Upah Pemasangan	1.00 <i>Unit</i>	Taksir	1,975,000.00	1,975,000.00	100.00%	1,975,000.00
				Sub Total N.	90,414,056.61	74.81%	67,638,491.21
O.	PEKERJAAN PLUMBING DAN SANITARY						
1.	Pekerjaan Jaringan Pipa Air Bersih						
	- Pekerjaan Jaringan Pipa 16 mm PVC AW "A"	56.00 <i>M1</i>	6.4.1.1	20,200.00	1,131,200.00	93.56%	1,058,400.00
	- Pekerjaan Jaringan Pipa 20 mm PVC AW "A"	117.00 <i>M1</i>	6.4.1.2	26,800.00	3,135,600.00	94.03%	2,948,400.00
	- Pekerjaan Jaringan Pipa 25 mm PVC AW "A"	35.50 <i>M1</i>	6.4.1.3	35,300.00	1,253,150.00	93.77%	1,175,050.00
2.	Pekerjaan Jaringan Pipa Air Kotor (Grey Water)						
	- Pekerjaan Jaringan Pipa 50 mm PVC AW "A"	32.00 <i>M1</i>	6.4.1.6	70,400.00	2,252,800.00	94.03%	2,118,400.00
	- Pekerjaan Jaringan Pipa 75 mm PVC AW "A"	12.00 <i>M1</i>	6.4.1.8	280,400.00	3,364,800.00	93.05%	3,130,800.00
	- Pekerjaan Jaringan Pipa 100 mm PVC AW "A"	25.50 <i>M1</i>	6.4.1.9	408,000.00	10,404,000.00	92.79%	9,654,300.00
3.	Pekerjaan Jaringan Pipa Kotoran						
	- Pekerjaan Jaringan Pipa 100 mm PVC AW "A"	36.00 <i>M1</i>	6.4.1.9	408,000.00	14,688,000.00	92.79%	13,629,600.00
	- Pekerjaan Jaringan Pipa 150 mm PVC AW "A"	8.50 <i>M1</i>	Taksir	552,160.00	4,693,360.00	55.00%	2,581,348.00
4.	Sanitasi						
	- Kloset Duduk Ex. TOTO + Aksesoris (Lengkap)	7.00 <i>Unit</i>	3.18.3.1	3,848,800.00	26,941,600.00	45.76%	12,329,800.00
	- Wastafel Ex. TOTO + Aksesoris (Lengkap)	5.00 <i>Unit</i>	3.18.1.1	4,292,100.00	21,460,500.00	44.70%	9,592,500.00
	- Urinoir Ex. TOTO + Aksesoris (Lengkap)	3.00 <i>Unit</i>	3.18.4.1	3,155,300.00	9,465,900.00	44.05%	4,169,700.00
	- Floordrain Stainless Ex. TOTO	11.00 <i>Unit</i>	3.18.6.1	580,500.00	6,385,500.00	43.24%	2,761,000.00
	- Jet Washer (Lengkap)	7.00 <i>Unit</i>	3.18.6.3	631,600.00	4,421,200.00	48.13%	2,128,000.00
	- Shower Set Incl. Kran (Lengkap)	7.00 <i>Unit</i>	Taksir	694,400.00	4,860,800.00	41.15%	2,000,219.20
	- Kran Air Stainless Ex. TOTO	9.00 <i>Unit</i>	3.18.6.2.1	610,300.00	5,492,700.00	48.37%	2,656,800.00
	- Grab Bar Stainless	4.00 <i>Unit</i>	3.18.6.6	775,100.00	3,100,400.00	64.75%	2,007,600.00
	- Tissue Holder	7.00 <i>Unit</i>	Taksir	330,400.00	2,312,800.00	60.32%	1,395,080.96
	- Hand Towel Hanger	7.00 <i>Unit</i>	Taksir	182,560.00	1,277,920.00	60.32%	770,841.34
	- Towel Hanger Hook	7.00 <i>Unit</i>	Taksir	215,040.00	1,505,280.00	60.32%	907,984.90
				Sub Total O.	128,147,510.00	60.10%	77,015,824.40
P.	PEKERJAAN LAIN-LAIN						
1.	Pekerjaan Railing Hollow Stainless Steel SS (Terpasang)	39.20 <i>M1</i>	Taksir	1,476,363.64	57,873,454.55	60.32%	34,909,267.78
				Sub Total P.	57,873,454.55	60.32%	34,909,267.78

Jakarta, Desember 2025

Konsultan Perencanaan
PT. BENNATIN SURYA Cipta

Ir. LELA KESUMA, ST., MT
Team Leader

RENCANA ANGGARAN BIAYA **ENGINEER ESTIMATE (EE)**

Pekerjaan : Pengadaan Jasa Konsultasi Pembangunan Gedung Ushuluddin Universitas Islam Negeri (UIN) Syarif Hidayatullah Jakarta
Lokasi : Jl. Kertamukti No.4, Kec. Ciputat Timur, Kota Tangerang Selatan, Banten
Thn. Anggaran : 2025

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
VI.	KONSTRUKSI LANTAI - 6						
A.	PEKERJAAN BETON DAN BETON BERTULANG						
1.	Pekerjaan Kolom K1 Uk. 70 x 70 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	59.98 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	94,414,518.00	94.29%	89,022,316.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 25	13,493.64 <i>Kg</i>	2.2.1.1.4.a	25,500.00	344,087,820.00	47.06%	161,923,680.00
	c. Pembesian Begel (Deform/Ulir) - D 13	5,704.70 <i>Kg</i>	2.2.1.1.4.a	25,500.00	145,469,850.00	47.06%	68,456,400.00
	d. Bekisting (3 kali Pemakaian)	342.72 <i>M2</i>	2.2.1.3.4	252,100.00	86,399,712.00	96.47%	83,349,504.00
	e. Pembongkaran Bekisting	342.72 <i>M2</i>	2.2.1.3.11	10,200.00	3,495,744.00	100.00%	3,495,744.00
2.	Pekerjaan Kolom K2 Uk. 50 x 50 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	3.60 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	5,666,760.00	94.29%	5,343,120.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 22	983.48 <i>Kg</i>	2.2.1.1.4.a	25,500.00	25,078,740.00	47.06%	11,801,760.00
	c. Pembesian Begel (Deform/Ulir) - D 13	341.07 <i>Kg</i>	2.2.1.1.4.a	25,500.00	8,697,285.00	47.06%	4,092,840.00
	d. Bekisting (3 kali Pemakaian)	28.80 <i>M2</i>	2.2.1.3.4	252,100.00	7,260,480.00	96.47%	7,004,160.00
	e. Pembongkaran Bekisting	28.80 <i>M2</i>	2.2.1.3.11	10,200.00	293,760.00	100.00%	293,760.00
3.	Pekerjaan Kolom Praktis K3	165.60 <i>M1</i>	2.2.1.10.1	129,000.00	21,362,400.00	71.24%	15,218,640.00
4.	Pekerjaan Shearwall						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	30.80 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	48,482,280.00	94.29%	45,713,360.00
	b. Pembesian Tulangan Utama (Deform/Ulir)	5,350.95 <i>Kg</i>	2.2.1.1.2.a	19,000.00	101,668,050.00	44.21%	44,947,980.00
	c. Bekisting (3 kali Pemakaian)	246.38 <i>M2</i>	2.2.1.3.7	261,500.00	64,428,370.00	96.33%	62,063,122.00
	d. Pembongkaran Bekisting	246.38 <i>M2</i>	2.2.1.3.11	10,200.00	2,513,076.00	100.00%	2,513,076.00
5.	Pekerjaan Balok B1 Uk. 35 x 65 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	47.32 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	74,486,412.00	94.29%	70,232,344.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 22	8,351.82 <i>Kg</i>	2.2.1.1.4.a	25,500.00	212,971,410.00	47.06%	100,221,840.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 19	2,491.74 <i>Kg</i>	2.2.1.1.4.a	25,500.00	63,539,370.00	47.06%	29,900,880.00
	d. Pembesian Tulangan Extra (Deform/Ulir) - D 13	583.25 <i>Kg</i>	2.2.1.1.4.a	25,500.00	14,872,875.00	47.06%	6,999,000.00
	e. Pembesian Begel (Deform/Ulir) - D 13	4,411.09 <i>Kg</i>	2.2.1.1.4.a	25,500.00	112,482,795.00	47.06%	52,933,080.00
	f. Bekisting (3 kali Pemakaian)	360.50 <i>M2</i>	2.2.1.3.5	252,100.00	90,882,050.00	96.47%	87,673,600.00
	g. Pembongkaran Bekisting	360.50 <i>M2</i>	2.2.1.3.11	10,200.00	3,677,100.00	100.00%	3,677,100.00
6.	Pekerjaan Balok B2 Uk. 35 x 55 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	4.98 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	7,839,018.00	94.29%	7,391,316.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 22	1,000.19 <i>Kg</i>	2.2.1.1.4.a	25,500.00	25,504,845.00	47.06%	12,002,280.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 19	486.06 <i>Kg</i>	2.2.1.1.4.a	25,500.00	12,394,530.00	47.06%	5,832,720.00
	d. Pembesian Tulangan Extra (Deform/Ulir) - D 13	87.31 <i>Kg</i>	2.2.1.1.4.a	25,500.00	2,226,405.00	47.06%	1,047,720.00
	e. Pembesian Begel (Deform/Ulir) - D 13	675.64 <i>Kg</i>	2.2.1.1.3	19,400.00	13,107,416.00	45.88%	6,013,196.00
	f. Bekisting (3 kali Pemakaian)	40.20 <i>M2</i>	2.2.1.3.5	252,100.00	10,134,420.00	96.47%	9,776,640.00
	g. Pembongkaran Bekisting	40.20 <i>M2</i>	2.2.1.3.11	10,200.00	410,040.00	100.00%	410,040.00
7.	Pekerjaan Balok B3 Uk. 35 x 55 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	0.89 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	1,400,949.00	94.29%	1,320,938.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 22	210.06 <i>Kg</i>	2.2.1.1.4.a	25,500.00	5,356,530.00	47.06%	2,520,720.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 19	78.34 <i>Kg</i>	2.2.1.1.4.a	25,500.00	1,997,670.00	47.06%	940,080.00
	d. Pembesian Tulangan Extra (Deform/Ulir) - D 13	18.34 <i>Kg</i>	2.2.1.1.4.a	25,500.00	467,670.00	47.06%	220,080.00
	e. Pembesian Begel (Deform/Ulir) - D 13	126.03 <i>Kg</i>	2.2.1.1.4.a	25,500.00	3,213,765.00	47.06%	1,512,360.00
	f. Bekisting (3 kali Pemakaian)	7.20 <i>M2</i>	2.2.1.3.5	252,100.00	1,815,120.00	96.47%	1,751,040.00
	g. Pembongkaran Bekisting	7.20 <i>M2</i>	2.2.1.3.11	10,200.00	73,440.00	100.00%	73,440.00
8.	Pekerjaan Balok B4 Uk. 25 x 35 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	8.72 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	13,726,152.00	94.29%	12,942,224.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 19	2,119.18 <i>Kg</i>	2.2.1.1.4.a	25,500.00	54,039,090.00	47.06%	25,430,160.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 16	751.40 <i>Kg</i>	2.2.1.1.4.a	25,500.00	19,160,700.00	47.06%	9,016,800.00
	d. Pembesian Begel (Polos) - Ø 10	849.59 <i>Kg</i>	2.2.1.1.3	19,400.00	16,482,046.00	45.88%	7,561,351.00
	e. Bekisting (3 kali Pemakaian)	108.57 <i>M2</i>	2.2.1.3.5	252,100.00	27,370,497.00	96.47%	26,404,224.00
	f. Pembongkaran Bekisting	108.57 <i>M2</i>	2.2.1.3.11	10,200.00	1,107,414.00	100.00%	1,107,414.00
9.	Pekerjaan Balok Lantai/Praktis Uk. 10 x 15 cm	129.93 <i>M1</i>	2.2.1.10.2	168,400.00	21,880,212.00	77.26%	16,903,893.00
10.	Pekerjaan Plat Lantai Tebal 125 mm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	75.69 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	119,143,629.00	94.29%	112,339,098.00
	b. Pembesian Tulangan (Deform/Ulir) - D 13	8,166.18 <i>Kg</i>	2.2.1.1.2.a	19,000.00	155,157,420.00	44.21%	68,595,912.00
	c. Bekisting (3 kali Pemakaian)	475.56 <i>M2</i>	2.2.1.3.6	263,200.00	125,167,392.00	96.66%	120,982,464.00
	d. Pembongkaran Bekisting	475.56 <i>M2</i>	2.2.1.3.11	10,200.00	4,850,712.00	100.00%	4,850,712.00
11.	Pekerjaan Plat Sunwearing						
	a. Beton Mutu f'c = 15 MPa (<i>Site Mix</i>)	0.15 <i>M3</i>	2.2.1.5.2	1,437,600.00	215,640.00	91.59%	197,505.00
	b. Pembesian Tulangan (Polos) - Ø 10	17.26 <i>Kg</i>	2.2.1.1.3	19,400.00	334,844.00	45.88%	153,614.00
	c. Bekisting (3 kali Pemakaian)	1.25 <i>M2</i>	2.2.1.3.6	263,200.00	329,000.00	96.66%	318,000.00
	d. Pembongkaran Bekisting	1.25 <i>M2</i>	2.2.1.3.11	10,200.00	12,750.00	100.00%	12,750.00
12.	Sewa Concrete Pump Superlongboom 38 meter	19.00 <i>Jam</i>	Taksir	1,008,000.00	19,152,000.00	100.00%	19,152,000.00
				Sub Total A.	2,196,302,173.00	65.28%	1,433,657,997.00

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
B. PEKERJAAN TANGGA							
1.	Pekerjaan Balok Bordes B4 Uk. 25 x 35 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	1.38 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	2,172,258.00	94.29%	2,048,196.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 19	273.08 <i>Kg</i>	2.2.1.1.4.a	25,500.00	6,963,540.00	47.06%	3,276,960.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 16	85.94 <i>Kg</i>	2.2.1.1.4.a	25,500.00	2,191,470.00	47.06%	1,031,280.00
	d. Pembesian Begel (Polos) - Ø 10	83.89 <i>Kg</i>	2.2.1.1.3	19,400.00	1,627,466.00	45.88%	746,621.00
	e. Bekisting (3 kali Pemakaian)	11.18 <i>M2</i>	2.2.1.3.5	252,100.00	2,818,478.00	96.47%	2,718,976.00
	f. Pembongkaran Bekisting	11.18 <i>M2</i>	2.2.1.3.11	10,200.00	114,036.00	100.00%	114,036.00
2.	Pekerjaan Plat Tangga dan Bordes						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	5.75 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	9,051,075.00	94.29%	8,534,150.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 13	1,105.13 <i>Kg</i>	2.2.1.1.4.a	25,500.00	28,180,815.00	47.06%	13,261,560.00
	c. Bekisting (3 kali Pemakaian)	47.88 <i>M2</i>	2.2.1.3.8	247,100.00	11,831,148.00	96.44%	11,409,804.00
	d. Pembongkaran Bekisting	47.88 <i>M2</i>	2.2.1.3.11	10,200.00	488,376.00	100.00%	488,376.00
3.	Pekerjaan Anak Tangga						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	1.74 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	2,738,934.00	94.29%	2,582,508.00
	b. Pembesian Tulangan Utama (Polos) - Ø 10	283.64 <i>Kg</i>	2.2.1.1.3	19,400.00	5,502,616.00	45.88%	2,524,396.00
	c. Bekisting (3 kali Pemakaian)	22.57 <i>M2</i>	2.2.1.3.8	247,100.00	5,577,047.00	96.44%	5,378,431.00
	d. Pembongkaran Bekisting	22.57 <i>M2</i>	2.2.1.3.11	10,200.00	230,214.00	100.00%	230,214.00
4.	Pekerjaan Finishing Acian Halus	47.88 <i>M2</i>	3.7.8	55,800.00	2,671,704.00	98.39%	2,628,612.00
5.	Pekerjaan Finishing Tangga Granit Uk 60 x 60 cm + Stepnozing Custom	81.28 <i>M2</i>	3.9.5.3.a	327,400.00	26,611,072.00	76.45%	20,344,384.00
6.	Pekerjaan Railing Hollow Stainless Steel SS (Terpasang)	23.65 <i>M1</i>	Taksir	1,476,363.64	34,916,000.00	60.32%	21,061,331.20
				Sub Total B.	143,686,249.00	68.47%	98,379,835.20
C. PEKERJAAN PASANGAN DAN PLESTERAN							
1.	Pekerjaan Dinding Bata Ringan Tebal 10 cm dengan Mortar Siap Pakai (MSP)	494.57 <i>M2</i>	3.6.4.2	247,700.00	122,504,989.00	87.97%	107,766,803.00
2.	Pekerjaan Plesteran Dinding Bata Ringan dengan Mortar Siap Pakai (MSP)	989.14 <i>M2</i>	3.7.7	129,800.00	128,390,372.00	90.83%	116,619,606.00
3.	Pekerjaan Finishing Acian	440.38 <i>M2</i>	3.7.8	55,800.00	24,573,204.00	98.39%	24,176,862.00
				Sub Total C.	275,468,565.00	90.23%	248,563,271.00
D. PEKERJAAN FINISHING LANTAI DAN DINDING							
1.	Pekerjaan Finishing Lantai Granit Uk. 60 x 60 cm (Polished)	563.20 <i>M2</i>	3.9.5.3.a	327,400.00	184,391,680.00	76.45%	140,968,960.00
2.	Pekerjaan Finishing Lantai Granit Uk. 60 x 60 cm (Unpolished)	111.01 <i>M2</i>	3.9.5.3.b	347,000.00	38,520,470.00	76.05%	29,295,539.00
3.	Pekerjaan Finishing Lantai Toilet	134.10 <i>M2</i>	3.9.5.3.b	347,000.00	46,532,700.00	76.05%	35,388,990.00
4.	Pekerjaan Finishing Dinding Toilet Granit Uk. 60 x 60 cm (Polished)	134.10 <i>M2</i>	3.10.2.2	361,600.00	48,490,560.00	78.98%	38,298,960.00
5.	Pekerjaan Finishing Meja Wastafel Granit Uk. 60 x 60 cm (Polished)	3.39 <i>M2</i>	3.10.2.2	361,600.00	1,225,824.00	78.98%	968,184.00
6.	Pekerjaan Finishing Tembok Lift Marmer Uk. 100 x 100 cm (Tebal 2 cm)	10.83 <i>M2</i>	3.10.5.7	1,010,300.00	10,941,549.00	80.85%	8,845,944.00
7.	Pekerjaan Finishing Tembok Fasade Exterior Clading Stone	190.29 <i>M2</i>	3.10.4.3.(b)	685,400.00	130,424,766.00	99.36%	129,587,490.00
				Sub Total D.	460,527,549.00	83.24%	383,354,067.00
E. PEKERJAAN KUSEN PINTU DAN JENDELA							
1.	Pekerjaan P-1 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm (Terpasang)	6.00 <i>Unit</i>	Taksir	8,859,200.00	53,155,200.00	59.61%	31,685,814.72
	- <i>Pull Handle Dekkson PH DL802 32x600x400 PSS+SSS</i>	12.00 <i>Psg</i>	Taksir	1,326,192.00	15,914,304.00	70.08%	11,152,744.24
	- <i>Mortise Lock Dekkson MTS RL DL8585 SSS</i>	6.00 <i>Bh</i>	Taksir	417,872.00	2,507,232.00	70.08%	1,757,068.19
	- <i>Cylinder Dekkson CYL DC DL60MM SN</i>	6.00 <i>Bh</i>	Taksir	243,264.00	1,459,584.00	70.08%	1,022,876.47
	- <i>Escutcheon Dekkson ESCN 855 SSS</i>	6.00 <i>Psg</i>	Taksir	67,648.00	405,888.00	70.08%	284,446.31
	- <i>Hinge Dekkson ESS DL 4x3x3MM 2BB SSS</i>	18.00 <i>Psg</i>	Taksir	304,080.00	5,473,440.00	70.08%	3,835,786.75
	- <i>Flush Bolt Dekkson FB 040 8" SSS</i>	6.00 <i>Bh</i>	Taksir	100,352.00	602,112.00	70.08%	421,960.09
	- <i>Flush Bolt Dekkson FB 040 12" SSS</i>	6.00 <i>Bh</i>	Taksir	142,912.00	857,472.00	70.08%	600,916.38
	- <i>Dust Proof Dekkson DP 003 SSS</i>	6.00 <i>Bh</i>	Taksir	96,544.00	579,264.00	70.08%	405,948.21
	- <i>Door Closer Dekkson DCL 300 NHO NA (Maks 40Kg)</i>	6.00 <i>Set</i>	Taksir	562,800.00	3,376,800.00	70.08%	2,366,461.44
	- <i>Spring Knip Dekkson SK 018 BR SN</i>	12.00 <i>Bh</i>	Taksir	151,536.00	1,818,432.00	70.08%	1,274,357.15
	- <i>Window Friction Stay Dekkson FS 14 SSS</i>	12.00 <i>Psg</i>	Taksir	215,600.00	2,587,200.00	70.08%	1,813,109.76
	- <i>Window Stay Dekkson WS 001 8" SSS</i>	12.00 <i>Bh</i>	Taksir	120,736.00	1,448,832.00	70.08%	1,015,341.47
2.	Pekerjaan P-2 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 <i>Unit</i>	Taksir	3,438,400.00	3,438,400.00	59.61%	2,049,630.24
	- <i>Handle Dekkson LHTR 0003 SSS</i>	1.00 <i>Psg</i>	Taksir	380,352.00	380,352.00	70.08%	266,550.68
	- <i>Mortise Lock Dekkson MTS IL DL8585 SSS</i>	1.00 <i>Bh</i>	Taksir	376,432.00	376,432.00	70.08%	263,803.55
	- <i>Cylinder Dekkson CYL DC DL60MM SN</i>	1.00 <i>Bh</i>	Taksir	243,264.00	243,264.00	70.08%	170,479.41
	- <i>Escutcheon Dekkson ESCN 855 SSS</i>	1.00 <i>Psg</i>	Taksir	67,648.00	67,648.00	70.08%	47,407.72
	- <i>Hinge Dekkson ESS DL 4x3x3MM 2BB SSS</i>	1.50 <i>Psg</i>	Taksir	304,080.00	456,120.00	70.08%	319,648.90
	- <i>Door Closer Dekkson DCL 300 NHO NA (Maks 40Kg)</i>	1.00 <i>Bh</i>	Taksir	562,800.00	562,800.00	70.08%	394,410.24
3.	Pekerjaan P-3 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm dan Aksesoris (T	1.00 <i>Unit</i>	Taksir	4,345,600.00	4,345,600.00	59.61%	2,590,412.16
4.	Pekerjaan P-4 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm dan Aksesoris (T	1.00 <i>Unit</i>	Taksir	2,990,400.00	2,990,400.00	59.61%	1,782,577.44
5.	Pekerjaan P-5 Kusen Pintu Steel Cold Roll T = 2 mm Incl. Rock Wool Fin. Cat Tahan Panas (Terpasang)	1.00 <i>Unit</i>	Taksir	20,216,000.00	20,216,000.00	52.66%	10,645,745.60
	- <i>Panic Bar Exit Handle 2 Point Latch Rim Dekkson PD0702</i>	1.00 <i>Set</i>	Taksir	3,248,000.00	3,248,000.00	70.08%	2,276,198.40
	- <i>Hinge Heavy Duty Mild Steel 5x3x3</i>	3.00 <i>Psg</i>	Taksir	554,400.00	1,663,200.00	70.08%	1,165,570.56
6.	Pekerjaan P-6 Kusen Pintu Aluminium YKK + Blockboard 18 mm dan Multiplek Fin. HPL Incl. Kaca 5 mm (Terpasang)	1.00 <i>Unit</i>	Taksir	20,216,000.00	20,216,000.00	59.61%	12,050,757.60
	- <i>Handle Dekkson LHTR 0003 SSS</i>	1.00 <i>Psg</i>	Taksir	380,352.00	380,352.00	70.08%	266,550.68
	- <i>Mortise Lock Dekkson MTS IL DL8585 SSS</i>	1.00 <i>Bh</i>	Taksir	376,432.00	376,432.00	70.08%	263,803.55
	- <i>Cylinder Dekkson CYL DC DL60MM SN</i>	1.00 <i>Bh</i>	Taksir	243,264.00	243,264.00	70.08%	170,479.41
	- <i>Escutcheon Dekkson ESCN 855 SSS</i>	1.00 <i>Psg</i>	Taksir	67,648.00	67,648.00	70.08%	47,407.72
	- <i>Hinge Dekkson ESS DL 4x3x3MM 2BB SSS</i>	1.50 <i>Psg</i>	Taksir	304,080.00	456,120.00	70.08%	319,648.90
	- <i>Door Closer Dekkson DCL 300 NHO NA (Maks 40Kg)</i>	1.00 <i>Bh</i>	Taksir	562,800.00	562,800.00	70.08%	394,410.24
7.	Pekerjaan P-7 Kusen Pintu Steel Cold Roll T = 2 mm Incl. Rock Wool Fin. Cat Tahan Panas (Terpasang)	1.00 <i>Unit</i>	Taksir	4,704,000.00	4,704,000.00	52.66%	2,477,126.40

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
8.	Pekerjaan P-8 Kusen Pintu Steel Cold Roll T = 2 mm Incl. Rock Wool Fin. Cat Tahan Panas (Terpasang)	1.00 <i>Unit</i>	Taksir	4,592,000.00	4,592,000.00	52.66%	2,418,147.20
9.	Pekerjaan J-8 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	6.00 <i>Unit</i>	Taksir	26,588,800.00	159,532,800.00	59.61%	95,097,502.08
	- <i>Spring Knip Dekkson SK 018 BR SN</i>	12.00 <i>Bh</i>	Taksir	151,536.00	1,818,432.00	70.08%	1,274,357.15
	- <i>Window Friction Stay Dekkson FS 14 SSS</i>	12.00 <i>Psg</i>	Taksir	215,600.00	2,587,200.00	70.08%	1,813,109.76
	- <i>Window Stay Dekkson WS 001 8" SSS</i>	12.00 <i>Bh</i>	Taksir	120,736.00	1,448,832.00	70.08%	1,015,341.47
10.	Pekerjaan V-1 Kusen Ventilasi Aluminium YKK Incl. Kaca 5 mm (Terpasang)	4.00 <i>Unit</i>	Taksir	918,400.00	3,673,600.00	59.61%	2,189,832.96
	- <i>Spring Knip Dekkson SK 018 BR SN</i>	4.00 <i>Bh</i>	Taksir	151,536.00	606,144.00	70.08%	424,785.72
	- <i>Window Friction Stay Dekkson FS 14 SSS</i>	4.00 <i>Bh</i>	Taksir	215,600.00	862,400.00	70.08%	604,369.92
	- <i>Window Stay Dekkson WS 001 8" SSS</i>	4.00 <i>Psg</i>	Taksir	120,736.00	482,944.00	70.08%	338,447.16
11.	Pekerjaan V-2 Kusen Ventilasi Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 <i>Unit</i>	Taksir	918,400.00	918,400.00	59.61%	547,458.24
				Sub Total E.	331,703,344.00	60.69%	201,322,802.20
F.	PEKERJAAN PLAFOND						
1.	Pekerjaan Plafond						
	a. Rangka Plafond Metal Furing	634.66 <i>M2</i>	DIHITUNG. 3.5.1.1	116,900.00	74,191,754.00	80.50%	59,721,506.00
	b. Plafond Gypsum Tebal 9 mm	580.80 <i>M2</i>	3.5.2.1	75,600.00	43,908,480.00	56.48%	24,800,160.00
	c. Plafond PVC Tebal 8 mm	53.86 <i>M2</i>	DIHITUNG. 3.5.1.2	136,200.00	7,335,732.00	55.21%	4,050,272.00
				Sub Total F.	125,435,966.00	70.61%	88,571,938.00
G.	PEKERJAAN DINDING, SECONDARY SKIN DAN ORNAMEN/FINISHING						
1.	Pekerjaan Curtain Wall Kaca Tebal 8 mm + Rangka Aluminium (Terpasang)	48.20 <i>M2</i>	3.11.1.6.b	1,341,200.00	64,645,840.00	54.96%	35,528,220.00
2.	Pekerjaan Panel Dinding ACP + Rangka (Terpasang)	283.46 <i>M2</i>	DIHITUNG. 3.10.5.2	1,243,400.00	352,454,164.00	52.67%	185,637,954.00
3.	Pekerjaan Ornamen Kisi-Kisi WPC + Rangka (Terpasang)	15.51 <i>M2</i>	Taksir	1,736,000.00	26,925,360.00	60.32%	16,241,377.15
4.	Pekerjaan Ornamen Dinding Plat Cutting Cutting + Rangka dan Aksesoris (Terpasang)	23.16 <i>M2</i>	DIHITUNG. 3.10.5.3	1,458,400.00	33,776,544.00	86.99%	29,380,776.00
5.	Pekerjaan Sun Louver Aluminium + Rangka dan Aksesoris (Terpasang)	71.93 <i>M2</i>	3.12.1	1,360,700.00	97,875,151.00	58.76%	57,508,035.00
6.	Pekerjaan Dinding Partisi Cubicle Incl. Pintu dan Tiang Partisi (Terpasang)	211.35 <i>M2</i>	Taksir	918,400.00	194,103,840.00	34.17%	66,325,282.13
				Sub Total G.	769,780,899.00	50.74%	390,621,644.28
H.	PEKERJAAN PENGECATAN						
1.	Pekerjaan Pengecatan Dinding/Tembok Eksterior	467.48 <i>M2</i>	3.8.10.2	56,300.00	26,319,124.00	68.03%	17,904,484.00
2.	Pekerjaan Pengecatan Dinding/Tembok Interior	1,542.85 <i>M2</i>	3.8.10.1	53,400.00	82,388,190.00	68.73%	56,622,595.00
3.	Pekerjaan Pengecatan Plafond	580.80 <i>M2</i>	3.8.20	50,700.00	29,446,560.00	74.75%	22,012,320.00
				Sub Total H.	138,153,874.00	69.88%	96,539,399.00
I.	PEKERJAAN TATA UDARA DAN VENTILASI (HVAC)						
I.	Peralatan Utama Supply Udara						
1.	VRV A Series						
	a. VRV - 6A (RXQ24BY14) Kap. 229.000 Btu/h	1.00 <i>Set</i>	Taksir	274,572,144.00	274,572,144.00	13.20%	36,243,523.01
	b. Wall Mounted (FXAQ20BVM4) Kap. 7.500 Btu/h	1.00 <i>Unit</i>	Taksir	15,545,376.00	15,545,376.00	13.20%	2,051,989.63
	c. Wall Mounted (FXAQ40BVM4) Kap. 15.400 Btu/h	1.00 <i>Unit</i>	Taksir	17,907,120.00	17,907,120.00	13.20%	2,363,739.84
	d. Wall Mounted (FXAQ50BVM4) Kap. 19.100 Btu/h	3.00 <i>Unit</i>	Taksir	21,045,024.00	63,135,072.00	13.20%	8,333,829.50
	e. R. Flow Cassette (Fresh White) (FXFQ100AV4) Kap. 38.200 Btu/h	1.00 <i>Unit</i>	Taksir	26,256,384.00	26,256,384.00	13.20%	3,465,842.69
	f. R. Flow Cassette (Fresh White) (FXFQ80AV4) Kap. 30.700 Btu/h	3.00 <i>Unit</i>	Taksir	26,012,448.00	78,037,344.00	13.20%	10,300,929.41
	g. Standart Round Flow Panel (Fresh White) (BYCQ125EAF)	9.00 <i>Unit</i>	Taksir	4,368,000.00	39,312,000.00	13.20%	5,189,184.00
	h. Common Navigation Controller (BRC1E63)	6.00 <i>Unit</i>	Taksir	929,600.00	5,577,600.00	13.20%	736,243.20
	i. Refnet Joint (KHRP26A22T7)	3.00 <i>Unit</i>	Taksir	593,600.00	1,780,800.00	13.20%	235,065.60
	j. Refnet Joint (KHRP26A33T7)	2.00 <i>Unit</i>	Taksir	627,200.00	1,254,400.00	13.20%	165,580.80
	k. Refnet Joint (KHRP26A72T7)	2.00 <i>Unit</i>	Taksir	996,800.00	1,993,600.00	13.20%	263,155.20
	l. Refnet Joint (KHRP26M73TP7)	1.00 <i>Unit</i>	Taksir	1,657,600.00	1,657,600.00	13.20%	218,803.20
	m. Pipe Size Reducer (KHRP26M73TP7)	1.00 <i>Unit</i>	Taksir	660,800.00	660,800.00	13.20%	87,225.60
2.	Single Split						
	a. FTKE Inverter (STKE50YV) Kap. 18.000 Btu/h	1.00 <i>Unit</i>	Taksir	9,222,528.00	9,222,528.00	13.20%	1,217,373.70
II.	Instalasi Unit AC						
1.	VRV A Series						
	a. Jasa Instalasi VRV - 6A (RXQ14BY14) Kap. 136.000 Btu/h	1.00 <i>Set</i>	Taksir	2,240,000.00	2,240,000.00	100.00%	2,240,000.00
	b. Jasa Instalasi R. Flow Cassette (Fresh White)	6.00 <i>Unit</i>	Taksir	896,000.00	5,376,000.00	100.00%	5,376,000.00
	c. Jasa Instalasi Refnet Joint	8.00 <i>Unit</i>	Taksir	168,000.00	1,344,000.00	100.00%	1,344,000.00
2.	Single Split						
	a. Jasa Instalasi AC Split Wall Mounted	3.00 <i>Unit</i>	Taksir	560,000.00	1,680,000.00	100.00%	1,680,000.00
III.	Pekerjaan Perpipaan						
1.	Pipa Refrigerant 1/4" c/w Isolasi	27.00 <i>m</i>	Taksir	116,021.92	3,132,591.84	13.20%	413,502.12
2.	Pipa Refrigerant 3/8" c/w Isolasi	72.00 <i>m</i>	Taksir	179,509.12	12,924,656.64	13.20%	1,706,054.68
3.	Pipa Refrigerant 1/2" c/w Isolasi	30.00 <i>m</i>	Taksir	233,061.92	6,991,857.60	13.20%	922,925.20
4.	Pipa Refrigerant 5/8" c/w Isolasi	108.00 <i>m</i>	Taksir	311,232.32	33,613,090.56	13.20%	4,436,927.95
5.	Pipa Refrigerant 3/4" c/w Isolasi	2.00 <i>m</i>	Taksir	377,679.68	755,359.36	13.20%	99,707.44
6.	Pipa Refrigerant 7/8" c/w Isolasi	3.00 <i>m</i>	Taksir	576,227.68	1,728,683.04	13.20%	228,186.16
7.	Pipa Refrigerant 1 1/8" c/w Isolasi	3.00 <i>m</i>	Taksir	770,892.64	2,312,677.92	13.20%	305,273.49
8.	Pipa Refrigerant 1 3/8" c/w Isolasi	21.00 <i>M1</i>	Taksir	1,052,602.88	22,104,660.48	13.20%	2,917,815.18
9.	Pipa Refrigerant 1/4" + 1/2" c/w Isolasi (AC Split Wall Mounted)	21.00 <i>M1</i>	Taksir	280,000.00	5,880,000.00	13.20%	776,160.00
10.	Pipa Drain PVC c/w Isolasi (VRV A System)	55.00 <i>M1</i>	6.4.1.2	26,800.00	1,474,000.00	94.03%	1,386,000.00
11.	Pipa Drain PVC c/w Isolasi (AC Split Wall Mounted)	21.00 <i>M1</i>	6.4.1.1	20,200.00	424,200.00	93.56%	396,900.00
12.	Refrigerant R 410 A	18.00 <i>Kg</i>	Taksir	392,000.00	7,056,000.00	13.20%	931,392.00
IV.	Pekerjaan Pengkabelan						
1.	Instalasi Kabel Power Lengkap Dengan MCB, Fitting, Support dan Jasa VRV System						
	a. Kabel Kontrol Unit AC Belden AWG 18 2 x 0.75 c/w Isolasi	200.00 <i>m</i>	Taksir	46,766.72	9,353,344.00	13.20%	1,234,641.41

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
	b. Kabel Power Unit AC NYY 3 x 2.5 mm c/w Isolasi + Grounding	150.00 <i>m</i>	5.1.1.1.25	59,000.00	8,850,000.00	83.39%	7,380,000.00
	c. Kabel Power Unit AC NYY 4 x 16 mm c/w Isolasi + Grounding	25.00 <i>m</i>	5.1.1.1.38	412,300.00	10,307,500.00	77.73%	8,012,500.00
2.	Instalasi Kabel Power Lengkap Dengan MCB, Fitting, Support dan Jasa Single Split						
	a. Kabel Power Indoor Unit AC Wall Mounted 3 x 2.5 mm c/w Isolasi	28.00 <i>M1</i>	5.1.1.3.7	42,000.00	1,176,000.00	82.86%	974,400.00
V.	Pekerjaan Duckting						
1.	Ducting Supply & Return PIR Aluminium Panel	20.00 <i>M2</i>	Taksir	425,600.00	8,512,000.00	13.20%	1,123,584.00
2.	Flexible Duct	1.00 <i>Unit</i>	Taksir	291,200.00	291,200.00	13.20%	38,438.40
3.	Supply Air Grille	4.00 <i>Unit</i>	Taksir	728,000.00	2,912,000.00	13.20%	384,384.00
4.	Return Air Grille	4.00 <i>Unit</i>	Taksir	784,000.00	3,136,000.00	13.20%	413,952.00
5.	Plenum Box Return PIR Aluminium Panel	1.00 <i>Unit</i>	Taksir	2,016,000.00	2,016,000.00	13.20%	266,112.00
VI.	Pekerjaan Panel AC						
1.	Panel AC Lantai - 6	1.00 <i>Lot</i>	Taksir	8,400,000.00	8,400,000.00	13.20%	1,108,800.00
VII.	Vacum Pipa Refrigeran						
1.	Vacum Pipa Refrigeran VRV A System	1.00 <i>Lot</i>	Taksir	5,824,000.00	5,824,000.00	13.20%	768,768.00
2.	Vacum Pipa Refrigeran AC Split Wall Mounted	1.00 <i>Lot</i>	Taksir	3,136,000.00	3,136,000.00	13.20%	413,952.00
VIII.	Star Up Unit AC	1.00 <i>Lot</i>	Taksir	4,704,000.00	4,704,000.00	100.00%	4,704,000.00
IX.	Support						
1.	Support Dudukan, Gantungan Unit VRV A System dan Jasa (Termasuk : Longdrat 12 mm, Dinaset 12 m, Mur 12 mm, dan Ring 12 mm, Besi UNP 80, Besi Siku PKS 40, Raber Ped / Mouting, Baut Kaki 12 mm, Dinabolt 12 mm, Duct hood Outdoor AC dan lain-lain)	1.00 <i>Lot</i>	Taksir	9,520,000.00	9,520,000.00	13.20%	1,256,640.00
2.	Support Dudukan, Gantungan Unit AC Split Wall Mounted dan Jasa (Termasuk : Longdrat 12 mm, Dinaset 12 m, Mur 12 mm, dan Ring 12 mm, Besi UNP 80, Besi Siku PKS 40, Raber Ped / Mouting, Baut Kaki 12 mm, Dinabolt 12 mm, Duct hood Outdoor AC dan lain-lain)	1.00 <i>Lot</i>	Taksir	2,352,000.00	2,352,000.00	13.20%	310,464.00
				Sub Total I.	726,440,589.44	17.13%	124,423,965.41
J.	PEKERJAAN PBAX						
1.	Suprame Cat 5E	142.12 <i>M1</i>	Taksir	4,428.48	629,375.58	34.71%	218,456.26
2.	PABX Panasonic KX-TES824ND Kav 8Line 24 Extension	1.00 <i>Unit</i>	Taksir	40,174,400.00	40,174,400.00	34.71%	13,944,534.24
3.	Telephone Panasonic KX-TS505MX	7.00 <i>Unit</i>	Taksir	302,400.00	2,116,800.00	34.71%	734,741.28
4.	Router TP - LINK Archer AX 12	1.00 <i>Unit</i>	Taksir	632,800.00	632,800.00	34.71%	219,644.88
5.	Accessories	1.00 <i>Ls</i>	Taksir	13,440,000.00	13,440,000.00	34.71%	4,665,024.00
6.	Ongkos Instalasi Jaringan	7.00 <i>Titik</i>	Taksir	280,000.00	1,960,000.00	100.00%	1,960,000.00
7.	Connection ke Jaringan	1.00 <i>Ls</i>	Taksir	2,800,000.00	2,800,000.00	100.00%	2,800,000.00
				Sub Total J.	61,753,375.58	39.74%	24,542,400.66
K.	PEKERJAAN SOUND SYSTEM						
1.	Kabel FRC 2x2.5 Supreme Fire Resistance Cable 2 x 2.5 mm N2XY 2x2,5	239.36 <i>M1</i>	Taksir	4,428.48	1,060,000.97	95.75%	1,014,950.93
2.	Yamaha RXV4A RXV4 A RXV 4A 8K Streamer Home Theater Amplifier	1.00 <i>Unit</i>	Taksir	10,587,360.00	10,587,360.00	27.28%	2,888,231.81
3.	Equalizer VPK DSP 2231 Digital 2x31	1.00 <i>Unit</i>	Taksir	2,352,000.00	2,352,000.00	39.70%	933,744.00
4.	Krezt Kondenser Microphone BM-302 Extra Mic Standing	1.00 <i>Unit</i>	Taksir	560,000.00	560,000.00	39.70%	222,320.00
5.	Ceriling Speaker TOA ZS 648R	16.00 <i>Unit</i>	Taksir	448,000.00	7,168,000.00	39.70%	2,845,696.00
6.	Colum Speaker TOA ZS 102C	2.00 <i>Unit</i>	Taksir	946,400.00	1,892,800.00	39.70%	751,441.60
				Sub Total K.	23,620,160.97	36.65%	8,656,384.34
L.	PEKERJAAN CCTV						
I.	Jaringan CCTV						
1.	Cabel CAT e5 (UTP)	269.30 <i>M1</i>	Taksir	89,040.00	23,978,472.00	37.30%	8,943,970.06
2.	Cabel HDMI	16.00 <i>M1</i>	Taksir	5,600.00	89,600.00	37.30%	33,420.80
II.	Unit CCTV						
1.	Smart IP Camera	14.00 <i>Unit</i>	Taksir	582,400.00	8,153,600.00	37.30%	3,041,292.80
2.	Hikvision	1.00 <i>Unit</i>	Taksir	4,200,000.00	4,200,000.00	37.30%	1,566,600.00
3.	Receiver System Control	1.00 <i>Unit</i>	Taksir	1,498,560.00	1,498,560.00	37.30%	558,962.88
				Sub Total L.	37,920,232.00	37.30%	14,144,246.54
M.	SMOKE DETECTOR + FIRE ALARM + HYDRANT SPRINKLER						
I.	FIRE SECURITY PANEL						
1.	Conventional Fire Alarm ControlPanel-12 Zone TXC7012	1.00 <i>Unit</i>	Taksir	14,000,000.00	14,000,000.00	60.51%	8,471,400.00
2.	Program dan Setting Panel MCFA	1.00 <i>Ls</i>	Taksir	5,600,000.00	5,600,000.00	60.51%	3,388,560.00
II.	CABLE						
1.	Cable METAL FRC 2x1,5 mm²	194.68 <i>M1</i>	Taksir	39,760.00	7,740,476.80	60.51%	4,683,762.51
III.	CONDOITE PIPE						
1.	Condoite Ø20Mm Legrand	64.89 <i>Nos</i>	Taksir	28,000.00	1,816,920.00	60.51%	1,099,418.29
2.	Clamp Ø20Mm	193.00 <i>Pcs</i>	Taksir	1,904.00	367,472.00	60.51%	222,357.31
3.	Shock Ø20Mm	97.85 <i>Pcs</i>	Taksir	1,904.00	186,306.40	60.51%	112,734.00
4.	T - Doz Clipsal	45.00 <i>Pcs</i>	Taksir	32,480.00	1,461,600.00	60.51%	884,414.16
IV.	SMOKE DETECTOR						
1.	Conventional Smoke Detector TXC7101 TNA	16.00 <i>Unit</i>	Taksir	197,120.00	3,153,920.00	20.00%	630,784.00
2.	Conventional Heat Detector TXC7111+ Base Fire Alarm	16.00 <i>Unit</i>	Taksir	228,480.00	3,655,680.00	20.00%	731,136.00
3.	Fire Alarm Bell TNA HZJL-1	2.00 <i>Unit</i>	Taksir	525,280.00	1,050,560.00	20.00%	210,112.00
4.	Manual Call Point TNA TXC7141	1.00 <i>Unit</i>	Taksir	338,240.00	338,240.00	20.00%	67,648.00
5.	Conventional Sounder Strobe TNA	2.00 <i>Unit</i>	Taksir	405,440.00	810,880.00	20.00%	162,176.00
6.	First Aid Box	2.00 <i>Unit</i>	Taksir	616,000.00	1,232,000.00	60.51%	745,483.20
V.	ELECTRICAL INSTALLATION						
1.	Jasa Instalasi Smoke Detector	16.00 <i>Unit</i>	Taksir	504,000.00	8,064,000.00	100.00%	8,064,000.00
2.	Jasa Instalasi Heat Detector	16.00 <i>Unit</i>	Taksir	504,000.00	8,064,000.00	100.00%	8,064,000.00
3.	Jasa Instalasi Alarm Bell	2.00 <i>Unit</i>	Taksir	504,000.00	1,008,000.00	100.00%	1,008,000.00
4.	Jasa Instalasi Manual Call Point	2.00 <i>Unit</i>	Taksir	504,000.00	1,008,000.00	100.00%	1,008,000.00

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
5.	Jasa Instalasi Indicating Lamp	2.00 <i>Unit</i>	Taksir	504,000.00	1,008,000.00	100.00%	1,008,000.00
VI.	FIRE ESTINGUISHER						
A.	Hydrant Pipe:						
1.	Galvanis Pipe Ø 150mm	45.00 <i>M1</i>	Taksir	1,211,840.00	54,532,800.00	50.00%	27,266,400.00
2.	Galvanis Pipe Ø 100mm	203.89 <i>M1</i>	Taksir	692,160.00	141,124,502.40	50.00%	70,562,251.20
3.	Pipe Feeder	50.00 <i>Nos</i>	Taksir	1,211,840.00	60,592,000.00	50.00%	30,296,000.00
4.	Galvanis Pipe Ø 50mm	26.31 <i>M1</i>	Taksir	292,320.00	7,690,939.20	50.00%	3,845,469.60
5.	Galvanis Pipe Ø 25mm	45.56 <i>M1</i>	Taksir	202,720.00	9,235,923.20	50.00%	4,617,961.60
6.	Galvanis Pipe Ø 20mm	43.21 <i>M1</i>	Taksir	134,400.00	5,807,424.00	50.00%	2,903,712.00
7.	Hanger Pipe Clamp	115.08 <i>Nos</i>	Taksir	112,000.00	12,888,960.00	50.00%	6,444,480.00
B.	Gate Valve:						
1.	Hydrant Valve Ø 150mm	1.00 <i>Nos</i>	Taksir	6,720,000.00	6,720,000.00	36.00%	2,419,200.00
2.	Flange Ø 150mm	2.00 <i>Nos</i>	Taksir	740,544.00	1,481,088.00	36.00%	533,191.68
3.	Gasket Flange Ø 150mm	2.00 <i>Nos</i>	Taksir	28,000.00	56,000.00	36.00%	20,160.00
4.	Gate Valve Ø 100mm	1.00 <i>Nos</i>	Taksir	3,886,400.00	3,886,400.00	36.00%	1,399,104.00
5.	Gate Valve Ø 50mm	1.00 <i>Nos</i>	Taksir	1,943,200.00	1,943,200.00	60.51%	1,175,830.32
6.	Gate Valve Ø 25mm	1.00 <i>Nos</i>	Taksir	971,600.00	971,600.00	60.51%	587,915.16
7.	Gate Valve Ø 20mm	1.00 <i>Nos</i>	Taksir	485,800.00	485,800.00	60.51%	293,957.58
C.	Hydrant Box						
1.	Box Out Door	8.00 <i>Unit</i>	Taksir	1,545,600.00	12,364,800.00	50.00%	6,182,400.00
2.	Nozel Head Ø 100mm	8.00 <i>Unit</i>	Taksir	1,307,600.00	10,460,800.00	50.00%	5,230,400.00
3.	Flexible Hose Ø 100mm (50 meter) With Couple	8.00 <i>Roll</i>	Taksir	1,787,520.00	14,300,160.00	50.00%	7,150,080.00
4.	Box In Door	2.00 <i>Unit</i>	Taksir	3,372,320.00	6,744,640.00	50.00%	3,372,320.00
5.	Rubber Fire Hose Ø 50mm (30 meter) With Couple	2.00 <i>Roll</i>	Taksir	8,531,040.00	17,062,080.00	50.00%	8,531,040.00
6.	Nozel Head Ø 50mm	2.00 <i>Unit</i>	Taksir	1,802,080.00	3,604,160.00	50.00%	1,802,080.00
7.	APAR	4.00 <i>Unit</i>	Taksir	2,676,800.00	10,707,200.00	50.00%	5,353,600.00
8.	First Aid Box	2.00 <i>Unit</i>	Taksir	84,560.00	169,120.00	60.51%	102,334.51
D.	Hydrant Pillar						
1.	Fire Hydrant Siemese	2.00 <i>Unit</i>	Taksir	7,857,920.00	15,715,840.00	50.00%	7,857,920.00
2.	Fire Hydrant Pilar	6.00 <i>Unit</i>	Taksir	10,083,360.00	60,500,160.00	50.00%	30,250,080.00
E.	Sprinkler						
1.	Viking Sprinkler Mirage Concealed VK492 + Mirage Cover Plate	28.00 <i>Unit</i>	Taksir	109,760.00	3,073,280.00	25.00%	768,320.00
2.	Sprinkler Fitting	28.00 <i>Unit</i>	Taksir	280,000.00	7,840,000.00	100.00%	7,840,000.00
3.	Branch Control Valve	1.00 <i>Unit</i>	Taksir	51,972,480.00	51,972,480.00	36.00%	18,710,092.80
				Sub Total M.	582,497,412.00	50.83%	296,078,285.93
N.	PEKERJAAN ELEKTRIKAL						
1.	Pekerjaan Instalasi Titik Lampu						
	- Cable NYY SUPREME Ø 4X16mm²	6.00 <i>M1</i>	Taksir	349,440.00	2,096,640.00	99.82%	2,092,866.05
	- Cable NYAF SUPREME Ø 1X16mm²	6.00 <i>M1</i>	Taksir	56,000.00	336,000.00	99.82%	335,395.20
	- Cable NYY SUPREME Ø 3X4mm²	256.92 <i>M1</i>	Taksir	34,988.80	8,989,322.50	99.82%	8,973,141.72
	- Cable NYAF SUPREME Ø 2X4mm²	304.88 <i>M1</i>	Taksir	21,548.80	6,569,798.14	99.82%	6,557,972.51
	- Cable NYM SUPREME Ø 2X2,5mm²	509.20 <i>M1</i>	Taksir	17,068.80	8,691,432.96	99.82%	8,675,788.38
	- Cable NYM SUPREME Ø 2X1,5mm²	252.16 <i>M1</i>	Taksir	10,348.80	2,609,553.41	99.82%	2,604,856.21
	- Conduit Pipa Ø3/4"	117.50 <i>Btg</i>	Taksir	14,000.00	1,645,000.00	99.82%	1,642,039.00
	- Clamp Conduit Ø 3/4"	156.67 <i>Bh</i>	Taksir	1,680.00	263,205.60	99.82%	262,731.83
	- Mangkok Saklar	47.00 <i>Unit</i>	Taksir	8,400.00	394,800.00	37.37%	147,536.76
	- Isolasi Band Steel Grip	15.00 <i>Unit</i>	Taksir	19,040.00	285,600.00	37.37%	106,728.72
	- Lampu Down Light LED PHILIPS 5 watt	9.00 <i>Unit</i>	Taksir	61,600.00	554,400.00	37.37%	207,179.28
	- Lampu Down Light LED PHILIPS 9 watt	28.00 <i>Unit</i>	Taksir	72,800.00	2,038,400.00	37.37%	761,750.08
	- Lampu Down Light LED PHILIPS 12 watt	22.00 <i>Unit</i>	Taksir	84,000.00	1,848,000.00	37.37%	690,597.60
	- Lampu Down Light LED PHILIPS 17 watt	33.00 <i>Unit</i>	Taksir	106,400.00	3,511,200.00	37.37%	1,312,135.44
	- Lampu Down Light LED PHILIPS 23 watt	6.00 <i>Unit</i>	Taksir	106,400.00	638,400.00	37.37%	238,570.08
	- Lampu Sorot REFLEXTOR PHILIPS 50 watt	17.00 <i>Unit</i>	Taksir	1,198,400.00	20,372,800.00	37.37%	7,613,315.36
	- Receptacle / Stop kontak	29.00 <i>Unit</i>	Taksir	103,040.00	2,988,160.00	45.05%	1,346,166.08
	- Switch / Saklar Single Panasonic	7.00 <i>Unit</i>	Taksir	36,400.00	254,800.00	45.05%	114,787.40
	- Switch / Saklar Double Panasonic	8.00 <i>Unit</i>	Taksir	65,968.00	527,744.00	45.05%	237,748.67
	- Switch / Saklar Triple Panasonic	3.00 <i>Unit</i>	Taksir	124,880.00	374,640.00	45.05%	168,775.32
	- Upah Pasang	115.00 <i>Titik</i>	Taksir	125,000.00	14,375,000.00	100.00%	14,375,000.00
	- Upah Commisioning Test	1.00 <i>Lot</i>	Taksir	2,500,000.00	2,500,000.00	100.00%	2,500,000.00
2.	Pekerjaan Panel PP - 02						
	- Panel Box 60 x 50 x 25 cm Wallmounting	1.00 <i>Bh</i>	Taksir	1,092,000.00	1,092,000.00	50.95%	556,374.00
	- MCB 1P, iC60H, 40A, 40 kA ex Schneider	1.00 <i>Bh</i>	Taksir	196,000.00	196,000.00	50.95%	99,862.00
	- MCB 1P, iC60H, 20A, 20 kA ex Schneider	3.00 <i>Bh</i>	Taksir	156,800.00	470,400.00	50.95%	239,668.80
	- MCB 1P, iC60H, 12A, 12 kA ex Schneider	1.00 <i>Bh</i>	Taksir	95,200.00	95,200.00	50.95%	48,504.40
	- MCB 1P, iC60H, 6A, 6 kA ex Schneider	2.00 <i>Bh</i>	Taksir	84,000.00	168,000.00	50.95%	85,596.00
	- MCB 1P, iC60H, 4A, 4kA ex Schneider	1.00 <i>Bh</i>	Taksir	61,600.00	61,600.00	50.95%	31,385.20
	- Fuse Lamp	1.00 <i>Bh</i>	Taksir	39,200.00	39,200.00	50.95%	19,972.40
	- Pilot Lamp (Warna Hijau) uk 22mm	3.00 <i>Bh</i>	Taksir	17,920.00	53,760.00	50.95%	27,390.72
	- Busbar Conection MCB/Busbar Sisir 1P, 100A ex Schneider/Satara	3.00 <i>Sisir</i>	Taksir	266,000.00	798,000.00	50.95%	406,581.00
	- Kabel Rangkaian dan Acessories	1.00 <i>Ls</i>	Taksir	850,000.00	850,000.00	50.95%	433,075.00
	- Upah Rangkaian	1.00 <i>Unit</i>	Taksir	2,750,000.00	2,750,000.00	100.00%	2,750,000.00
	- Upah Pemasangan	1.00 <i>Unit</i>	Taksir	1,975,000.00	1,975,000.00	100.00%	1,975,000.00
				Sub Total N.	90,414,056.61	74.81%	67,638,491.21

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
O.	PEKERJAAN PLUMBING DAN SANITARY						
1.	Pekerjaan Jaringan Pipa Air Bersih						
	- Pekerjaan Jaringan Pipa 16 mm PVC AW "A"	56.00 <i>M1</i>	6.4.1.1	20,200.00	1,131,200.00	93.56%	1,058,400.00
	- Pekerjaan Jaringan Pipa 20 mm PVC AW "A"	117.00 <i>M1</i>	6.4.1.2	26,800.00	3,135,600.00	94.03%	2,948,400.00
	- Pekerjaan Jaringan Pipa 25 mm PVC AW "A"	35.50 <i>M1</i>	6.4.1.3	35,300.00	1,253,150.00	93.77%	1,175,050.00
2.	Pekerjaan Jaringan Pipa Air Kotor (Grey Water)						
	- Pekerjaan Jaringan Pipa 50 mm PVC AW "A"	32.00 <i>M1</i>	6.4.1.6	70,400.00	2,252,800.00	94.03%	2,118,400.00
	- Pekerjaan Jaringan Pipa 75 mm PVC AW "A"	12.00 <i>M1</i>	6.4.1.8	280,400.00	3,364,800.00	93.05%	3,130,800.00
	- Pekerjaan Jaringan Pipa 100 mm PVC AW "A"	25.50 <i>M1</i>	6.4.1.9	408,000.00	10,404,000.00	92.79%	9,654,300.00
3.	Pekerjaan Jaringan Pipa Kotoran						
	- Pekerjaan Jaringan Pipa 100 mm PVC AW "A"	36.00 <i>M1</i>	6.4.1.9	408,000.00	14,688,000.00	92.79%	13,629,600.00
	- Pekerjaan Jaringan Pipa 150 mm PVC AW "A"	8.50 <i>M1</i>	Taksir	552,160.00	4,693,360.00	55.00%	2,581,348.00
4.	Sanitasi						
	- Kloset Duduk Ex. TOTO + Aksesoris (Lengkap)	7.00 <i>Unit</i>	3.18.3.1	3,848,800.00	26,941,600.00	45.76%	12,329,800.00
	- Wastafel Ex. TOTO + Aksesoris (Lengkap)	5.00 <i>Unit</i>	3.18.1.1	4,292,100.00	21,460,500.00	44.70%	9,592,500.00
	- Urinoir Ex. TOTO + Aksesoris (Lengkap)	3.00 <i>Unit</i>	3.18.4.1	3,155,300.00	9,465,900.00	44.05%	4,169,700.00
	- Floordrain Stainless Ex. TOTO	11.00 <i>Unit</i>	3.18.6.1	580,500.00	6,385,500.00	43.24%	2,761,000.00
	- Jet Washer (Lengkap)	7.00 <i>Unit</i>	3.18.6.3	631,600.00	4,421,200.00	48.13%	2,128,000.00
	- Shower Set Incl. Kran (Lengkap)	7.00 <i>Unit</i>	Taksir	694,400.00	4,860,800.00	41.15%	2,000,219.20
	- Kran Air Stainless Ex. TOTO	9.00 <i>Unit</i>	3.18.6.2.1	610,300.00	5,492,700.00	48.37%	2,656,800.00
	- Grab Bar Stainless	4.00 <i>Unit</i>	3.18.6.6	775,100.00	3,100,400.00	64.75%	2,007,600.00
	- Tissue Holder	7.00 <i>Unit</i>	Taksir	330,400.00	2,312,800.00	60.32%	1,395,080.96
	- Hand Towel Hanger	7.00 <i>Unit</i>	Taksir	182,560.00	1,277,920.00	60.32%	770,841.34
	- Towel Hanger Hook	7.00 <i>Unit</i>	Taksir	215,040.00	1,505,280.00	60.32%	907,984.90
				Sub Total O.	128,147,510.00	60.10%	77,015,824.40
P.	PEKERJAAN LAIN-LAIN						
1.	Pekerjaan Railing Hollow Stainless Steel SS (Terpasang)	39.20 <i>M1</i>	Taksir	1,476,363.64	57,873,454.55	60.32%	34,909,267.78
				Sub Total P.	57,873,454.55	60.32%	34,909,267.78

Jakarta, Desember 2025
Konsultan Perencana
PT. BENNATIN SURYA Cipta

Ir. LELA KESUMA, ST., MT
Team Leader

RENCANA ANGGARAN BIAYA **ENGINEER ESTIMATE (EE)**

Pekerjaan : Pengadaan Jasa Konsultasi Pembangunan Gedung Ushuluddin Universitas Islam Negeri (UIN) Syarif Hidayatullah Jakarta
Lokasi : Jl. Kertamukti No.4, Kec. Ciputat Timur, Kota Tangerang Selatan, Banten
Thn. Anggarar : 2025

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
VII.	KONSTRUKSI LANTAI - 7 DAN ROOFTOP						
A.	PEKERJAAN BETON DAN BETON BERTULANG						
1.	Pekerjaan Kolom K1 Uk. 70 x 70 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	68.65 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	108,061,965.00	94.29%	101,890,330.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 25	12,800.08 <i>Kg</i>	2.2.1.1.4.a	25,500.00	326,402,040.00	47.06%	153,600,960.00
	c. Pembesian Begel (Deform/Ulir) - D 13	7,962.17 <i>Kg</i>	2.2.1.1.4.a	25,500.00	203,035,335.00	47.06%	95,546,040.00
	d. Bekisting (3 kali Pemakaian)	392.28 <i>M2</i>	2.2.1.3.4	252,100.00	98,893,788.00	96.47%	95,402,496.00
	e. Pembongkaran Bekisting	392.28 <i>M2</i>	2.2.1.3.11	10,200.00	4,001,256.00	100.00%	4,001,256.00
2.	Pekerjaan Kolom K2 Uk. 50 x 50 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	6.55 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	10,310,355.00	94.29%	9,721,510.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 22	1,842.83 <i>Kg</i>	2.2.1.1.4.a	25,500.00	46,992,165.00	47.06%	22,113,960.00
	c. Pembesian Begel (Deform/Ulir) - D 13	351.41 <i>Kg</i>	2.2.1.1.4.a	25,500.00	8,960,955.00	47.06%	4,216,920.00
	d. Bekisting (3 kali Pemakaian)	52.40 <i>M2</i>	2.2.1.3.4	252,100.00	13,210,040.00	96.47%	12,743,680.00
	e. Pembongkaran Bekisting	52.40 <i>M2</i>	2.2.1.3.11	10,200.00	534,480.00	100.00%	534,480.00
3.	Pekerjaan Kolom Praktis K3	165.60 <i>M1</i>	2.2.1.10.1	129,000.00	21,362,400.00	71.24%	15,218,640.00
4.	Pekerjaan Shearwall						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	55.69 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	87,661,629.00	94.29%	82,655,098.00
	b. Pembesian Tulangan Utama (Deform/Ulir)	9,860.18 <i>Kg</i>	2.2.1.1.2.a	19,000.00	187,343,420.00	44.21%	82,825,512.00
	c. Bekisting (3 kali Pemakaian)	445.50 <i>M2</i>	2.2.1.3.7	261,500.00	116,498,250.00	96.33%	112,221,450.00
	d. Pembongkaran Bekisting	445.50 <i>M2</i>	2.2.1.3.11	10,200.00	4,544,100.00	100.00%	4,544,100.00
5.	Pekerjaan Ring Balok RB1 Uk. 35 x 55 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	47.32 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	74,486,412.00	94.29%	70,232,344.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 22	8,351.82 <i>Kg</i>	2.2.1.1.4.a	25,500.00	212,971,410.00	47.06%	100,221,840.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 19	2,491.74 <i>Kg</i>	2.2.1.1.4.a	25,500.00	63,539,370.00	47.06%	29,900,880.00
	d. Pembesian Tulangan Extra (Deform/Ulir) - D 13	583.25 <i>Kg</i>	2.2.1.1.4.a	25,500.00	14,872,875.00	47.06%	6,999,000.00
	e. Pembesian Begel (Deform/Ulir) - D 13	4,411.09 <i>Kg</i>	2.2.1.1.4.a	25,500.00	112,482,795.00	47.06%	52,933,080.00
	f. Bekisting (3 kali Pemakaian)	360.50 <i>M2</i>	2.2.1.3.5	252,100.00	90,882,050.00	96.47%	87,673,600.00
	g. Pembongkaran Bekisting	360.50 <i>M2</i>	2.2.1.3.11	10,200.00	3,677,100.00	100.00%	3,677,100.00
6.	Pekerjaan Ring Balok RB2 Uk. 30 x 50 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	4.98 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	7,839,018.00	94.29%	7,391,316.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 22	1,000.19 <i>Kg</i>	2.2.1.1.4.a	25,500.00	25,504,845.00	47.06%	12,002,280.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 19	486.06 <i>Kg</i>	2.2.1.1.4.a	25,500.00	12,394,530.00	47.06%	5,832,720.00
	d. Pembesian Tulangan Extra (Deform/Ulir) - D 13	87.31 <i>Kg</i>	2.2.1.1.4.a	25,500.00	2,226,405.00	47.06%	1,047,720.00
	e. Pembesian Begel (Deform/Ulir) - D 13	675.64 <i>Kg</i>	2.2.1.1.3	19,400.00	13,107,416.00	45.88%	6,013,196.00
	f. Bekisting (3 kali Pemakaian)	40.20 <i>M2</i>	2.2.1.3.5	252,100.00	10,134,420.00	96.47%	9,776,640.00
	g. Pembongkaran Bekisting	40.20 <i>M2</i>	2.2.1.3.11	10,200.00	410,040.00	100.00%	410,040.00
7.	Pekerjaan Ring Balok RB3 Uk. 25 x 45 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	0.89 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	1,400,949.00	94.29%	1,320,938.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 19	210.06 <i>Kg</i>	2.2.1.1.4.a	25,500.00	5,356,530.00	47.06%	2,520,720.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 16	78.34 <i>Kg</i>	2.2.1.1.4.a	25,500.00	1,997,670.00	47.06%	940,080.00
	d. Pembesian Tulangan Extra (Deform/Ulir) - D 13	18.34 <i>Kg</i>	2.2.1.1.4.a	25,500.00	467,670.00	47.06%	220,080.00
	e. Pembesian Begel (Deform/Ulir) - D 13	126.03 <i>Kg</i>	2.2.1.1.4.a	25,500.00	3,213,765.00	47.06%	1,512,360.00
	f. Bekisting (3 kali Pemakaian)	7.20 <i>M2</i>	2.2.1.3.5	252,100.00	1,815,120.00	96.47%	1,751,040.00
	g. Pembongkaran Bekisting	7.20 <i>M2</i>	2.2.1.3.11	10,200.00	73,440.00	100.00%	73,440.00
8.	Pekerjaan Ring Balok B4 Uk. 25 x 35 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	8.72 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	13,726,152.00	94.29%	12,942,224.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 19	2,119.18 <i>Kg</i>	2.2.1.1.4.a	25,500.00	54,039,090.00	47.06%	25,430,160.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 16	751.40 <i>Kg</i>	2.2.1.1.4.a	25,500.00	19,160,700.00	47.06%	9,016,800.00
	d. Pembesian Begel (Polos) - Ø 10	849.59 <i>Kg</i>	2.2.1.1.3	19,400.00	16,482,046.00	45.88%	7,561,351.00
	e. Bekisting (3 kali Pemakaian)	108.57 <i>M2</i>	2.2.1.3.5	252,100.00	27,370,497.00	96.47%	26,404,224.00
	f. Pembongkaran Bekisting	108.57 <i>M2</i>	2.2.1.3.11	10,200.00	1,107,414.00	100.00%	1,107,414.00
9.	Pekerjaan Balok Lantai/Praktis Uk. 10 x 15 cm	129.93 <i>M1</i>	2.2.1.10.2	168,400.00	21,880,212.00	77.26%	16,903,893.00
10.	Pekerjaan Plat Lantai Tebal 125 mm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	75.69 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	119,143,629.00	94.29%	112,339,098.00
	b. Pembesian Tulangan (Deform/Ulir) - D 13	8,166.18 <i>Kg</i>	2.2.1.1.2.a	19,000.00	155,157,420.00	44.21%	68,595,912.00
	c. Bekisting (3 kali Pemakaian)	475.56 <i>M2</i>	2.2.1.3.6	263,200.00	125,167,392.00	96.66%	120,982,464.00
	d. Pembongkaran Bekisting	475.56 <i>M2</i>	2.2.1.3.11	10,200.00	4,850,712.00	100.00%	4,850,712.00
11.	Pekerjaan Plat Sunwearing						
	a. Beton Mutu f'c = 15 MPa (<i>Site Mix</i>)	0.15 <i>M3</i>	2.2.1.5.2	1,437,600.00	215,640.00	91.59%	197,505.00
	b. Pembesian Tulangan (Polos) - Ø 10	17.26 <i>Kg</i>	2.2.1.1.3	19,400.00	334,844.00	45.88%	153,614.00
	c. Bekisting (3 kali Pemakaian)	1.25 <i>M2</i>	2.2.1.3.6	263,200.00	329,000.00	96.66%	318,000.00
	d. Pembongkaran Bekisting	1.25 <i>M2</i>	2.2.1.3.11	10,200.00	12,750.00	100.00%	12,750.00
12.	Sewa Concrete Pump Superlongboom 38 meter	22.00 <i>Jam</i>	Taksir	1,008,000.00	22,176,000.00	100.00%	22,176,000.00
				Sub Total A.	2,477,819,506.00	65.73%	1,628,678,967.00

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
B.	PEKERJAAN TANGGA						
1.	Pekerjaan Balok Bordes B4 Uk. 25 x 35 cm						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	1.38 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	2,172,258.00	94.29%	2,048,196.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 19	273.08 <i>Kg</i>	2.2.1.1.4.a	25,500.00	6,963,540.00	47.06%	3,276,960.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 16	85.94 <i>Kg</i>	2.2.1.1.4.a	25,500.00	2,191,470.00	47.06%	1,031,280.00
	d. Pembesian Begel (Polos) - Ø 10	83.89 <i>Kg</i>	2.2.1.1.3	19,400.00	1,627,466.00	45.88%	746,621.00
	e. Bekisting (3 kali Pemakaian)	11.18 <i>M2</i>	2.2.1.3.5	252,100.00	2,818,478.00	96.47%	2,718,976.00
	f. Pembongkaran Bekisting	11.18 <i>M2</i>	2.2.1.3.11	10,200.00	114,036.00	100.00%	114,036.00
2.	Pekerjaan Plat Tangga dan Bordes						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	5.75 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	9,051,075.00	94.29%	8,534,150.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 13	1,105.13 <i>Kg</i>	2.2.1.1.4.a	25,500.00	28,180,815.00	47.06%	13,261,560.00
	c. Bekisting (3 kali Pemakaian)	47.88 <i>M2</i>	2.2.1.3.8	247,100.00	11,831,148.00	96.44%	11,409,804.00
	d. Pembongkaran Bekisting	47.88 <i>M2</i>	2.2.1.3.11	10,200.00	488,376.00	100.00%	488,376.00
3.	Pekerjaan Anak Tangga						
	a. Beton Mutu f'c = 25 Mpa (<i>Ready Mix</i>)	1.74 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	2,738,934.00	94.29%	2,582,508.00
	b. Pembesian Tulangan Utama (Polos) - Ø 10	283.64 <i>Kg</i>	2.2.1.1.3	19,400.00	5,502,616.00	45.88%	2,524,396.00
	c. Bekisting (3 kali Pemakaian)	22.57 <i>M2</i>	2.2.1.3.8	247,100.00	5,577,047.00	96.44%	5,378,431.00
	d. Pembongkaran Bekisting	22.57 <i>M2</i>	2.2.1.3.11	10,200.00	230,214.00	100.00%	230,214.00
4.	Pekerjaan Finishing Acian Halus	47.88 <i>M2</i>	3.7.8	55,800.00	2,671,704.00	98.39%	2,628,612.00
5.	Pekerjaan Finishing Tangga Granit Uk 60 x 60 cm + Stepnozing Custom	81.28 <i>M2</i>	3.9.5.3.a	327,400.00	26,611,072.00	76.45%	20,344,384.00
6.	Pekerjaan Railing Hollow Stainless Steel SS (Terpasang)	23.65 <i>M1</i>	Taksir	1,476,363.64	34,916,000.00	60.32%	21,061,331.20
				Sub Total B.	143,686,249.00	68.47%	98,379,835.20
C.	PEKERJAAN PASANGAN DAN PLESTERAN						
1.	Pekerjaan Dinding Bata Ringan Tebal 10 cm dengan Mortar Siap Pakai (MSP)	699.34 <i>M2</i>	3.6.4.2	247,700.00	173,226,518.00	87.97%	152,386,186.00
2.	Pekerjaan Plesteran Dinding Bata Ringan dengan Mortar Siap Pakai (MSP)	1,398.67 <i>M2</i>	3.7.7	129,800.00	181,547,366.00	90.83%	164,903,193.00
3.	Pekerjaan Finishing Acian	440.38 <i>M2</i>	3.7.8	55,800.00	24,573,204.00	98.39%	24,176,862.00
				Sub Total C.	379,347,088.00	90.01%	341,466,241.00
D.	PEKERJAAN FINISHING LANTAI DAN DINDING						
1.	Pekerjaan Finishing Lantai Granit Uk. 60 x 60 cm (Polished)	796.59 <i>M2</i>	3.9.5.3.a	327,400.00	260,803,566.00	76.45%	199,386,477.00
2.	Pekerjaan Finishing Lantai Granit Uk. 60 x 60 cm (Unpolished)	111.01 <i>M2</i>	3.9.5.3.b	347,000.00	38,520,470.00	76.05%	29,295,539.00
3.	Pekerjaan Finishing Lantai Toilet	134.10 <i>M2</i>	3.9.5.3.b	347,000.00	46,532,700.00	76.05%	35,388,990.00
4.	Pekerjaan Finishing Dinding Toilet Granit Uk. 60 x 60 cm (Polished)	134.10 <i>M2</i>	3.10.2.2	361,600.00	48,490,560.00	78.98%	38,298,960.00
5.	Pekerjaan Finishing Meja Wastafel Granit Uk. 60 x 60 cm (Polished)	3.39 <i>M2</i>	3.10.2.2	361,600.00	1,225,824.00	78.98%	968,184.00
6.	Pekerjaan Finishing Tembok Lift Marmer Uk. 100 x 100 cm (Tebal 2 cm)	10.83 <i>M2</i>	3.10.5.7	1,010,300.00	10,941,549.00	80.85%	8,845,944.00
7.	Pekerjaan Finishing Tembok Fasade Exterior Clading Stone	190.29 <i>M2</i>	3.10.4.3 (b)	685,400.00	130,424,766.00	99.36%	129,587,490.00
8.	Pekerjaan Finishing Plat Dak						
	a. Screeding Plat Beton	593.34 <i>M2</i>	Taksir	122,181.82	72,495,360.00	49.75%	36,066,441.60
	b. Membran Bakar Granule 3 mm	593.34 <i>M2</i>	Taksir	212,800.00	126,262,752.00	49.75%	62,815,719.12
				Sub Total D.	735,697,547.00	73.49%	540,653,744.72
E.	PEKERJAAN KUSEN PINTU DAN JENDELA						
1.	Pekerjaan PJ-6 Kusen Pintu Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 <i>Unit</i>	Taksir	29,444,800.00	29,444,800.00	59.61%	17,552,045.28
	- Handle Dekkson LHTR 0003 SSS	2.00 <i>Psg</i>	Taksir	380,352.00	760,704.00	70.08%	533,101.36
	- Mortise Lock Dekkson MTS RL DL8585 SSS	1.00 <i>Bh</i>	Taksir	417,872.00	417,872.00	70.08%	292,844.70
	- Cylinder Dekkson CYL DC DL60MM SN	1.00 <i>Bh</i>	Taksir	243,264.00	243,264.00	70.08%	170,479.41
	- Escutcheon Dekkson ESCN 855 SSS	1.00 <i>Psg</i>	Taksir	67,648.00	67,648.00	70.08%	47,407.72
	- Hinge Dekkson ESS DL 4x3x3MM 2BB SSS	3.00 <i>Set</i>	Taksir	304,080.00	912,240.00	70.08%	639,297.79
	- Flush Bolt Dekkson FB 040 8" SSS	1.00 <i>Bh</i>	Taksir	100,352.00	100,352.00	70.08%	70,326.68
	- Flush Bolt Dekkson FB 040 12" SSS	1.00 <i>Bh</i>	Taksir	142,912.00	142,912.00	70.08%	100,152.73
	- Dust Proof Dekkson DP 003 SSS	1.00 <i>Bh</i>	Taksir	96,544.00	96,544.00	70.08%	67,658.04
	- Door Closer Dekkson DCL 300 NHO NA (Maks 40Kg)	1.00 <i>Bh</i>	Taksir	562,800.00	562,800.00	70.08%	394,410.24
2.	Pekerjaan PJ-7 Kusen Pintu Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 <i>Unit</i>	Taksir	57,713,600.00	57,713,600.00	59.61%	34,403,076.96
	- Handle Dekkson LHTR 0003 SSS	2.00 <i>Psg</i>	Taksir	380,352.00	760,704.00	70.08%	533,101.36
	- Mortise Lock Dekkson MTS RL DL8585 SSS	1.00 <i>Bh</i>	Taksir	417,872.00	417,872.00	70.08%	292,844.70
	- Cylinder Dekkson CYL DC DL60MM SN	1.00 <i>Bh</i>	Taksir	243,264.00	243,264.00	70.08%	170,479.41
	- Escutcheon Dekkson ESCN 855 SSS	1.00 <i>Psg</i>	Taksir	67,648.00	67,648.00	70.08%	47,407.72
	- Hinge Dekkson ESS DL 4x3x3MM 2BB SSS	3.00 <i>Set</i>	Taksir	304,080.00	912,240.00	70.08%	639,297.79
	- Flush Bolt Dekkson FB 040 8" SSS	1.00 <i>Bh</i>	Taksir	100,352.00	100,352.00	70.08%	70,326.68
	- Flush Bolt Dekkson FB 040 12" SSS	1.00 <i>Bh</i>	Taksir	142,912.00	142,912.00	70.08%	100,152.73
	- Dust Proof Dekkson DP 003 SSS	1.00 <i>Bh</i>	Taksir	96,544.00	96,544.00	70.08%	67,658.04
	- Door Closer Dekkson DCL 300 NHO NA (Maks 40Kg)	1.00 <i>Bh</i>	Taksir	562,800.00	562,800.00	70.08%	394,410.24
3.	Pekerjaan PJ-9 Kusen Pintu Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 <i>Unit</i>	Taksir	17,494,400.00	17,494,400.00	59.61%	10,428,411.84
	- Handle Dekkson LHTR 0003 SSS	1.00 <i>Psg</i>	Taksir	380,352.00	380,352.00	70.08%	266,550.68
	- Mortise Lock Dekkson MTS IL DL8585 SSS	1.00 <i>Bh</i>	Taksir	376,432.00	376,432.00	70.08%	263,803.55
	- Cylinder Dekkson CYL DC DL60MM SN	1.00 <i>Bh</i>	Taksir	243,264.00	243,264.00	70.08%	170,479.41
	- Escutcheon Dekkson ESCN 855 SSS	1.00 <i>Psg</i>	Taksir	67,648.00	67,648.00	70.08%	47,407.72
	- Hinge Dekkson ESS DL 4x3x3MM 2BB SSS	1.50 <i>Psg</i>	Taksir	304,080.00	456,120.00	70.08%	319,648.90
	- Door Closer Dekkson DCL 300 NHO NA (Maks 40Kg)	1.00 <i>Bh</i>	Taksir	562,800.00	562,800.00	70.08%	394,410.24
4.	Pekerjaan PJ-10 Kusen Pintu Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 <i>Unit</i>	Taksir	36,220,800.00	36,220,800.00	59.61%	21,591,218.88
	- Handle Dekkson LHTR 0003 SSS	2.00 <i>Psg</i>	Taksir	380,352.00	760,704.00	70.08%	533,101.36
	- Mortise Lock Dekkson MTS IL DL8585 SSS	2.00 <i>Bh</i>	Taksir	376,432.00	752,864.00	70.08%	527,607.09
	- Cylinder Dekkson CYL DC DL60MM SN	2.00 <i>Bh</i>	Taksir	243,264.00	486,528.00	70.08%	340,958.82
	- Escutcheon Dekkson ESCN 855 SSS	2.00 <i>Psg</i>	Taksir	67,648.00	135,296.00	70.08%	94,815.44

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
	- Hinge Dekkson ESS DL 4x3x3MM 2BB SSS	3.00 <i>Psg</i>	Taksir	304,080.00	912,240.00	70.08%	639,297.79
	- Door Closer Dekkson DCL 300 NHO NA (Maks 40Kg)	2.00 <i>Bh</i>	Taksir	562,800.00	1,125,600.00	70.08%	788,820.48
5.	Pekerjaan PJ-11 Kusen Pintu Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 <i>Unit</i>	Taksir	38,169,600.00	38,169,600.00	59.61%	22,752,898.56
	- Handle Dekkson LHTR 0003 SSS	2.00 <i>Psg</i>	Taksir	380,352.00	760,704.00	70.08%	533,101.36
	- Mortise Lock Dekkson MTS RL DL8585 SSS	1.00 <i>Bh</i>	Taksir	417,872.00	417,872.00	70.08%	292,844.70
	- Cylinder Dekkson CYL DC DL60MM SN	1.00 <i>Bh</i>	Taksir	243,264.00	243,264.00	70.08%	170,479.41
	- Escutcheon Dekkson ESCN 855 SSS	1.00 <i>Psg</i>	Taksir	67,648.00	67,648.00	70.08%	47,407.72
	- Hinge Dekkson ESS DL 4x3x3MM 2BB SSS	3.00 <i>Set</i>	Taksir	304,080.00	912,240.00	70.08%	639,297.79
	- Flush Bolt Dekkson FB 040 8" SSS	1.00 <i>Bh</i>	Taksir	100,352.00	100,352.00	70.08%	70,326.68
	- Flush Bolt Dekkson FB 040 12" SSS	1.00 <i>Bh</i>	Taksir	142,912.00	142,912.00	70.08%	100,152.73
	- Dust Proof Dekkson DP 003 SSS	1.00 <i>Bh</i>	Taksir	96,544.00	96,544.00	70.08%	67,658.04
	- Door Closer Dekkson DCL 300 NHO NA (Maks 40Kg)	1.00 <i>Bh</i>	Taksir	562,800.00	562,800.00	70.08%	394,410.24
6.	Pekerjaan P-1 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm (Terpasang)	3.00 <i>Unit</i>	Taksir	8,859,200.00	26,577,600.00	59.61%	15,842,907.36
	- Pull Handle Dekkson PH DL802 32x600x400 PSS+SSS	6.00 <i>Psg</i>	Taksir	1,326,192.00	7,957,152.00	70.08%	5,576,372.12
	- Mortise Lock Dekkson MTS RL DL8585 SSS	3.00 <i>Bh</i>	Taksir	417,872.00	1,253,616.00	70.08%	878,534.09
	- Cylinder Dekkson CYL DC DL60MM SN	3.00 <i>Bh</i>	Taksir	243,264.00	729,792.00	70.08%	511,438.23
	- Escutcheon Dekkson ESCN 855 SSS	3.00 <i>Psg</i>	Taksir	67,648.00	202,944.00	70.08%	142,223.16
	- Hinge Dekkson ESS DL 4x3x3MM 2BB SSS	9.00 <i>Psg</i>	Taksir	304,080.00	2,736,720.00	70.08%	1,917,893.38
	- Flush Bolt Dekkson FB 040 8" SSS	3.00 <i>Bh</i>	Taksir	100,352.00	301,056.00	70.08%	210,980.04
	- Flush Bolt Dekkson FB 040 12" SSS	3.00 <i>Bh</i>	Taksir	142,912.00	428,736.00	70.08%	300,458.19
	- Dust Proof Dekkson DP 003 SSS	3.00 <i>Bh</i>	Taksir	96,544.00	289,632.00	70.08%	202,974.11
	- Door Closer Dekkson DCL 300 NHO NA (Maks 40Kg)	3.00 <i>Set</i>	Taksir	562,800.00	1,688,400.00	70.08%	1,183,230.72
	- Spring Knip Dekkson SK 018 BR SN	6.00 <i>Bh</i>	Taksir	151,536.00	909,216.00	70.08%	637,178.57
	- Window Friction Stay Dekkson FS 14 SSS	6.00 <i>Psg</i>	Taksir	215,600.00	1,293,600.00	70.08%	906,554.88
	- Window Stay Dekkson WS 001 8" SSS	6.00 <i>Bh</i>	Taksir	120,736.00	724,416.00	70.08%	507,670.73
7.	Pekerjaan P-2 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 <i>Unit</i>	Taksir	3,438,400.00	3,438,400.00	59.61%	2,049,630.24
	- Handle Dekkson LHTR 0003 SSS	1.00 <i>Psg</i>	Taksir	380,352.00	380,352.00	70.08%	266,550.68
	- Mortise Lock Dekkson MTS IL DL8585 SSS	1.00 <i>Bh</i>	Taksir	376,432.00	376,432.00	70.08%	263,803.55
	- Cylinder Dekkson CYL DC DL60MM SN	1.00 <i>Bh</i>	Taksir	243,264.00	243,264.00	70.08%	170,479.41
	- Escutcheon Dekkson ESCN 855 SSS	1.00 <i>Psg</i>	Taksir	67,648.00	67,648.00	70.08%	47,407.72
	- Hinge Dekkson ESS DL 4x3x3MM 2BB SSS	1.50 <i>Psg</i>	Taksir	304,080.00	456,120.00	70.08%	319,648.90
	- Door Closer Dekkson DCL 300 NHO NA (Maks 40Kg)	1.00 <i>Bh</i>	Taksir	562,800.00	562,800.00	70.08%	394,410.24
8.	Pekerjaan P-3 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm dan Aksesoris (T	1.00 <i>Unit</i>	Taksir	4,345,600.00	4,345,600.00	59.61%	2,590,412.16
9.	Pekerjaan P-4 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm dan Aksesoris (T	1.00 <i>Unit</i>	Taksir	2,990,400.00	2,990,400.00	59.61%	1,782,577.44
10.	Pekerjaan P-5 Kusen Pintu Steel Cold Roll T = 2 mm Incl. Rock Wool Fin. Cat Tahan Panas (Terpasang)	2.00 <i>Unit</i>	Taksir	20,216,000.00	40,432,000.00	52.66%	21,291,491.20
	- Panic Bar Exit Handle 2 Point Latch Rim Dekkson PD0702	2.00 <i>Set</i>	Taksir	3,248,000.00	6,496,000.00	70.08%	4,552,396.80
	- Hinge Heavy Duty Mild Steel 5x3x3	6.00 <i>Psg</i>	Taksir	554,400.00	3,326,400.00	70.08%	2,331,141.12
11.	Pekerjaan P-6 Kusen Pintu Aluminium YKK + Blockboard 18 mm dan Multiplek Fin. HPL Incl. Kaca 5 mm (Terpasang)	1.00 <i>Unit</i>	Taksir	20,216,000.00	20,216,000.00	59.61%	12,050,757.60
	- Handle Dekkson LHTR 0003 SSS	1.00 <i>Psg</i>	Taksir	380,352.00	380,352.00	70.08%	266,550.68
	- Mortise Lock Dekkson MTS IL DL8585 SSS	1.00 <i>Bh</i>	Taksir	376,432.00	376,432.00	70.08%	263,803.55
	- Cylinder Dekkson CYL DC DL60MM SN	1.00 <i>Bh</i>	Taksir	243,264.00	243,264.00	70.08%	170,479.41
	- Escutcheon Dekkson ESCN 855 SSS	1.00 <i>Psg</i>	Taksir	67,648.00	67,648.00	70.08%	47,407.72
	- Hinge Dekkson ESS DL 4x3x3MM 2BB SSS	1.50 <i>Psg</i>	Taksir	304,080.00	456,120.00	70.08%	319,648.90
	- Door Closer Dekkson DCL 300 NHO NA (Maks 40Kg)	1.00 <i>Bh</i>	Taksir	562,800.00	562,800.00	70.08%	394,410.24
12.	Pekerjaan P-7 Kusen Pintu Steel Cold Roll T = 2 mm Incl. Rock Wool Fin. Cat Tahan Panas (Terpasang)	2.00 <i>Unit</i>	Taksir	4,704,000.00	9,408,000.00	52.66%	4,954,252.80
13.	Pekerjaan P-8 Kusen Pintu Steel Cold Roll T = 2 mm Incl. Rock Wool Fin. Cat Tahan Panas (Terpasang)	2.00 <i>Unit</i>	Taksir	4,592,000.00	9,184,000.00	52.66%	4,836,294.40
14.	Pekerjaan J-5 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	2.00 <i>Unit</i>	Taksir	29,097,600.00	58,195,200.00	59.61%	34,690,158.72
15.	Pekerjaan J-6 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 <i>Unit</i>	Taksir	9,531,200.00	9,531,200.00	59.61%	5,681,548.32
16.	Pekerjaan J-7 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 <i>Unit</i>	Taksir	12,040,000.00	12,040,000.00	59.61%	7,177,044.00
17.	Pekerjaan J-8 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	6.00 <i>Unit</i>	Taksir	26,588,800.00	159,532,800.00	59.61%	95,097,502.08
	- Spring Knip Dekkson SK 018 BR SN	12.00 <i>Bh</i>	Taksir	151,536.00	1,818,432.00	70.08%	1,274,357.15
	- Window Friction Stay Dekkson FS 14 SSS	12.00 <i>Psg</i>	Taksir	215,600.00	2,587,200.00	70.08%	1,813,109.76
	- Window Stay Dekkson WS 001 8" SSS	12.00 <i>Bh</i>	Taksir	120,736.00	1,448,832.00	70.08%	1,015,341.47
18.	Pekerjaan V-1 Kusen Ventilasi Aluminium YKK Incl. Kaca 5 mm (Terpasang)	4.00 <i>Unit</i>	Taksir	918,400.00	3,673,600.00	59.61%	2,189,832.96
	- Spring Knip Dekkson SK 018 BR SN	4.00 <i>Bh</i>	Taksir	151,536.00	606,144.00	70.08%	424,785.72
	- Window Friction Stay Dekkson FS 14 SSS	4.00 <i>Bh</i>	Taksir	215,600.00	862,400.00	70.08%	604,369.92
	- Window Stay Dekkson WS 001 8" SSS	4.00 <i>Psg</i>	Taksir	120,736.00	482,944.00	70.08%	338,447.16
19.	Pekerjaan V-2 Kusen Ventilasi Aluminium YKK Incl. Kaca 5 mm (Terpasang)	2.00 <i>Unit</i>	Taksir	918,400.00	1,836,800.00	59.61%	1,094,916.48
				Sub Total E.	596,934,520.00	59.91%	357,644,973.06
F.	PEKERJAAN PLAFOND						
1.	Pekerjaan Plafond						
	a. Rangka Plafond Metal Furing	862.36 <i>M2</i>	DIHITUNG. 3.5.1.1	116,900.00	100,809,884.00	80.50%	81,148,076.00
	b. Plafond Gypsum Tebal 9 mm	808.49 <i>M2</i>	3.5.2.1	75,600.00	61,121,844.00	56.48%	34,522,523.00
	c. Plafond PVC Tebal 8 mm	53.86 <i>M2</i>	DIHITUNG. 3.5.1.2	136,200.00	7,335,732.00	55.21%	4,050,272.00
				Sub Total F.	169,267,460.00	70.73%	119,720,871.00
G.	PEKERJAAN DINDING, SECONDARY SKIN DAN ORNAMEN/FINISHING						
1.	Pekerjaan Curtain Wall Kaca Tebal 8 mm + Rangka Aluminium (Terpasang)	48.20 <i>M2</i>	3.11.1.6.b	1,341,200.00	64,645,840.00	54.96%	35,528,220.00
2.	Pekerjaan Panel Dinding ACP + Rangka (Terpasang)	803.21 <i>M2</i>	DIHITUNG. 3.10.5.2	1,243,400.00	998,711,314.00	52.67%	526,022,229.00
3.	Pekerjaan Ornamen Kisi-Kisi WPC + Rangka (Terpasang)	15.51 <i>M2</i>	Taksir	1,736,000.00	26,925,360.00	60.32%	16,241,377.15

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
4.	Pekerjaan Ornamen Dinding Plat Cutting Cutting + Rangka dan Aksesoris (Terpasang)	23.16 M2	DIHITUNG. 3.10.5.3	1,458,400.00	33,776,544.00	86.99%	29,380,776.00
5.	Pekerjaan Sun Louver Aluminium + Rangka dan Aksesoris (Terpasang)	71.93 M2	3.12.1	1,360,700.00	97,875,151.00	58.76%	57,508,035.00
6.	Pekerjaan Dinding Partisi GRC + Rangka						
	a. Rangka Hollow Uk. 40 x 40 mm	28.16 M2	3.10.6.1	231,800.00	6,527,488.00	53.75%	3,508,736.00
	b. Penutup Dinding GRC	56.32 M2	DIHITUNG. 3.10.5.1	172,300.00	9,703,936.00	76.20%	7,394,816.00
7.	Pekerjaan Dinding Partisi Cubicle Incl. Pintu dan Tiang Partisi (Terpasang)	367.67 M2	Taksir	918,400.00	337,668,128.00	34.17%	115,381,199.34
				Sub Total G.	1,575,833,761.00	50.19%	790,965,388.49
H.	PEKERJAAN PENGECATAN						
1.	Pekerjaan Pengecatan Dinding/Tembok Eksterior	569.86 M2	3.8.10.2	56,300.00	32,083,118.00	68.03%	21,825,638.00
2.	Pekerjaan Pengecatan Dinding/Tembok Interior	2,077.69 M2	3.8.10.1	53,400.00	110,948,646.00	68.73%	76,251,223.00
3.	Pekerjaan Pengecatan Plafond	808.49 M2	3.8.20	50,700.00	40,990,443.00	74.75%	30,641,771.00
				Sub Total H.	184,022,207.00	69.95%	128,718,632.00
I.	PEKERJAAN TATA UDARA DAN VENTILASI (HVAC)						
i.	Peralatan Utama Supply Udara						
1.	VRV A Series						
	a. VRV - 6A (RXQ28BY14) Kap. 268.000 Btu/h	1.00 Set	Taksir	361,113,984.00	361,113,984.00	13.20%	47,667,045.89
	b. Wall Mounted (FXAQ20BVM4) Kap. 7.500 Btu/h	5.00 Unit	Taksir	15,545,376.00	77,726,880.00	13.20%	10,259,948.16
	c. Wall Mounted (FXAQ50BVM4) Kap. 19.100 Btu/h	3.00 Unit	Taksir	21,045,024.00	63,135,072.00	13.20%	8,333,829.50
	d. Wall Mounted (FXAQ63BVM4) Kap. 24.200 Btu/h	3.00 Unit	Taksir	21,721,392.00	65,164,176.00	13.20%	8,601,671.23
	e. R. Flow Cassette (Fresh White) (FXFQ100AV4) Kap. 38.200 Btu/h	1.00 Unit	Taksir	26,256,384.00	26,256,384.00	13.20%	3,465,842.69
	f. R. Flow Cassette (Fresh White) (FXFQ80AV4) Kap. 30.700 Btu/h	3.00 Unit	Taksir	26,012,448.00	78,037,344.00	13.20%	10,300,929.41
	g. R. Flow Cassette (Fresh White) (FXFQ63AV4) Kap. 24.200 Btu/h	14.00 Unit	Taksir	25,289,600.00	354,054,400.00	13.20%	46,735,180.80
	h. Standart Round Flow Panel (Fresh White) (BYCQ125EAF)	14.00 Unit	Taksir	4,368,000.00	61,152,000.00	13.20%	8,072,064.00
	i. Common Navigation Controller (BRC1E63)	5.00 Unit	Taksir	929,600.00	4,648,000.00	13.20%	613,536.00
	j. Refnet Joint (KHRP26A22T7)	2.00 Unit	Taksir	593,600.00	1,187,200.00	13.20%	156,710.40
	k. Refnet Joint (KHRP26A33T7)	3.00 Unit	Taksir	627,200.00	1,881,600.00	13.20%	248,371.20
	l. Refnet Joint (KHRP26A72T7)	6.00 Unit	Taksir	996,800.00	5,980,800.00	13.20%	789,465.60
	m. Refnet Joint (KHRP26M73TP7)	2.00 Unit	Taksir	1,657,600.00	3,315,200.00	13.20%	437,606.40
	n. Pipe Size Reducer (KHRP26M73TP7)	2.00 Unit	Taksir	660,800.00	1,321,600.00	13.20%	174,451.20
2.	Single Split						
	a. FTKE Inverter (STKE50YV) Kap. 18.000 Btu/h	1.00 Unit	Taksir	9,222,528.00	9,222,528.00	13.20%	1,217,373.70
II.	Instalasi Unit AC						
1.	VRV A Series						
	a. Jasa Instalasi VRV - 6A (RXQ14BY14) Kap. 136.000 Btu/h	1.00 Set	Taksir	2,240,000.00	2,240,000.00	100.00%	2,240,000.00
	b. Jasa Instalasi R. Flow Cassette (Fresh White)	5.00 Unit	Taksir	896,000.00	4,480,000.00	100.00%	4,480,000.00
	c. Jasa Instalasi Refnet Joint	13.00 Unit	Taksir	168,000.00	2,184,000.00	100.00%	2,184,000.00
2.	Single Split						
	a. Jasa Instalasi AC Split Wall Mounted	9.00 Unit	Taksir	560,000.00	5,040,000.00	100.00%	5,040,000.00
III.	Pekerjaan Perpipaan						
1.	Pipa Refrigerant 1/4" c/w Isolasi	52.00 M1	Taksir	116,021.92	6,033,139.84	13.20%	796,374.46
2.	Pipa Refrigerant 3/8" c/w Isolasi	70.00 M1	Taksir	179,509.12	12,565,638.40	13.20%	1,658,664.27
3.	Pipa Refrigerant 1/2" c/w Isolasi	56.00 M1	Taksir	233,061.92	13,051,467.52	13.20%	1,722,793.71
4.	Pipa Refrigerant 5/8" c/w Isolasi	51.00 M1	Taksir	311,232.32	15,872,848.32	13.20%	2,095,215.98
5.	Pipa Refrigerant 3/4" c/w Isolasi	60.00 M1	Taksir	377,679.68	22,660,780.80	13.20%	2,991,223.07
6.	Pipa Refrigerant 7/8" c/w Isolasi	4.00 M1	Taksir	576,227.68	2,304,910.72	13.20%	304,248.22
7.	Pipa Refrigerant 1 1/8" c/w Isolasi	4.00 M1	Taksir	770,892.64	3,083,570.56	13.20%	407,031.31
8.	Pipa Refrigerant 1 3/8" c/w Isolasi	21.00 M1	Taksir	1,052,602.88	22,104,660.48	13.20%	2,917,815.18
9.	Pipa Refrigerant 1/4" + 1/2" c/w Isolasi (AC Split Wall Mounted)	21.00 M1	Taksir	280,000.00	5,880,000.00	13.20%	776,160.00
10.	Pipa Drain PVC c/w Isolasi (VRV A System)	55.00 M1	6.4.1.2	26,800.00	1,474,000.00	94.03%	1,386,000.00
11.	Pipa Drain PVC c/w Isolasi (AC Split Wall Mounted)	21.00 M1	6.4.1.1	20,200.00	424,200.00	93.56%	396,900.00
12.	Refrigerant R 410 A	18.00 Kg	Taksir	392,000.00	7,056,000.00	13.20%	931,392.00
IV.	Pekerjaan Pengkabelan						
1.	Instalasi Kabel Power Lengkap Dengan MCB, Fitting, Support dan Jasa VRV System						
	a. Kabel Kontrol Unit AC Belden AWG 18 2 x 0.75 c/w Isolasi	200.00 m	Taksir	46,766.72	9,353,344.00	13.20%	1,234,641.41
	b. Kabel Power Unit AC NYY 3 x 2.5 mm c/w Isolasi + Grounding	150.00 m	5.1.1.1.25	59,000.00	8,850,000.00	83.39%	7,380,000.00
	c. Kabel Power Unit AC NYY 4 x 16 mm c/w Isolasi + Grounding	25.00 m	5.1.1.1.38	412,300.00	10,307,500.00	77.73%	8,012,500.00
2.	Instalasi Kabel Power Lengkap Dengan MCB, Fitting, Support dan Jasa Single Split						
	a. Kabel Power Indoor Unit AC Wall Mounted 3 x 2.5 mm c/w Isolasi	28.00 M1	5.1.1.3.7	42,000.00	1,176,000.00	82.86%	974,400.00
V.	Pekerjaan Ducting						
1.	Ducting Supply & Return PIR Aluminium Panel	20.00 M2	Taksir	425,600.00	8,512,000.00	13.20%	1,123,584.00
2.	Flexible Duct	1.00 Unit	Taksir	291,200.00	291,200.00	13.20%	38,438.40
3.	Supply Air Grille	4.00 Unit	Taksir	728,000.00	2,912,000.00	13.20%	384,384.00
4.	Return Air Grille	4.00 Unit	Taksir	784,000.00	3,136,000.00	13.20%	413,952.00
5.	Plenum Box Return PIR Aluminium Panel	1.00 Unit	Taksir	2,016,000.00	2,016,000.00	13.20%	266,112.00
VI.	Pekerjaan Panel AC						
1.	Panel AC Lantai - 6	1.00 Lot	Taksir	8,400,000.00	8,400,000.00	13.20%	1,108,800.00
VII.	Vacum Pipa Refrigeran						
1.	Vacum Pipa Refrigeran VRV A System	1.00 Lot	Taksir	5,824,000.00	5,824,000.00	13.20%	768,768.00
2.	Vacum Pipa Refrigeran AC Split Wall Mounted	1.00 Lot	Taksir	3,136,000.00	3,136,000.00	13.20%	413,952.00
VIII.	Star Up Unit AC	1.00 Lot	Taksir	4,704,000.00	4,704,000.00	100.00%	4,704,000.00
IX.	Support						

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
1.	Support Dudukan, Gantungan Unit VRV A System dan Jasa (Termasuk : Longdrat 12 mm, Dinaset 12 m, Mur 12 mm, dan Ring 12 mm, Besi UNP 80, Besi Siku PKS 40, Raber Ped / Mouting, Baut Kaki 12 mm, Dinabolt 12 mm, Duct hood Outdoor AC dan lain-lain)	1.00 Lot	Taksir	9,520,000.00	9,520,000.00	13.20%	1,256,640.00
2.	Support Dudukan, Gantungan Unit AC Split Wall Mounted dan Jasa (Termasuk : Longdrat 12 mm, Dinaset 12 m, Mur 12 mm, dan Ring 12 mm, Besi UNP 80, Besi Siku PKS 40, Raber Ped / Mouting, Baut Kaki 12 mm, Dinabolt 12 mm, Duct hood Outdoor AC dan lain-lain)	1.00 Lot	Taksir	2,352,000.00	2,352,000.00	13.20%	310,464.00
				Sub Total I.	1,321,142,428.64	15.58%	205,792,480.18
J.	PEKERJAAN PBAX						
1.	Suprame Cat 5E	142.12 M1	Taksir	4,428.48	629,375.58	34.71%	218,456.26
2.	PABX Panasonic KX-TES824ND Kav 8Line 24 Extension	1.00 Unit	Taksir	40,174,400.00	40,174,400.00	34.71%	13,944,534.24
3.	Telephone Panasonic KX-TS05MX	7.00 Unit	Taksir	302,400.00	2,116,800.00	34.71%	734,741.28
4.	Router TP - LINK Archer AX 12	1.00 Unit	Taksir	632,800.00	632,800.00	34.71%	219,644.88
5.	Accessories	1.00 Ls	Taksir	13,440,000.00	13,440,000.00	34.71%	4,665,024.00
6.	Ongkos Instalasi Jaringan	7.00 Titik	Taksir	280,000.00	1,960,000.00	100.00%	1,960,000.00
7.	Connection ke Jaringan	1.00 Ls	Taksir	2,800,000.00	2,800,000.00	100.00%	2,800,000.00
				Sub Total J.	61,753,375.58	39.74%	24,542,400.66
K.	PEKERJAAN SOUND SYSTEM						
1.	Kabel FRC 2x2.5 Supreme Fire Resistance Cable 2 x 2.5 mm N2XY 2x2,5	239.36 M1	Taksir	4,428.48	1,060,000.97	95.75%	1,014,950.93
2.	Yamaha RXV4A RXV4 A RXV 4A 8K Streamer Home Theater Amplifier	1.00 Unit	Taksir	10,587,360.00	10,587,360.00	27.28%	2,888,231.81
3.	Equalizer VPK DSP 2231 Digital 2x31	1.00 Unit	Taksir	2,352,000.00	2,352,000.00	39.70%	933,744.00
4.	Krezt Kondenser Microphone BM-302 Extra Mic Standing	1.00 Unit	Taksir	560,000.00	560,000.00	39.70%	222,320.00
5.	Ceriling Speaker TOA ZS 648R	16.00 Unit	Taksir	448,000.00	7,168,000.00	39.70%	2,845,696.00
6.	Colum Speaker TOA ZS 102C	2.00 Unit	Taksir	946,400.00	1,892,800.00	39.70%	751,441.60
				Sub Total K.	23,620,160.97	36.65%	8,656,384.34
L.	PEKERJAAN CCTV						
I.	Jaringan CCTV						
1.	Cabel CAT e5 (UTP)	269.30 M1	Taksir	89,040.00	23,978,472.00	37.30%	8,943,970.06
2.	Cabel HDMI	16.00 M1	Taksir	5,600.00	89,600.00	37.30%	33,420.80
II.	Unit CCTV						
1.	Smart IP Camera	14.00 Unit	Taksir	582,400.00	8,153,600.00	37.30%	3,041,292.80
2.	Hikvision	1.00 Unit	Taksir	4,200,000.00	4,200,000.00	37.30%	1,566,600.00
3.	Receiver System Control	1.00 Unit	Taksir	1,498,560.00	1,498,560.00	37.30%	558,962.88
				Sub Total L.	37,920,232.00	37.30%	14,144,246.54
M.	SMOKE DETECTOR + FIRE ALARM + HYDRANT SPRINKLER						
I.	FIRE SECURITY PANEL						
1.	Conventional Fire Alarm ControlPanel-12 Zone TXC7012	1.00 Unit	Taksir	14,000,000.00	14,000,000.00	60.51%	8,471,400.00
2.	Program dan Setting Panel MCFA	1.00 Ls	Taksir	5,600,000.00	5,600,000.00	60.51%	3,388,560.00
II.	CABLE						
1.	Cable METAL FRC 2x1,5 mm ²	194.68 M1	Taksir	39,760.00	7,740,476.80	60.51%	4,683,762.51
III.	CONDOITE PIPE						
1.	Condoite Ø20Mm Legrand	64.89 Nos	Taksir	28,000.00	1,816,920.00	60.51%	1,099,418.29
2.	Clamp Ø20Mm	193.00 Pcs	Taksir	1,904.00	367,472.00	60.51%	222,357.31
3.	Shock Ø20Mm	97.85 Pcs	Taksir	1,904.00	186,306.40	60.51%	112,734.00
4.	T - Doz Clipsal	45.00 Pcs	Taksir	32,480.00	1,461,600.00	60.51%	884,414.16
IV.	SMOKE DETECTOR						
1.	Conventional Smoke Detector TXC7101 TNA	16.00 Unit	Taksir	197,120.00	3,153,920.00	20.00%	630,784.00
2.	Conventional Heat Detector TXC7111+ Base Fire Alarm	16.00 Unit	Taksir	228,480.00	3,655,680.00	20.00%	731,136.00
3.	Fire Alarm Bell TNA HZJL-1	2.00 Unit	Taksir	525,280.00	1,050,560.00	20.00%	210,112.00
4.	Manual Call Point TNA TXC7141	1.00 Unit	Taksir	338,240.00	338,240.00	20.00%	67,648.00
5.	Conventional Sounder Strobe TNA	2.00 Unit	Taksir	405,440.00	810,880.00	20.00%	162,176.00
6.	First Aid Box	2.00 Unit	Taksir	616,000.00	1,232,000.00	60.51%	745,483.20
V.	ELECTRICAL INSTALLATION						
1.	Jasa Instalasi Smoke Detector	16.00 Unit	Taksir	504,000.00	8,064,000.00	100.00%	8,064,000.00
2.	Jasa Instalasi Heat Detector	16.00 Unit	Taksir	504,000.00	8,064,000.00	100.00%	8,064,000.00
3.	Jasa Instalasi Alarm Bell	2.00 Unit	Taksir	504,000.00	1,008,000.00	100.00%	1,008,000.00
4.	Jasa Instalasi Manual Call Point	2.00 Unit	Taksir	504,000.00	1,008,000.00	100.00%	1,008,000.00
5.	Jasa Instalasi Indicating Lamp	2.00 Unit	Taksir	504,000.00	1,008,000.00	100.00%	1,008,000.00
VI.	FIRE ESTINGUISHER						
A.	Hydrant Pipe:						
1.	Galvanis Pipe Ø 150mm	45.00 M1	Taksir	1,211,840.00	54,532,800.00	50.00%	27,266,400.00
2.	Galvanis Pipe Ø 100mm	203.89 M1	Taksir	692,160.00	141,124,502.40	50.00%	70,562,251.20
3.	Pipe Feeder	50.00 Nos	Taksir	1,211,840.00	60,592,000.00	50.00%	30,296,000.00
4.	Galvanis Pipe Ø 50mm	26.31 M1	Taksir	292,320.00	7,690,939.20	50.00%	3,845,469.60
5.	Galvanis Pipe Ø 25mm	45.56 M1	Taksir	202,720.00	9,235,923.20	50.00%	4,617,961.60
6.	Galvanis Pipe Ø 20mm	43.21 M1	Taksir	134,400.00	5,807,424.00	50.00%	2,903,712.00
7.	Hanger Pipe Clamp	115.08 Nos	Taksir	112,000.00	12,888,960.00	50.00%	6,444,480.00
B.	Gate Valve:						
1.	Hydrant Valve Ø 150mm	1.00 Nos	Taksir	6,720,000.00	6,720,000.00	36.00%	2,419,200.00
2.	Flange Ø 150mm	2.00 Nos	Taksir	740,544.00	1,481,088.00	36.00%	533,191.68
3.	Gasket Flange Ø 150mm	2.00 Nos	Taksir	28,000.00	56,000.00	36.00%	20,160.00
4.	Gate Valve Ø 100mm	1.00 Nos	Taksir	3,886,400.00	3,886,400.00	36.00%	1,399,104.00
5.	Gate Valve Ø 50mm	1.00 Nos	Taksir	1,943,200.00	1,943,200.00	60.51%	1,175,830.32
6.	Gate Valve Ø 25mm	1.00 Nos	Taksir	971,600.00	971,600.00	60.51%	587,915.16

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
7.	Gate Valve Ø 20mm	1.00 <i>Nos</i>	Taksir	485,800.00	485,800.00	60.51%	293,957.58
C.	Hydrant Box						
1.	Box Out Door	8.00 <i>Unit</i>	Taksir	1,545,600.00	12,364,800.00	50.00%	6,182,400.00
2.	Nozel Head Ø 100mm	8.00 <i>Unit</i>	Taksir	1,307,600.00	10,460,800.00	50.00%	5,230,400.00
3.	Flexible Hose Ø 100mm (50 meter) With Couple	8.00 <i>Roll</i>	Taksir	1,787,520.00	14,300,160.00	50.00%	7,150,080.00
4.	Box In Door	2.00 <i>Unit</i>	Taksir	3,372,320.00	6,744,640.00	50.00%	3,372,320.00
5.	Rubber Fire Hose Ø 50mm (30 meter) With Couple	2.00 <i>Roll</i>	Taksir	8,531,040.00	17,062,080.00	50.00%	8,531,040.00
6.	Nozel Head Ø 50mm	2.00 <i>Unit</i>	Taksir	1,802,080.00	3,604,160.00	50.00%	1,802,080.00
7.	APAR	4.00 <i>Unit</i>	Taksir	2,676,800.00	10,707,200.00	50.00%	5,353,600.00
8.	First Aid Box	2.00 <i>Unit</i>	Taksir	84,560.00	169,120.00	60.51%	102,334.51
D.	Hydrant Pillar						
1.	Fire Hydrant Siemese	2.00 <i>Unit</i>	Taksir	7,857,920.00	15,715,840.00	50.00%	7,857,920.00
2.	Fire Hydrant Pilar	6.00 <i>Unit</i>	Taksir	10,083,360.00	60,500,160.00	50.00%	30,250,080.00
E.	Sprinkler						
1.	Viking Sprinkler Mirage Concealed VK492 + Mirage Cover Plate	28.00 <i>Unit</i>	Taksir	109,760.00	3,073,280.00	25.00%	768,320.00
2.	Sprinkler Fitting	28.00 <i>Unit</i>	Taksir	280,000.00	7,840,000.00	100.00%	7,840,000.00
3.	Branch Control Valve	1.00 <i>Unit</i>	Taksir	51,972,480.00	51,972,480.00	36.00%	18,710,092.80
				Sub Total M.	582,497,412.00	50.83%	296,078,285.93
N.	PEKERJAAN ELEKTRIKAL						
1.	Pekerjaan Instalasi Titik Lampu						
	- Cable NYY SUPREME Ø 4X16mm²	6.00 <i>M1</i>	Taksir	349,440.00	2,096,640.00	99.82%	2,092,866.05
	- Cable NYAF SUPREME Ø 1X16mm²	6.00 <i>M1</i>	Taksir	56,000.00	336,000.00	99.82%	335,395.20
	- Cable NYY SUPREME Ø 3X4mm²	256.92 <i>M1</i>	Taksir	34,988.80	8,989,322.50	99.82%	8,973,141.72
	- Cable NYAF SUPREME Ø 2X4mm²	304.88 <i>M1</i>	Taksir	21,548.80	6,569,798.14	99.82%	6,557,972.51
	- Cable NYM SUPREME Ø 2X2,5mm²	509.20 <i>M1</i>	Taksir	17,068.80	8,691,432.96	99.82%	8,675,788.38
	- Cable NYM SUPREME Ø 2X1,5mm²	252.16 <i>M1</i>	Taksir	10,348.80	2,609,553.41	99.82%	2,604,856.21
	- Conduit Pipa Ø3/4"	117.50 <i>Btg</i>	Taksir	14,000.00	1,645,000.00	99.82%	1,642,039.00
	- Clamp Conduit Ø 3/4"	156.67 <i>Bh</i>	Taksir	1,680.00	263,205.60	99.82%	262,731.83
	- Mangkok Saklar	47.00 <i>Unit</i>	Taksir	8,400.00	394,800.00	37.37%	147,536.76
	- Isolasi Band Steel Grip	15.00 <i>Unit</i>	Taksir	19,040.00	285,600.00	37.37%	106,728.72
	- Lampu Down Light LED PHILIPS 5 watt	9.00 <i>Unit</i>	Taksir	61,600.00	554,400.00	37.37%	207,179.28
	- Lampu Down Light LED PHILIPS 9 watt	28.00 <i>Unit</i>	Taksir	72,800.00	2,038,400.00	37.37%	761,750.08
	- Lampu Down Light LED PHILIPS 12 watt	22.00 <i>Unit</i>	Taksir	84,000.00	1,848,000.00	37.37%	690,597.60
	- Lampu Down Light LED PHILIPS 17 watt	33.00 <i>Unit</i>	Taksir	106,400.00	3,511,200.00	37.37%	1,312,135.44
	- Lampu Down Light LED PHILIPS 23 watt	6.00 <i>Unit</i>	Taksir	106,400.00	638,400.00	37.37%	238,570.08
	- Lampu Sorot REFLECTOR PHILIPS 50 watt	17.00 <i>Unit</i>	Taksir	1,198,400.00	20,372,800.00	37.37%	7,613,315.36
	- Receptacle / Stop kontak	29.00 <i>Unit</i>	Taksir	103,040.00	2,988,160.00	45.05%	1,346,166.08
	- Switch / Saklar Single Panasonic	7.00 <i>Unit</i>	Taksir	36,400.00	254,800.00	45.05%	114,787.40
	- Switch / Saklar Double Panasonic	8.00 <i>Unit</i>	Taksir	65,968.00	527,744.00	45.05%	237,748.67
	- Switch / Saklar Triple Panasonic	3.00 <i>Unit</i>	Taksir	124,880.00	374,640.00	45.05%	168,775.32
	- Upah Pasang	115.00 <i>Titik</i>	Taksir	125,000.00	14,375,000.00	100.00%	14,375,000.00
	- Upah Commisioning Test	1.00 <i>Lot</i>	Taksir	2,500,000.00	2,500,000.00	100.00%	2,500,000.00
2.	Pekerjaan Panel PP - 02						
	- Panel Box 60 x 50 x 25 cm Wallmounting	1.00 <i>Bh</i>	Taksir	1,092,000.00	1,092,000.00	50.95%	556,374.00
	- MCB 1P, iC60H, 40A, 40 kA ex Schneider	1.00 <i>Bh</i>	Taksir	196,000.00	196,000.00	50.95%	99,862.00
	- MCB 1P, iC60H, 20A, 20 kA ex Schneider	3.00 <i>Bh</i>	Taksir	156,800.00	470,400.00	50.95%	239,668.80
	- MCB 1P, iC60H, 12A, 12 kA ex Schneider	1.00 <i>Bh</i>	Taksir	95,200.00	95,200.00	50.95%	48,504.40
	- MCB 1P, iC60H, 6A, 6 kA ex Schneider	2.00 <i>Bh</i>	Taksir	84,000.00	168,000.00	50.95%	85,596.00
	- MCB 1P, iC60H, 4A, 4kA ex Schneider	1.00 <i>Bh</i>	Taksir	61,600.00	61,600.00	50.95%	31,385.20
	- Fuse Lamp	1.00 <i>Bh</i>	Taksir	39,200.00	39,200.00	50.95%	19,972.40
	- Pilot Lamp (Warna Hijau) uk 22mm	3.00 <i>Bh</i>	Taksir	17,920.00	53,760.00	50.95%	27,390.72
	- Busbar Conection MCB/Busbar Sisir 1P, 100A ex Schneider/Setara	3.00 <i>Sisir</i>	Taksir	266,000.00	798,000.00	50.95%	406,581.00
	- Kabel Rangkai dan Acessories	1.00 <i>Ls</i>	Taksir	850,000.00	850,000.00	50.95%	433,075.00
	- Upah Rangkai	1.00 <i>Unit</i>	Taksir	2,750,000.00	2,750,000.00	100.00%	2,750,000.00
	- Upah Pemasangan	1.00 <i>Unit</i>	Taksir	1,975,000.00	1,975,000.00	100.00%	1,975,000.00
				Sub Total N.	90,414,056.61	74.81%	67,638,491.21
O.	PEKERJAAN PLUMBING DAN SANITARY						
1.	Pekerjaan Jaringan Pipa Air Bersih						
	- Pekerjaan Jaringan Pipa 16 mm PVC AW "A"	56.00 <i>M1</i>	6.4.1.1	20,200.00	1,131,200.00	93.56%	1,058,400.00
	- Pekerjaan Jaringan Pipa 20 mm PVC AW "A"	117.00 <i>M1</i>	6.4.1.2	26,800.00	3,135,600.00	94.03%	2,948,400.00
	- Pekerjaan Jaringan Pipa 25 mm PVC AW "A"	35.50 <i>M1</i>	6.4.1.3	35,300.00	1,253,150.00	93.77%	1,175,050.00
2.	Pekerjaan Jaringan Pipa Air Kotor (Grey Water)						
	- Pekerjaan Jaringan Pipa 50 mm PVC AW "A"	32.00 <i>M1</i>	6.4.1.6	70,400.00	2,252,800.00	94.03%	2,118,400.00
	- Pekerjaan Jaringan Pipa 75 mm PVC AW "A"	12.00 <i>M1</i>	6.4.1.8	280,400.00	3,364,800.00	93.05%	3,130,800.00
	- Pekerjaan Jaringan Pipa 100 mm PVC AW "A"	25.50 <i>M1</i>	6.4.1.9	408,000.00	10,404,000.00	92.79%	9,654,300.00
3.	Pekerjaan Jaringan Pipa Kotoran						
	- Pekerjaan Jaringan Pipa 100 mm PVC AW "A"	36.00 <i>M1</i>	6.4.1.9	408,000.00	14,688,000.00	92.79%	13,629,600.00
	- Pekerjaan Jaringan Pipa 150 mm PVC AW "A"	8.50 <i>M1</i>	Taksir	552,160.00	4,693,360.00	55.00%	2,581,348.00
4.	Sanitasi						
	- Kloset Duduk Ex. TOTO + Aksesoris (Lengkap)	7.00 <i>Unit</i>	3.18.3.1	3,848,800.00	26,941,600.00	45.76%	12,329,800.00
	- Wastafel Ex. TOTO + Aksesoris (Lengkap)	5.00 <i>Unit</i>	3.18.1.1	4,292,100.00	21,460,500.00	44.70%	9,592,500.00
	- Urinoir Ex. TOTO + Aksesoris (Lengkap)	3.00 <i>Unit</i>	3.18.4.1	3,155,300.00	9,465,900.00	44.05%	4,169,700.00

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
	- Floordrain Stainless Ex. TOTO	11.00 <i>Unit</i>	3.18.6.1	580,500.00	6,385,500.00	43.24%	2,761,000.00
	- Jet Washer (Lengkap)	7.00 <i>Unit</i>	3.18.6.3	631,600.00	4,421,200.00	48.13%	2,128,000.00
	- Shower Set Incl. Kran (Lengkap)	7.00 <i>Unit</i>	Taksir	694,400.00	4,860,800.00	41.15%	2,000,219.20
	- Kran Air Stainless Ex. TOTO	9.00 <i>Unit</i>	3.18.6.2.1	610,300.00	5,492,700.00	48.37%	2,656,800.00
	- Grab Bar Stainless	4.00 <i>Unit</i>	3.18.6.6	775,100.00	3,100,400.00	64.75%	2,007,600.00
	- Tissue Holder	7.00 <i>Unit</i>	Taksir	330,400.00	2,312,800.00	60.32%	1,395,080.96
	- Hand Towel Hanger	7.00 <i>Unit</i>	Taksir	182,560.00	1,277,920.00	60.32%	770,841.34
	- Towel Hanger Hook	7.00 <i>Unit</i>	Taksir	215,040.00	1,505,280.00	60.32%	907,984.90
5.	Rooftank FRP Kap. 16 M3 Incl. Dudukan Baja (Terpasang)	1.00 <i>Paket</i>	Taksir	101,136,000.00	101,136,000.00	55.00%	55,624,800.00
				Sub Total O.	229,283,510.00	57.85%	132,640,624.40
P.	PEKERJAAN LIFT/ELEVATOR						
1.	Pekerjaan Passanger Lift Ex. KONE Incl. Tranportasi Pengiriman dan ERD (T	2.00 <i>Unit</i>	Taksir	705,600,000.00	1,411,200,000.00	43.00%	606,816,000.00
2.	Instalasi Passenger Lift	2.00 <i>Paket</i>	Taksir	39,200,000.00	78,400,000.00	100.00%	78,400,000.00
				Sub Total P.	1,489,600,000.00	46.00%	685,216,000.00
Q.	PEKERJAAN LAIN-LAIN						
1.	Pekerjaan Railing Hollow Stainless Steel SS (Terpasang)	39.20 <i>M1</i>	Taksir	1,476,363.64	57,873,454.55	60.32%	34,909,267.78
				Sub Total Q.	57,873,454.55	60.32%	34,909,267.78

Jakarta, Desember 2025

Konsultan Perencana
PT. BENNATIN SURYA Cipta

Ir. LELA KESUMA, ST., MT
Team Leader

RENCANA ANGGARAN BIAYA ENGINEER ESTIMATE (EE)

Pekerjaan : Pengadaan Jasa Konsultasi Pembangunan Gedung Ushuluddin Universitas Islam Negeri (UIN) Syarif Hidayatullah Jakarta
Lokasi : Jl. Kertamukti No.4, Kec. Ciputat Timur, Kota Tangerang Selatan, Banten
Thn. Anggaran : 2025

POS SATPAM							
NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
1	2	3	4	5	6	7	8
3.	POS SECURITY						
A.	PEKERJAAN PERSIAPAN						
1.	Pemasangan Bouwplank	34.00 M1	1.1.4.2	103,000.00	3,502,000.00	99.51%	3,485,000.00
				Sub Total A.	3,502,000.00	99.51%	3,485,000.00
B.	PEKERJAAN TANAH						
1.	Pekerjaan Galian Tanah Pondasi Tapak	11.98 M3	1.2.1.1.4	145,600.00	1,744,288.00	100.00%	1,744,288.00
2.	Pekerjaan Galian Tanah Biasa	4.38 M3	1.2.1.1.1	121,400.00	531,732.00	100.00%	531,732.00
3.	Pekerjaan Urugan Kembali Tanah Bekas Galian	5.45 M3	1.3.1.1	80,900.00	440,905.00	100.00%	440,905.00
4.	Pekerjaan Urugan Pasir	2.34 M3	1.3.1.2	350,900.00	821,106.00	100.00%	821,106.00
				Sub Total B.	3,538,031.00	100.00%	3,538,031.00
C.	PEKERJAAN PONDASI / ROLAG BATA						
1.	Pekerjaan Dinding Bata Merah Pasangan 1/2 Batu Campuran 1SP : 2PP	16.30 M2	2.2.2.1.1	624,200.00	10,174,460.00	100.00%	10,174,460.00
2.	Pekerjaan Plesteran Dinding Bata Campuran 1SP : 2PP (Tebal 15 mm)	32.60 M2	2.2.2.1.4	1,178,300.00	38,412,580.00	95.37%	36,632,620.00
				Sub Total C.	48,587,040.00	96.34%	46,807,080.00
D.	PEKERJAAN BETON DAN BETON BERTULANG						
1.	Pekerjaan Beton Lantai Kerja f'c = 10 MPa (Site Mix)	1.16 M3	2.2.1.5.1	1,368,200.00	1,587,112.00	91.93%	1,459,048.00
2.	Pekerjaan Pondasi Tapak Tipe P1 Uk. 100 x 100 cm						
	a. Beton Mutu f'c = 15 MPa (Site Mix)	1.50 M3	2.2.1.5.2	1,437,600.00	2,156,400.00	91.59%	1,975,050.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 16	118.48 Kg	2.2.1.1.2.a	19,000.00	2,251,120.00	44.21%	995,232.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 13	78.22 Kg	2.2.1.1.2.a	19,000.00	1,486,180.00	44.21%	657,048.00
	d. Bekisting (3 kali Pemakaian)	6.00 M2	2.2.1.3.1	226,800.00	1,360,800.00	98.46%	1,339,800.00
	e. Pembongkaran Bekisting	6.00 M2	2.2.1.3.11	10,200.00	61,200.00	100.00%	61,200.00
3.	Pekerjaan Kolom Pendestal K1 Uk. 15 x 30 cm						
	a. Beton Mutu f'c = 15 MPa (Site Mix)	0.34 M3	2.2.1.5.2	1,437,600.00	488,784.00	91.59%	447,678.00
	b. Pembesian Tulangan Utama (Polos) - Ø 12	59.12 Kg	2.2.1.1.3	19,400.00	1,146,928.00	45.88%	526,168.00
	c. Pembesian Begel (Polos) - Ø 8	17.99 Kg	2.2.1.1.3	19,400.00	349,006.00	45.88%	160,111.00
	d. Bekisting (3 kali Pemakaian)	6.75 M2	2.2.1.3.4	252,100.00	1,701,675.00	96.47%	1,641,600.00
	e. Pembongkaran Bekisting	6.75 M2	2.2.1.3.11	10,200.00	68,850.00	100.00%	68,850.00
4.	Pekerjaan Sloof TB1 Uk. 15 x 30 cm						
	a. Beton Mutu f'c = 15 MPa (Site Mix)	1.08 M3	2.2.1.5.2	1,437,600.00	1,552,608.00	91.59%	1,422,036.00
	b. Pembesian Tulangan Utama (Polos) - Ø 12	66.36 Kg	2.2.1.1.3	19,400.00	1,287,384.00	45.88%	590,604.00
	c. Pembesian Begel (Polos) - Ø 8	57.57 Kg	2.2.1.1.3	19,400.00	1,116,858.00	45.88%	512,373.00
	d. Bekisting (3 kali Pemakaian)	14.37 M2	2.2.1.3.3	237,800.00	3,417,186.00	98.57%	3,368,328.00
	e. Pembongkaran Bekisting	14.37 M2	2.2.1.3.11	10,200.00	146,574.00	100.00%	146,574.00
5.	Pekerjaan Kolom K1 Uk. 15 x 30 cm						
	a. Beton Mutu f'c = 15 MPa (Site Mix)	0.73 M3	2.2.1.5.2	1,437,600.00	1,049,448.00	91.59%	961,191.00
	b. Pembesian Tulangan Utama (Polos) - Ø 12	105.47 Kg	2.2.1.1.3	19,400.00	2,046,118.00	45.88%	938,683.00
	c. Pembesian Begel (Polos) - Ø 8	39.58 Kg	2.2.1.1.3	19,400.00	767,852.00	45.88%	352,262.00
	d. Bekisting (3 kali Pemakaian)	14.58 M2	2.2.1.3.4	252,100.00	3,675,618.00	96.47%	3,545,856.00
	e. Pembongkaran Bekisting	14.58 M2	2.2.1.3.11	10,200.00	148,716.00	100.00%	148,716.00
6.	Pekerjaan Kolom Praktis KP	13.50 M1	2.2.1.10.1	129,000.00	1,741,500.00	71.24%	1,240,650.00
7.	Pekerjaan Balok Lantai/Praktis LT Uk. 10 x 15 cm	23.95 M1	2.2.1.10.2	168,400.00	4,033,180.00	77.26%	3,115,895.00
8.	Pekerjaan Balok B1 Uk. 15 x 30 cm						
	a. Beton Mutu f'c = 15 MPa (Site Mix)	0.63 M3	2.2.1.5.2	1,437,600.00	905,688.00	91.59%	829,521.00
	b. Pembesian Tulangan Utama (Polos) - Ø 12	66.36 Kg	2.2.1.1.3	19,400.00	1,287,384.00	45.88%	590,604.00
	c. Pembesian Begel (Polos) - Ø 8	57.57 Kg	2.2.1.1.3	19,400.00	1,116,858.00	45.88%	512,373.00
	d. Bekisting (3 kali Pemakaian)	5.98 M2	2.2.1.3.5	252,100.00	1,507,558.00	96.47%	1,454,336.00
	e. Pembongkaran Bekisting	5.98 M2	2.2.1.3.11	10,200.00	60,996.00	100.00%	60,996.00
9.	Pekerjaan Plat Dak Tbl = 125 mm						
	a. Beton Mutu f'c = 15 MPa (Site Mix)	4.78 M3	2.2.1.5.2	1,437,600.00	6,871,728.00	91.59%	6,293,826.00
	b. Wiremess M8	393.41 Kg	2.2.1.1.5.b	18,700.00	7,356,767.00	57.22%	4,209,487.00
	c. Bekisting (3 kali Pemakaian)	36.18 M2	2.2.1.3.6	263,200.00	9,522,576.00	96.66%	9,204,192.00
	d. Pembongkaran Bekisting	36.18 M2	2.2.1.3.11	10,200.00	369,036.00	100.00%	369,036.00
10.	Pekerjaan Meja Plat Beton Tbl = 100 mm						
	a. Beton Mutu f'c = 15 MPa (Site Mix)	0.13 M3	2.2.1.5.2	1,437,600.00	186,888.00	91.59%	171,171.00
	b. Pembesian Tulangan Utama (Polos) - Ø 10	11.08 Kg	2.2.1.1.1	21,000.00	232,680.00	50.48%	117,448.00
	c. Bekisting (3 kali Pemakaian)	1.57 M2	2.2.1.3.6	263,200.00	413,224.00	96.66%	399,408.00
	d. Pembongkaran Bekisting	1.57 M2	2.2.1.3.11	10,200.00	16,014.00	100.00%	16,014.00
				Sub Total D.	63,488,494.00	78.60%	49,903,365.00
E.	PEKERJAAN DINDING						
1.	Pekerjaan Dinding Bata Merah Pasangan 1/2 Batu Campuran 1SP : 2PP	49.76 M2	3.6.1.6	154,900.00	7,707,824.00	96.71%	7,454,048.00
2.	Pekerjaan Plesteran Dinding Bata Campuran 1SP : 2PP (Tebal 15 mm)	99.53 M2	3.7.2	74,500.00	7,414,985.00	96.24%	7,136,301.00
3.	Pekerjaan Finishing Acian	13.57 M2	3.7.8	55,800.00	757,206.00	98.39%	744,993.00
				Sub Total E.	15,880,015.00	96.57%	15,335,342.00

POS SATPAM							
NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
1	2	3	4	5	6	7	8
F.	PEKERJAAN FINISHING LANTAI DAN DINDING						
1.	Pekerjaan Finishing Lantai Ruangan						
	a. Tanah Urug	1.66 M3	1.3.1.4	294,500.00	488,870.00	100.00%	488,870.00
	b. Pasir Urug	0.72 M3	1.3.1.2	350,900.00	252,648.00	100.00%	252,648.00
	c. Lantai Kerja Beton	0.50 M3	2.2.1.5.1	1,368,200.00	684,100.00	91.93%	628,900.00
	d. Finishing Granite Tile Uk. 60 x 60 cm (Polished)	15.90 M2	3.9.5.3.a	327,400.00	5,205,660.00	76.45%	3,979,770.00
2.	Pekerjaan Finishing Lantai Outdoor						
	a. Tanah Urug	2.12 M3	1.3.1.4	294,500.00	624,340.00	100.00%	624,340.00
	b. Pasir Urug	2.12 M3	1.3.1.2	350,900.00	743,908.00	100.00%	743,908.00
	c. Lantai Kerja Beton	1.48 M3	2.2.1.5.1	1,368,200.00	2,024,936.00	91.93%	1,861,544.00
	d. Finishing Granite Tile Uk. 60 x 60 cm (Unpolished)	12.72 M2	3.9.5.3.b	347,000.00	4,413,840.00	76.05%	3,356,808.00
3.	Pekerjaan Finishing Lantai Toilet						
	a. Tanah Urug	0.35 M3	1.3.1.4	294,500.00	103,075.00	100.00%	103,075.00
	b. Pasir Urug	0.18 M3	1.3.1.2	350,900.00	63,162.00	100.00%	63,162.00
	c. Lantai Kerja Beton	0.12 M3	2.2.1.5.1	1,368,200.00	164,184.00	91.93%	150,936.00
	d. Finishing Granite Tile Uk. 60 x 60 cm (Unpolished)	2.10 M2	3.9.5.3.b	347,000.00	728,700.00	76.05%	554,190.00
4.	Pekerjaan Finishing Dinding Toilet Granite Tile Uk. 60 x 60 cm (Polished)	9.69 M2	3.10.2.2	361,600.00	3,503,904.00	78.98%	2,767,464.00
5.	Pekerjaan Finishing Meja Beton Granite Tile Uk. 60 x 60 cm (Polished)	1.57 M2	3.10.2.2	361,600.00	567,712.00	78.98%	448,392.00
6.	Pekerjaan Finishing Tembok Fasade Exterior Batu Tempel Andesit	18.01 M2	3.10.4.3.(a)	666,900.00	12,010,869.00	99.36%	11,933,426.00
				Sub Total F.	31,579,908.00	88.53%	27,957,433.00
G.	PEKERJAAN KUSEN PINTU DAN JENDELA						
1.	Pekerjaan PS-P1 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm (Terpasang)	2.00 Unit	Taksir	3,315,200.00	6,630,400.00	59.61%	3,952,381.44
2.	Pekerjaan PS-P2 Kusen Pintu Aluminium YKK (Terpasang)	1.00 Unit	Taksir	3,124,800.00	3,124,800.00	59.61%	1,862,693.28
3.	Pekerjaan PS-J1 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	2.00 Unit	Taksir	1,915,200.00	3,830,400.00	59.61%	2,283,301.44
4.	Pekerjaan PS-J2 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 Unit	Taksir	1,915,200.00	1,915,200.00	59.61%	1,141,650.72
5.	Pekerjaan PS-J3 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 Unit	Taksir	5,756,800.00	5,756,800.00	59.61%	3,431,628.48
6.	Pekerjaan PS-J4 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 Unit	Taksir	4,177,600.00	4,177,600.00	59.61%	2,490,267.36
7.	Pekerjaan PS-BV1 Kusen Ventilasi Aluminium YKK Incl. Kaca 5 mm (Terpasang)	1.00 Unit	Taksir	638,400.00	638,400.00	59.61%	380,550.24
				Sub Total G.	26,073,600.00	59.61%	15,542,472.96
H.	PEKERJAAN PLAFOND						
1.	Pekerjaan Plafond						
	a. Rangka Plafond Metal Furing	31.78 M2	DIHITUNG. 3.5.1.1	116,900.00	3,715,082.00	80.50%	2,990,498.00
	b. Plafond Gypsum Tebal 9 mm (Termasuk List/Profil Plafond dan	31.78 M2	3.5.2.1	75,600.00	2,402,568.00	56.48%	1,357,006.00
	c. Plafond PVC Tebal 8 mm (Termasuk List/Profil Plafond)	31.78 M2	DIHITUNG. 3.5.1.2	136,200.00	4,328,436.00	55.21%	2,389,856.00
				Sub Total H.	10,446,086.00	64.50%	6,737,360.00
I.	PEKERJAAN PENGECATAN						
1.	Pekerjaan Pengecatan Dinding/Tembok Eksterior	28.70 M2	3.8.10.2	56,300.00	1,615,810.00	68.03%	1,099,210.00
2.	Pekerjaan Pengecatan Dinding/Tembok Interior	55.90 M2	3.8.10.1	53,400.00	2,985,060.00	68.73%	2,051,530.00
				Sub Total I.	4,600,870.00	68.48%	3,150,740.00
J.	PEKERJAAN TATA UDARA						
1.	Wall Mounted (FXAQ20BVM4) Kap. 7.500 Btu/h	2.00 Unit	Taksir	15,545,376.00	31,090,752.00	13.20%	4,103,979.26
				Sub Total J.	31,090,752.00	13.20%	4,103,979.26
K.	PEKERJAAN ELEKTRIKAL						
1.	Pekerjaan Pemasangan Kabel NYM 3 x 2,5 mm	35.00 M1	5.1.1.3.7	42,000.00	1,470,000.00	82.86%	1,218,000.00
2.	Pekerjaan Pemasangan MCB Box	1.00 Bh	5.1.2.24	1,662,200.00	1,662,200.00	36.97%	614,500.00
3.	Pekerjaan Pemasangan Titik Lampu, Saklar dan Stop Kontak						
	a. Lampu Downlight LED Slim 8 Watt	5.00 Bh	5.3.1.3.d	172,900.00	864,500.00	48.24%	417,000.00
	b. Lampu Downlight LED Slim 15 Watt	2.00 Bh	5.3.1.3.b	210,500.00	421,000.00	46.27%	194,800.00
	c. Stop Kontak 1 Gang	5.00 Bh	5.1.5.9.a	81,000.00	405,000.00	43.09%	174,500.00
	d. Stop Kontak 2 Gang	2.00 Bh	5.1.5.9.b	138,900.00	277,800.00	38.95%	108,200.00
	e. Saklar 1 Gang Panasonic	2.00 Bh	5.1.5.1	95,200.00	190,400.00	43.28%	82,400.00
	f. Saklar 2 Gang Panasonic	1.00 Bh	5.1.5.2	146,300.00	146,300.00	39.71%	58,100.00
4.	Instalasi						
	a. Instalasi Penerangan + NYM 3 x 2,5 mm Include Conduit PVC Ø 20 mm & Aksesoris	7.00 Bh	5.3.1.1	479,200.00	3,354,400.00	84.33%	2,828,700.00
	b. Instalasi Stop Kontak + NYM 3 x 2,5 mm Include Conduit PVC Ø 20 mm & Aksesoris	7.00 Bh	5.1.5.13	628,500.00	4,399,500.00	82.80%	3,642,800.00
				Sub Total K.	13,191,100.00	70.80%	9,339,000.00
L.	PEKERJAAN PLUMBING DAN SANITARY						
1.	Pekerjaan Jaringan Pipa Air Bersih						
	- Pekerjaan Jaringan Pipa 16 mm PVC AW "A" merk FOUNTAIN	3.00 M1	6.4.1.1	20,200.00	60,600.00	93.56%	56,700.00
2.	Pekerjaan Jaringan Pipa Air Kotor (Grey Water)						
	- Pekerjaan Jaringan Pipa 75 mm PVC AW "A" merk FOUNTAIN	6.00 M1	6.4.1.8	280,400.00	1,682,400.00	93.05%	1,565,400.00
3.	Pekerjaan Jaringan Pipa Kotoran						
	- Pekerjaan Jaringan Pipa 100 mm PVC AW "A" merk FOUNTAIN	8.00 M1	6.4.1.9	408,000.00	3,264,000.00	92.79%	3,028,800.00
4.	Sanitasi						
	- Kloset Duduk Ex. Dekkson + Aksesoris (Lengkap)	1.00 Unit	3.18.3.1	3,848,800.00	3,848,800.00	45.76%	1,761,400.00
	- Floordrain Stainless Ex. Dekkson	1.00 Unit	3.18.6.1	580,500.00	580,500.00	43.24%	251,000.00
	- Jet Washer (Lengkap) Ex. Dekkson	1.00 Unit	3.18.6.3	631,600.00	631,600.00	48.13%	304,000.00
	- Kran Air Stainless Ex. Dekkson	1.00 Unit	3.18.6.2.1	610,300.00	610,300.00	48.37%	295,200.00
5.	Pekerjaan Pembuatan Septictank Biotech RC1	1.00 Paket	Taksir	10,416,000.00	10,416,000.00	42.03%	4,377,844.80
				Sub Total L.	21,094,200.00	55.18%	11,640,344.80

POS SATPAM							
NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
1	2	3	4	5	6	7	8
M.	PEKERJAAN LAIN-LAIN						
1.	Screeding Plat Beton	34.32 M2	Taksir	122,181.82	4,193,280.00	49.75%	2,086,156.80
2.	Membran Bakar Granulle 3 mm	34.32 M2	Taksir	212,800.00	7,303,296.00	49.75%	3,633,389.76
				Sub Total M.	11,496,576.00	49.75%	5,719,546.56
TOTAL POS SECURITY					284,568,672.00	71.43%	203,259,694.58

Jakarta, Desember 2025

Konsultan Perencana
PT. BENNATIN SURYA CIPTA

Ir. LELA KESUMA, ST., MT
Team Leader

**RENCANA ANGGARAN BIAYA
ENGINEER ESTIMATE (EE)**

Pekerjaan : Pengadaan Jasa Konsultasi Pembangunan Gedung Ushuluddin Universitas Islam Negeri (UIN) Syarif Hidayatullah Jakarta
Lokasi : Jl. Kertamukti No.4, Kec. Ciputat Timur, Kota Tangerang Selatan, Banten
Thn. Anggaran : 2025

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
1	2	3	4	5	6	7	8
4.	PAGAR						
A.	PEKERJAAN PERSIAPAN						
1.	Pemasangan Bouwplank	154.98 M1	1.1.4.2	103,000.00	15,962,940.00	99.51%	15,885,450.00
				Sub Total A.	15,962,940.00	99.51%	15,885,450.00
B.	PEKERJAAN TANAH						
1.	Pekerjaan Galian Tanah Pondasi Tapak	89.84 M3	1.2.1.1.4	145,600.00	13,080,704.00	100.00%	13,080,704.00
2.	Pekerjaan Galian Tanah Pondasi Menerus	64.45 M3	1.2.1.1.1	121,400.00	7,824,230.00	100.00%	7,824,230.00
3.	Pekerjaan Urugan Kembali Tanah Bekas Galian	51.43 M3	1.3.1.1	80,900.00	4,160,687.00	100.00%	4,160,687.00
4.	Pekerjaan Urugan Pasir	16.19 M3	1.3.1.2	350,900.00	5,681,071.00	100.00%	5,681,071.00
				Sub Total B.	30,746,692.00	100.00%	30,746,692.00
C.	PEKERJAAN PONDASI / ROLAG BATA						
1.	Pekerjaan Pas. Batu Kosong / Aanstamping	10.74 M3	2.2.2.1.1	624,200.00	6,703,908.00	100.00%	6,703,908.00
2.	Pekerjaan Pondasi Pas. Batu Gunung / Kali Campuran 1 SP : 3 PP	40.28 M3	2.2.2.1.4	1,178,300.00	47,461,924.00	95.37%	45,262,636.00
				Sub Total C.	54,165,832.00	95.94%	51,966,544.00
D.	PEKERJAAN BETON DAN BETON BERTULANG						
1.	Pekerjaan Beton Lantai Kerja f'c = 10 MPa (Site Mix)	5.99 M3	2.2.1.5.1	1,368,200.00	8,195,518.00	91.93%	7,534,222.00
2.	Pekerjaan Pondasi Tapak Tipe P1 Uk. 100 x 100 cm						
	a. Beton Mutu f'c = 15 MPa (Site Mix)	11.25 M3	2.2.1.5.2	1,437,600.00	16,173,000.00	91.59%	14,812,875.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 16	888.61 Kg	2.2.1.1.2.a	19,000.00	16,883,590.00	44.21%	7,464,324.00
	c. Pembesian Tulangan Utama (Deform/Ulir) - D 13	586.62 Kg	2.2.1.1.2.a	19,000.00	11,145,780.00	44.21%	4,927,608.00
	d. Bekisting (3 kali Pemakaian)	45.00 M2	2.2.1.3.1	226,800.00	10,206,000.00	98.46%	10,048,500.00
	e. Pembongkaran Bekisting	45.00 M2	2.2.1.3.11	10,200.00	459,000.00	100.00%	459,000.00
3.	Pekerjaan Kolom Pendestal K1						
	a. Beton Mutu f'c = 15 MPa (Site Mix)	2.25 M3	2.2.1.5.2	1,437,600.00	3,234,600.00	91.59%	2,962,575.00
	b. Pembesian Tulangan Utama (Polos) - Ø 12	443.44 Kg	2.2.1.1.3	19,400.00	8,602,736.00	45.88%	3,946,616.00
	c. Pembesian Begel (Polos) - Ø 8	117.18 Kg	2.2.1.1.3	19,400.00	2,273,292.00	45.88%	1,042,902.00
	d. Bekisting (3 kali Pemakaian)	45.00 M2	2.2.1.3.4	252,100.00	11,344,500.00	96.47%	10,944,000.00
	e. Pembongkaran Bekisting	45.00 M2	2.2.1.3.11	10,200.00	459,000.00	100.00%	459,000.00
4.	Pekerjaan Sloof S1						
	a. Beton Mutu f'c = 15 MPa (Site Mix)	8.06 M3	2.2.1.5.2	1,437,600.00	11,587,056.00	91.59%	10,612,602.00
	b. Pembesian Tulangan Utama (Polos) - Ø 12	795.08 Kg	2.2.1.1.3	19,400.00	15,424,552.00	45.88%	7,076,212.00
	c. Pembesian Begel (Polos) - Ø 8	429.71 Kg	2.2.1.1.3	19,400.00	8,336,374.00	45.88%	3,824,419.00
	d. Bekisting (3 kali Pemakaian)	107.41 M2	2.2.1.3.3	237,800.00	25,542,098.00	98.57%	25,176,904.00
	e. Pembongkaran Bekisting	107.41 M2	2.2.1.3.11	10,200.00	1,095,582.00	100.00%	1,095,582.00
5.	Pekerjaan Kolom K1						
	a. Beton Mutu f'c = 15 MPa (Site Mix)	6.30 M3	2.2.1.5.2	1,437,600.00	9,056,880.00	91.59%	8,295,210.00
	b. Pembesian Tulangan Utama (Polos) - Ø 12	982.75 Kg	2.2.1.1.3	19,400.00	19,065,350.00	45.88%	8,746,475.00
	c. Pembesian Begel (Polos) - Ø 8	328.12 Kg	2.2.1.1.3	19,400.00	6,365,528.00	45.88%	2,920,268.00
	d. Bekisting (3 kali Pemakaian)	126.00 M2	2.2.1.3.4	252,100.00	31,764,600.00	96.47%	30,643,200.00
	e. Pembongkaran Bekisting	126.00 M2	2.2.1.3.11	10,200.00	1,285,200.00	100.00%	1,285,200.00
6.	Pekerjaan Balok Latai/Praktis LT Uk. 10 x 15 cm	179.02 M1	2.2.1.10.2	168,400.00	30,146,968.00	77.26%	23,290,502.00
7.	Pekerjaan Balok B1 Uk. 15 x 30 cm						
	a. Beton Mutu f'c = 15 MPa (Site Mix)	8.06 M3	2.2.1.5.2	1,437,600.00	11,587,056.00	91.59%	10,612,602.00
	b. Pembesian Tulangan Utama (Polos) - Ø 12	795.08 Kg	2.2.1.1.3	19,400.00	15,424,552.00	45.88%	7,076,212.00
	c. Pembesian Begel (Polos) - Ø 8	429.71 Kg	2.2.1.1.3	19,400.00	8,336,374.00	45.88%	3,824,419.00
	d. Bekisting (3 kali Pemakaian)	107.41 M2	2.2.1.3.5	252,100.00	27,078,061.00	96.47%	26,122,112.00
	e. Pembongkaran Bekisting	107.41 M2	2.2.1.3.11	10,200.00	1,095,582.00	100.00%	1,095,582.00
				Sub Total D.	312,168,829.00	75.70%	236,299,123.00
E.	PEKERJAAN DINDING						
1.	Pekerjaan Dinding Bata Merah Pasangan 1/2 Batu Campuran 1SP : 2PP	601.37 M2	3.6.1.6	154,900.00	93,152,213.00	96.71%	90,085,226.00
2.	Pekerjaan Plesteran Dinding Bata Campuran 1SP : 2PP (Tebal 15 mm)	1,202.74 M2	3.7.2	74,500.00	89,604,130.00	96.24%	86,236,458.00
3.	Pekerjaan Finishing Acian	78.75 M2	3.7.8	55,800.00	4,394,250.00	98.39%	4,323,375.00
				Sub Total E.	187,150,593.00	96.52%	180,645,059.00
I.	PEKERJAAN PENGECATAN						
1.	Pekerjaan Pengecatan Dinding/Tembok	1,308.34 M2	3.8.10.2	56,300.00	73,659,542.00	68.03%	50,109,422.00
				Sub Total I.	73,659,542.00	68.03%	50,109,422.00
				TOTAL PAGAR	673,854,428.00	83.94%	565,652,290.00

Jakarta, Desember 2025
Konsultan Perencana
PT. BENNATIN SURYA Cipta

Ir. LELA KESUMA, ST., MT
Team Leader

RENCANA ANGGARAN BIAYA ENGINEER ESTIMATE (EE)

Pekerjaan : Pengadaan Jasa Konsultasi Pembangunan Gedung Ushuluddin Universitas Islam Negeri (UIN) Syarif Hidayatullah Jakarta
 Lokasi : Jl. Kertamukti No.4, Kec. Ciputat Timur, Kota Tangerang Selatan, Banten
 Thn. Anggaran : 2025

POWER HOUSE & GWT							
NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
5.	POWER HOUSE & GWT						
A.	PEKERJAAN TANAH						
1.	Pekerjaan Galian Tanah Pondasi	5.88 M3	1.2.1.1.4	145,600.00	856,128.00	100.00%	856,128.00
2.	Pekerjaan Galian Tanah Pondasi Menerus	4.84 M3	1.2.1.1.1	121,400.00	587,576.00	100.00%	587,576.00
3.	Pekerjaan Urugan Kembali Tanah Hasil Galian	3.57 M3	1.3.1.1	80,900.00	288,813.00	100.00%	288,813.00
4.	Pekerjaan Urugan Pasir	0.64 M3	1.3.1.2	350,900.00	224,576.00	100.00%	224,576.00
5.	Pekerjaan Tanah Timbun (didatangkan)	5.25 M3	1.3.1.4	294,500.00	1,546,125.00	100.00%	1,546,125.00
				Sub Total A.	3,503,218.00	100.00%	3,503,218.00
B.	PEKERJAAN PONDASI DAN ROLLAG BATA						
1.	Pekerjaan Pasangan Batu Kosong (Aanstamping) Pondasi	0.88 M3	2.2.2.1.1	624,200.00	549,296.00	100.00%	549,296.00
2.	Pekerjaan Pondasi Pasangan Batu Gunung/Kali Campuran 1SP : 3PP	2.97 M3	2.2.2.1.4	1,178,300.00	3,499,551.00	95.37%	3,337,389.00
3.	Pekerjaan Rollag Bata Merah Pasangan 1/2 Batu Campuran 1SP : 2PP/Trasram	2.11 M3	3.6.1.6	154,900.00	326,839.00	96.71%	316,078.00
4.	Pekerjaan Plesteran Rollag Campuran 1SP : 2PP/Trasram (Tebal 15 mm)	4.22 M2	3.7.2	74,500.00	314,390.00	96.24%	302,574.00
				Sub Total B.	4,690,076.00	96.06%	4,505,337.00
C.	PEKERJAAN BETON DAN BETON BERTULANG						
1.	Pekerjaan Beton Cor Lantai Kerja f'c = 10 MPa (Site Mix)	0.36 M3	2.2.1.5.1	1,368,200.00	492,552.00	91.93%	452,808.00
2.	Pekerjaan Pilecap PC1 Uk. 120 x 120 x 50 cm						
	a. Beton Mutu f'c = 25 Mpa (Ready Mix)	1.44 M3	2.2.1.6.1.a	1,574,100.00	2,266,704.00	94.29%	2,137,248.00
	b. Pembesian Tulangan (Deform/Ulir) - D 16	171.71 Kg	2.2.1.1.2.a	19,000.00	3,262,537.73	44.21%	1,442,385.10
	c. Pembesian Tulangan (Deform/Ulir) - D 13	34.09 Kg	2.2.1.1.2.a	19,000.00	647,709.70	44.21%	286,355.87
	d. Bekisting (3 kali Pemakaian)	4.80 M2	2.2.1.3.1	226,800.00	1,088,640.00	98.46%	1,071,840.00
	e. Pembongkaran Bekisting	4.80 M2	2.2.1.3.11	10,200.00	48,960.00	100.00%	48,960.00
3.	Pekerjaan Sloof SL1 Uk. 25 x 40 cm						
	a. Beton Mutu f'c = 25 Mpa (Ready Mix)	0.90 M3	2.2.1.6.1.a	1,574,100.00	1,416,690.00	94.29%	1,335,780.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 13	88.98 Kg	2.2.1.1.4.a	25,500.00	2,268,912.96	47.06%	1,067,723.75
	c. Pembesian Begel (Polos) - Ø 10	77.84 Kg	2.2.1.1.3	19,400.00	1,510,082.23	45.88%	692,769.68
	d. Bekisting (3 kali Pemakaian)	8.80 M2	2.2.1.3.3	237,800.00	2,092,640.00	98.57%	2,062,720.00
	e. Pembongkaran Bekisting	8.80 M2	2.2.1.3.11	10,200.00	89,760.00	100.00%	89,760.00
4.	Pekerjaan Kolom K1 Uk. 30 x 30 cm						
	a. Beton Mutu f'c = 25 Mpa (Ready Mix)	2.71 M3	2.2.1.6.1.a	1,574,100.00	4,271,320.35	94.29%	4,027,376.70
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 13	390.08 Kg	2.2.1.1.4.a	25,500.00	9,947,084.47	47.06%	4,680,980.93
	c. Pembesian Begel (Polos) - Ø 10	182.32 Kg	2.2.1.1.3	19,400.00	3,537,079.97	45.88%	1,622,681.02
	d. Bekisting (3 kali Pemakaian)	36.18 M2	2.2.1.3.4	252,100.00	9,120,978.00	96.47%	8,798,976.00
	e. Pembongkaran Bekisting	36.18 M2	2.2.1.3.11	10,200.00	369,036.00	100.00%	369,036.00
5.	Pekerjaan Kolom Praktis KP	6.70 M1	2.2.1.10.1	129,000.00	864,300.00	71.24%	615,730.00
6.	Pekerjaan Ring Balok RB1 Uk. 25 x 40 cm						
	a. Beton Mutu f'c = 25 Mpa (Ready Mix)	4.94 M3	2.2.1.6.1.a	1,574,100.00	7,776,054.00	94.29%	7,331,948.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 13	383.62 Kg	2.2.1.1.4.a	25,500.00	9,782,362.45	47.06%	4,603,464.68
	c. Pembesian Begel (Polos) - Ø 10	309.17 Kg	2.2.1.1.3	19,400.00	5,997,990.15	45.88%	2,751,655.28
	d. Bekisting (3 kali Pemakaian)	40.01 M2	2.2.1.3.5	252,100.00	10,087,529.40	96.47%	9,731,404.80
	e. Pembongkaran Bekisting	40.01 M2	2.2.1.3.11	10,200.00	408,142.80	100.00%	408,142.80
7.	Pekerjaan Ring Balok RB2 Uk. 10 x 50 cm						
	a. Beton Mutu f'c = 25 Mpa (Ready Mix)	1.78 M3	2.2.1.6.1.a	1,574,100.00	2,801,898.00	94.29%	2,641,876.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 13	303.40 Kg	2.2.1.1.4.a	25,500.00	7,736,700.00	47.06%	3,640,800.00
	c. Pembesian Begel (Polos) - Ø 10	186.90 Kg	2.2.1.1.3	19,400.00	3,625,860.00	45.88%	1,663,410.00
	d. Bekisting (3 kali Pemakaian)	30.62 M2	2.2.1.3.5	252,100.00	7,719,302.00	96.47%	7,446,784.00
	e. Pembongkaran Bekisting	30.62 M2	2.2.1.3.11	10,200.00	312,324.00	100.00%	312,324.00
8.	Pekerjaan Balok Lantai/Praktis BL Uk. 10 x 15 cm	42.00 M1	2.2.1.10.2	168,400.00	7,072,800.00	77.26%	5,464,200.00
9.	Pekerjaan Plat Dak Tebal 12 cm						
	a. Beton Mutu f'c = 25 Mpa (Ready Mix)	7.95 M3	2.2.1.6.1.a	1,574,100.00	12,512,206.08	94.29%	11,797,608.96
	b. Wiremess M8	360.93 Kg	2.2.1.1.5.b	18,700.00	6,749,429.59	57.22%	3,861,973.08
	c. Bekisting (3 kali Pemakaian)	66.24 M2	2.2.1.3.6	263,200.00	17,434,368.00	96.66%	16,851,456.00
	e. Pembongkaran Bekisting	66.24 M2	2.2.1.3.11	10,200.00	675,648.00	100.00%	675,648.00
10.	Pekerjaan Lantai Tebal 12 cm						
	a. Beton Mutu f'c = 25 Mpa (Ready Mix)	1.80 M3	2.2.1.6.1.a	1,574,100.00	2,833,380.00	94.29%	2,671,560.00
	b. Wiremess M8	81.73 Kg	2.2.1.1.5.b	18,700.00	1,528,403.44	57.22%	874,541.01
	c. Bekisting (3 kali Pemakaian)	- 0.65 M2	2.2.1.3.6	263,200.00	(171,080.00)	96.66%	(165,360.00)
	e. Pembongkaran Bekisting	- 0.65 M2	2.2.1.3.11	10,200.00	(6,630.00)	100.00%	(6,630.00)
11.	Pekerjaan Dudukan Genset Pilecap PC1 Uk. 120 x 120 x 50 cm						
	a. Beton Mutu f'c = 25 Mpa (Ready Mix)	8.94 M3	2.2.1.6.1.a	1,574,100.00	14,072,454.00	94.29%	13,268,748.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 16	8.94 Kg	2.2.1.1.2.a	19,000.00	169,860.00	44.21%	75,096.00
	c. Pembesian Tulangan Extra (Deform/Ulir) - D 16	73.23 Kg	2.2.1.1.2.a	19,000.00	1,391,370.00	44.21%	615,132.00
	d. Bekisting (3 kali Pemakaian)	13.70 M2	2.2.1.3.1	226,800.00	3,107,160.00	98.46%	3,059,210.00
	e. Pembongkaran Bekisting	13.70 M2	2.2.1.3.11	10,200.00	139,740.00	100.00%	139,740.00
				Sub Total C.	167,052,259.32	78.13%	130,517,863.65

POWER HOUSE & GWT							
NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
D.	PEKERJAAN DINDING						
1.	Pekerjaan Dinding Bata Merah Pasangan 1/2 Batu Campuran 1SP : 4PP	88.16 <i>M2</i>	3.6.1.6	154,900.00	13,655,984.00	96.71%	13,206,368.00
2.	Pekerjaan Plesteran Dinding Campuran 1SP : 4PP (Tebal 15 mm)	198.56 <i>M2</i>	3.7.2	74,500.00	14,792,720.00	96.24%	14,236,752.00
3.	Pekerjaan Finishing Acian	46.01 <i>M2</i>	3.7.8	55,800.00	2,567,358.00	98.39%	2,525,949.00
				Sub Total D.	31,016,062.00	96.62%	29,969,069.00
E.	PEKERJAAN FINISHING LANTAI DAN DINDING						
1.	Pekerjaan Finishing Lantai Ruangan						
	a. Lantai Kerja Beton f'c = 10 MPa (Site Mix)	3.50 <i>M3</i>	2.2.1.5.1	1,368,200.00	4,788,700.00	91.93%	4,402,300.00
	b. Finishing Granit Uk. 60 x 60 cm (Polished)	35.00 <i>M2</i>	3.9.5.3.a	327,400.00	11,459,000.00	76.45%	8,760,500.00
2.	Pekerjaan Finishing Lantai Outdoor						
	a. Lantai Kerja Beton f'c = 10 MPa (Site Mix)	2.46 <i>M3</i>	2.2.1.5.1	1,368,200.00	3,365,772.00	91.93%	3,094,188.00
	b. Finishing Granit Uk. 60 x 60 cm (Unpolished)	23.76 <i>M2</i>	3.9.5.3.b	347,000.00	8,244,720.00	76.05%	6,270,264.00
				Sub Total E.	27,858,192.00	80.86%	22,527,252.00
F.	PEKERJAAN KUSEN PINTU DAN JENDELA						
1.	Pekerjaan PH-P1 Kusen Pintu CNP dan Pintu Hollow 3 x 3 cm dengan Plat 4 mm + Aksesoris (Terpasang)	1.00 <i>Unit</i>	Taksir	8,780,800.00	8,780,800.00	59.61%	5,234,234.88
2.	Pekerjaan PH-P2 Kusen Pintu CNP dan Pintu Hollow 3 x 3 cm dengan Plat 4 mm + Aksesoris (Terpasang)	3.00 <i>Unit</i>	Taksir	4,648,000.00	13,944,000.00	59.61%	8,312,018.40
3.	Pekerjaan PH-J1 Kusen Jendela Aluminium YKK + Aksesoris (Terpasang)	1.00 <i>Unit</i>	Taksir	1,915,200.00	1,915,200.00	59.61%	1,141,650.72
4.	Pekerjaan PH-V1 Kusen Ventilasi Aluminium YKK + Aksesoris (Terpasang)	3.00 <i>Unit</i>	Taksir	1,915,200.00	5,745,600.00	59.61%	3,424,952.16
5.	Pekerjaan PH-V2 Kusen Ventilasi Aluminium YKK + Aksesoris (Terpasang)	2.00 <i>Unit</i>	Taksir	1,254,400.00	2,508,800.00	59.61%	1,495,495.68
				Sub Total F.	32,894,400.00	59.61%	19,608,351.84
G.	PEKERJAAN ATAP						
1.	Screeding Plat Beton	66.24 <i>M2</i>	Taksir	122,181.82	8,093,323.64	49.75%	4,026,428.51
				Sub Total G.	8,093,323.64	49.75%	4,026,428.51
H	PEKERJAAN PENGECATAN						
1.	Pekerjaan Pengecatan Dinding/Tembok Eksterior	122.28 <i>M2</i>	3.8.10.2	56,300.00	6,884,589.20	68.03%	4,683,477.20
2.	Pekerjaan Pengecatan Dinding/Tembok Interior	366.85 <i>M2</i>	3.8.10.1	53,400.00	19,589,896.80	68.73%	13,463,468.40
				Sub Total H	26,474,486.00	68.55%	18,146,945.60
I	PEKERJAAN PLAFOND DAN FINISHING LISTPLANK						
1.	Pekerjaan Plafond						
	a. Rangka Plafond Metal Furing	31.00 <i>M2</i>	DIHITUNG. 3.5.1.1	116,900.00	3,623,900.00	80.50%	2,917,100.00
	b. Plafond PVC Tebal 8 mm (Termasuk List/Profil Plafond)	31.00 <i>M2</i>	DIHITUNG. 3.5.1.2	136,200.00	4,222,200.00	55.21%	2,331,200.00
2.	Pekerjaan Expose Beton Fin. Semen + Weathershield	23.00 <i>M2</i>	Taksir	257,600.00	5,924,800.00	49.75%	2,947,588.00
3.	Pekerjaan Finishing Listplank ACP + Rangka (Terpasang)	67.28 <i>M2</i>	DIHITUNG. 3.10.5.2	1,243,400.00	83,655,952.00	52.67%	44,061,672.00
				Sub Total I	97,426,852.00	53.64%	52,257,560.00
J	PEKERJAAN GWT						
1.	Pekerjaan Galian Tanah Biasa	196.82 <i>M3</i>	2.2.2.1.1	624,200.00	122,855,044.00	100.00%	122,855,044.00
2.	Pekerjaan Urugan Pasir	3.03 <i>M3</i>	1.3.1.2	350,900.00	1,063,227.00	100.00%	1,063,227.00
3.	Pekerjaan Beton Cor Lantai Kerja f'c = 10 MPa (Site Mix)	6.06 <i>M3</i>	2.2.1.5.1	1,368,200.00	8,291,292.00	91.93%	7,622,268.00
4.	Pekerjaan Shearwall GWT						
	a. Beton Mutu f'c = 25 Mpa (Ready Mix)	27.44 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	43,193,304.00	94.29%	40,726,448.00
	b. Pembesian Tulangan (Deform/Ulir) - D 16	2,359.66 <i>Kg</i>	2.2.1.1.2.a	19,000.00	44,833,540.00	44.21%	19,821,144.00
	c. Bekisting (3 kali Pemakaian)	156.80 <i>M2</i>	2.2.1.3.7	261,500.00	41,003,200.00	96.33%	39,497,920.00
	d. Pembongkaran Bekisting	156.80 <i>M2</i>	2.2.1.3.11	10,200.00	1,599,360.00	100.00%	1,599,360.00
5.	Pekerjaan Balok B1 Uk. 30 x 40 cm						
	a. Beton Mutu f'c = 25 Mpa (Ready Mix)	4.68 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	7,366,788.00	94.29%	6,946,056.00
	b. Pembesian Tulangan Utama (Deform/Ulir) - D 13	301.94 <i>Kg</i>	2.2.1.1.4.a	25,500.00	7,699,470.00	47.06%	3,623,280.00
	c. Pembesian Begel (Polos) - Ø 10	244.43 <i>Kg</i>	2.2.1.1.3	19,400.00	4,741,940.45	45.88%	2,175,426.29
	d. Bekisting (3 kali Pemakaian)	33.54 <i>M2</i>	2.2.1.3.5	252,100.00	8,455,434.00	96.47%	8,156,928.00
	e. Pembongkaran Bekisting	33.54 <i>M2</i>	2.2.1.3.11	10,200.00	342,108.00	100.00%	342,108.00
6.	Pekerjaan Plat Lantai/Penutup GWT Tebal 12 cm						
	a. Beton Mutu f'c = 25 Mpa (Ready Mix)	4.68 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	7,366,788.00	94.29%	6,946,056.00
	b. Pembesian Tulangan (Deform/Ulir) - D 13	624.30 <i>Kg</i>	2.2.1.1.2.a	19,000.00	11,861,700.00	44.21%	5,244,120.00
	c. Bekisting (3 kali Pemakaian)	32.67 <i>M2</i>	2.2.1.3.6	263,200.00	8,598,744.00	96.66%	8,311,248.00
	d. Pembongkaran Bekisting	32.67 <i>M2</i>	2.2.1.3.11	10,200.00	333,234.00	100.00%	333,234.00
7.	Pekerjaan Plat Leher Penutup GWT Tebal 10 cm						
	a. Beton Mutu f'c = 25 Mpa (Ready Mix)	0.26 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	409,266.00	94.29%	385,892.00
	b. Pembesian Tulangan (Deform/Ulir) - D 13	32.55 <i>Kg</i>	2.2.1.1.2.a	19,000.00	618,450.00	44.21%	273,420.00
	c. Bekisting (3 kali Pemakaian)	2.64 <i>M2</i>	2.2.1.3.6	263,200.00	694,848.00	96.66%	671,616.00
	d. Pembongkaran Bekisting	2.64 <i>M2</i>	2.2.1.3.11	10,200.00	26,928.00	100.00%	26,928.00

POWER HOUSE & GWT							
NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
8.	Pekerjaan Plat Lantai GWT Tebal 35 cm						
	a. Beton Mutu $f_c = 25$ Mpa (Ready Mix)	18.06 <i>M3</i>	2.2.1.6.1.a	1,574,100.00	28,428,246.00	94.29%	26,804,652.00
	b. Pembesian Tulangan (Deform/Ulir) - D 16	1,408.26 <i>Kg</i>	2.2.1.1.2.a	19,000.00	26,756,940.00	44.21%	11,829,384.00
	c. Pembesian Tulangan (Deform/Ulir) - D 13	13.44 <i>M2</i>	2.2.1.1.2.a	19,000.00	255,360.00	44.21%	112,896.00
	d. Bekisting (3 kali Pemakaian)	13.44 <i>M2</i>	2.2.1.3.6	263,200.00	3,537,408.00	96.66%	3,419,136.00
	e. Pembongkaran Bekisting	13.44 <i>M2</i>	2.2.1.3.11	10,200.00	137,088.00	100.00%	137,088.00
9.	Pekerjaan Finishing Lantai GWT						
	a. Finishing Granit Uk. 60 x 60 cm (Polished)	34.89 <i>M2</i>	3.9.5.3.a	327,400.00	11,422,986.00	76.45%	8,732,967.00
10.	Pekerjaan Finishing Dinding GWT						
	a. Finishing Granit Uk. 60 x 60 cm (Polished)	101.84 <i>M2</i>	3.10.2.2	361,600.00	36,825,344.00	78.98%	29,085,504.00
11.	Pekerjaan Pintu Penutup GWT						
	a. Pintu Plat 3mm + Gembok	1.00 <i>Unit</i>	Taksir	1,680,000.00	1,680,000.00	59.61%	1,001,448.00
				Sub Total J	430,398,037.45	83.12%	357,744,798.29
Sub Total POWER HOUSE & GWT					829,406,906.40	77.50%	642,806,823.88

Jakarta, Desember 2025
Konsultan Perencana
PT. BENNATIN SURYA Cipta

Ir. LELA KESUMA, ST., MT
Team Leader

RENCANA ANGGARAN BIAYA **ENGINEER ESTIMATE (EE)**

Pekerjaan : Pengadaan Jasa Konsultasi Pembangunan Gedung Ushuluddin Universitas Islam Negeri (UIN) Syarif Hidayatullah Jakarta
Lokasi : Jl. Kertamukti No.4, Kec. Ciputat Timur, Kota Tangerang Selatan, Banten
Thn. Anggaran : 2025

NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
6.	LANDSCAPE						
1.	Timbunan Pilihan (Perkerasan Sirtu)	##### M3	1.3.2.2	373,800.00	194,140,506.00	100.00%	194,140,506.00
2.	Galian Tanah Biasa Pembentukan Halaman	##### M3	1.2.1.1.1	121,400.00	63,051,518.00	100.00%	63,051,518.00
3.	Pekerjaan Kanstin Pracetak						
	a. Pasir Urug	0.64 M3	1.3.1.2	350,900.00	224,576.00	100.00%	224,576.00
	b. Beton Cor Lantai Kerja f'c = 10 MPa	0.64 M3	2.2.1.5.1	1,368,200.00	875,648.00	91.93%	804,992.00
	c. Kanstin Uk. 15 x 40 x 60 cm	63.69 M1	7.1.2.2	133,300.00	8,489,877.00	97.45%	8,273,331.00
4.	Pekerjaan Kanstin Beton						
	a. Pasir Urug	2.97 M3	1.3.1.2	350,900.00	1,042,173.00	100.00%	1,042,173.00
	b. Beton Cor Lantai Kerja f'c = 10 MPa	2.79 M3	2.2.1.5.1	1,368,200.00	3,817,278.00	91.93%	3,509,262.00
	c. Kanstin	20.89 M3	2.2.1.5.2	1,437,600.00	30,031,464.00	91.59%	27,505,863.00
5.	Pekerjaan Saluran						
	a. Galian	73.17 M3	1.2.1.1.1	121,400.00	8,882,838.00	100.00%	8,882,838.00
	b. Pasir Urug	5.57 M3	1.3.1.2	350,900.00	1,954,513.00	100.00%	1,954,513.00
	c. Beton Cor Lantai Kerja f'c = 10 MPa	5.57 M3	2.2.1.5.1	1,368,200.00	7,620,874.00	91.93%	7,005,946.00
	d. Beton Mutu f'c = 15 MPa (Site Mix)	27.86 M3	2.2.1.5.2	1,437,600.00	40,051,536.00	91.59%	36,683,262.00
	e. Pembesian Tulangan Utama (Polos) - Ø 10	##### # Kg	2.2.1.1.1	21,000.00	72,128,910.00	50.48%	36,407,926.00
	f. Bekisting (3 Kali Pemakaian)	##### M2	2.2.1.3.1	226,800.00	92,661,408.00	98.46%	91,231,448.00
	g. Pembongkaran Bekisting	##### M2	2.2.1.3.1.1	10,200.00	4,167,312.00	100.00%	4,167,312.00
	h. Finishing Acian	##### M2	3.7.8	55,800.00	27,979,236.00	98.39%	27,527,958.00
	i. Grill Besi Siku 50.50.5 dan UNP	##### M1	Taksir	392,000.00	72,798,320.00	60.32%	43,911,946.62
6.	Pekerjaan Saluran Kabel + Plat Beton T=10 cm Penutup Saluran						
	a. Galian	14.83 M3	1.2.1.1.1	121,400.00	1,800,362.00	100.00%	1,800,362.00
	b. Pasir Urug	1.85 M3	1.3.1.2	350,900.00	649,165.00	100.00%	649,165.00
	c. Beton Cor Lantai Kerja f'c = 10 MPa	1.85 M3	2.2.1.5.1	1,368,200.00	2,531,170.00	91.93%	2,326,930.00
	d. Beton Mutu f'c = 15 MPa (Site Mix)	13.34 M3	2.2.1.5.2	1,437,600.00	19,177,584.00	91.59%	17,564,778.00
	e. Pembesian Tulangan Utama (Polos) - Ø 10	##### # Kg	2.2.1.1.1	21,000.00	40,980,240.00	50.48%	20,685,264.00
	f. Bekisting (3 Kali Pemakaian)	##### M2	2.2.1.3.1	226,800.00	48,757,464.00	98.46%	48,005,034.00
	g. Pembongkaran Bekisting	##### M2	2.2.1.3.1.1	10,200.00	2,192,796.00	100.00%	2,192,796.00
	h. Finishing Acian	##### m2	3.7.8	55,800.00	9,100,422.00	98.39%	8,953,641.00
7.	Pekerjaan Paving Block						
	a. Timbunan Pilihan (Perkerasan Sirtu)	##### M3	1.3.2.2	373,800.00	55,468,929.60	100.00%	55,468,929.60
	b. Pekerjaan Urugan Pasir	##### M3	1.3.1.2	350,900.00	52,070,051.00	100.00%	52,070,051.00
	c. Pekerjaan Pasang Paving Block Tebal 8 cm	##### # M2	7.1.1.3	193,900.00	287,732,088.00	98.97%	284,764,248.00
8.	Pengecatan						
	a. Pengecatan Kanstin	##### M2	3.8.10.2	56,300.00	20,008,457.00	68.03%	13,611,437.00
	b. Pengecatan Marka Putih	10.50 M2	3.16.5.a	303,100.00	3,182,550.00	49.29%	1,568,700.00
9.	Pekerjaan Urugan Tanah Humus	##### M3	1.3.1.4	294,500.00	40,976,730.00	100.00%	40,976,730.00
10.	Pekerjaan Penanaman Rumput Gajah Mini (Tanam Tandur)	##### M2	Taksir	47,040.00	21,816,681.60	100.00%	21,816,681.60
11.	Pekerjaan Penanaman Pohon Tabebuya Tinggi 2 m	12.00 Btg	Taksir	985,600.00	11,827,200.00	100.00%	11,827,200.00
12.	Pekerjaan Penanaman Pohon Ketapang Kencana Tinggi 2 m	14.00 Btg	Taksir	840,000.00	11,760,000.00	100.00%	11,760,000.00
				Sub Total 6	1,259,949,877.20	91.46%	1,152,367,317.82

Jakarta, Desember 2025
Konsultan Perencana
PT. BENNATIN SURYA Cipta

Ir. LELA KESUMA, ST., MT
Team Leader

RENCANA ANGGARAN BIAYA
ENGINEER ESTIMATE (EE)

Pekerjaan : Pengadaan Jasa Konsultasi Pembangunan Gedung Ushuluddin Universitas Islam Negeri (UIN) Syarif Hidayatullah Jakarta
Lokasi : Jl. Kertamukti No.4, Kec. Ciputat Timur, Kota Tangerang Selatan, Banten
Thn. Anggaran : 2025

PEKERJAAN AKHIR							
NO.	URAIAN PEKERJAAN	VOLUME	ANALISA	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
A.	PEKERJAAN AKHIR						
1.	Pekerjaan Perbaikan Kembali lingkungan Terdampak (Jalan & Saluran Yang Rusak)	1.00 Paket	Taksir	151,200,000.00	151,200,000.00	100.00%	151,200,000.00
2.	Pekerjaan Pembersihan Akhir	1.00 Ls	Taksir	11,760,000.00	11,760,000.00	100.00%	11,760,000.00
				Sub Total A.	162,960,000.00	100.00%	162,960,000.00

Jakarta, Desember 2025

Konsultan Perencana
PT. BENNATIN SURYA CIPTA

Ir. LELA KESUMA, ST., MT
Team Leader

Lampiran 1.1 : MOBILISASI ALAT DEMOBILISASI

Pekerjaan : Pengadaan Jasa Konsultasi Pembangunan Gedung Ushuluddin Universitas Islam Negeri (UIN) Syarif Hidayatullah Jakarta

Lokasi : Jl. Kertamukti No.4, Kec. Ciputat Timur, Kota Tangerang Selatan, Banten

Thn. Anggaran : 2025

No.	Jenis Alat	Volume	Harga Satuan (Rp.)	Jumlah Harga (Rp.)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
A. MOBILISASI						
1	Dump Truck 3.5 Ton	15.00 Unit	300,000.00	4,500,000.00	100.00%	4,500,000.00
2	Excavator	1.00 Unit	4,000,000.00	4,000,000.00	100.00%	4,000,000.00
3	Concrete Vibrator	5.00 Unit	150,000.00	750,000.00	100.00%	750,000.00
4	Concrete Pump	2.00 Unit	6,000,000.00	12,000,000.00	100.00%	12,000,000.00
5	Water Tank Truck 3000-4500 Liter	1.00 Unit	500,000.00	500,000.00	100.00%	500,000.00
6	Tower Crane 6-8 Ton	1.00 Unit	45,000,000.00	45,000,000.00	100.00%	45,000,000.00
Sub Jumlah Mobilisasi				66,750,000.00	100.00%	66,750,000.00
B. DEMOBILISASI						
1	Dump Truck 3.5 Ton	15.00 Unit	300,000.00	4,500,000.00	100.00%	4,500,000.00
2	Excavator	1.00 Unit	4,000,000.00	4,000,000.00	100.00%	4,000,000.00
3	Concrete Vibrator	5.00 Unit	150,000.00	750,000.00	100.00%	750,000.00
4	Concrete Pump	2.00 Unit	6,000,000.00	12,000,000.00	100.00%	12,000,000.00
5	Water Tank Truck 3000-4500 Liter	1.00 Unit	500,000.00	500,000.00	100.00%	500,000.00
6	Tower Crane 6-8 Ton	1.00 Unit	45,000,000.00	45,000,000.00	100.00%	45,000,000.00
Sub Jumlah Demobilisasi				66,750,000.00	100.00%	66,750,000.00
Jumlah Total				133,500,000.00	100.00%	133,500,000.00

Jakarta, Desember 2025

Konsultan Perencana

PT. BENNATIN SURYA CIPTA

LELA KESUMA, ST., MT

Team Leader

Lampiran 1.: BIAYA PENERAPAN SISTEM MANAJEMEN KESELAMATAN KONTRUKSI (SMKK)

Pekerjaan : Pengadaan Jasa Konsultasi Pembangunan Gedung Ushuluddin Universitas Islam Negeri (UIN) Syarif Hidayatullah Jakarta
 Lokasi : Jl. Kertamukti No.4, Kec. Ciputat Timur, Kota Tangerang Selatan, Banten
 Tahun : 2025

NO	URAIAN PEKERJAAN	KUANTITAS	SATUAN UKURAN	HARGA SATUAN (Rp)	JUMLAH HARGA (Rp)	TKDN (%)	PREFERENSI HARGA (Rp)	KET
1	2	3	4	5	6	6	6	7
A.	Biaya Penerapan Sistem Manajemen Keselamatan Kontruksi (SMKK)							
I.	Penyiapan RK3K							
1	Pembuatan Dokumen SMKK (RKK, RMPK, PKPPL, RMLLP)	1.00	Set	Rp 7,000,000.00	Rp 7,000,000.00	100.00%	Rp 7,000,000.00	
2	Pembuatan Prosedur dan Intruksi Kerja							
3	Penyusunan Pelaporan SMKK							
	Sub Total Penyiapan RK3K				Rp 7,000,000.00	100.00%	Rp 7,000,000.00	
II.	Sosialisasi, Promosi dsan Pelatihan :							
1	Induksi Keselamatan Kontruksi (Safety Induction)	-	Orang	Taksir	Rp -	Rp -	Rp -	
2	Pengarahan Keselamatan Kontruksi (Safety Briefing)	-	Orang	Taksir	Rp -	Rp -	Rp -	
3	Pertemuan Keselamatan (Safety Talk dan/atau Tool Boc Meeting)	-	Orang	Taksir	Rp -	Rp -	Rp -	
4	Pelatihan Keselamatan Konstruksi:	-	Orang	Taksir	Rp -	Rp -	Rp -	
	1) Bekerja di ketinggian	15.00	Orang	Taksir	Rp 20,000.00	Rp 300,000.00	100.00%	Rp 300,000.00
	2) Penggunaan bahan kimia (MSDS)	-	Orang	Taksir	Rp -	Rp -	Rp -	
7	Simulasi Keselamatan konstruksi	-	Orang	Taksir	Rp -	Rp -	Rp -	
8	Spanduk (Banner)	8.00	Lb	Taksir	Rp 300,000.00	Rp 2,400,000.00	100.00%	Rp 2,400,000.00
9	Poster	8.00	Lb	Taksir	Rp 300,000.00	Rp 2,400,000.00	100.00%	Rp 2,400,000.00
10	Papan Informasi	8.00	Bh	Taksir	Rp 300,000.00	Rp 2,400,000.00	100.00%	Rp 2,400,000.00
	Sub Total Sosialisasi, Promosi dan Pelatihan				Rp 7,500,000.00	100.00%	Rp 7,500,000.00	
III.	Alat Pelindung Kerja dan Alat Pelindung Diri:							
A	APK Antara Lain							
1	Jaring Pengaman (Safety Net)	-	m1	Rp -	Rp -	Rp -	Rp -	
2	Tali Keselamatan (Life Line)	-	m	Rp -	Rp -	Rp -	Rp -	
3	Pagar Pengaman (Guard Railling)	-	Ls	Rp -	Rp -	Rp -	Rp -	
4	Pembatas Area (Restricted Area)	10.00	roll	Taksir	Rp 80,000.00	Rp 800,000.00	26.12%	Rp 208,960.00
B	APD Antara lain :							
1	Topi Pelindung (Safety Helmet)	130.00	Bh	Taksir	Rp 70,000.00	Rp 9,100,000.00	44.60%	Rp 4,058,600.00
2	Pelindung Mata (Goggles, Spectacles)	130.00	Psg	Taksir	Rp 25,000.00	Rp 3,250,000.00	31.80%	Rp 1,033,500.00
3	Tameng Muka (Face Shield)	10.00	Bh	Taksir	Rp -	Rp -	Rp -	
4	Pelindung Pemafasan dan Mulut (Masker)	10.00	Bh	Taksir	Rp -	Rp -	Rp -	
5	Sarung Tangan (Safety Gloves)	130.00	Psg	Taksir	Rp 50,000.00	Rp 6,500,000.00	67.40%	Rp 4,381,000.00
6	Sepatu Keselamatan (Safety Shoes)	130.00	Psg	Taksir	Rp 300,000.00	Rp 39,000,000.00	50.65%	Rp 19,753,500.00
7	Penunjang Seluruh Tubuh (Full Body Harness)	-	Bh	Taksir	Rp -	Rp -	Rp -	
8	Rompi Keselamatan (Safety Vest)	130.00	Bh	Taksir	Rp 50,000.00	Rp 6,500,000.00	43.68%	Rp 2,839,200.00
9	Celemek (Apron/Coveralls)	-	Bh	Taksir	Rp -	Rp -	Rp -	
10	Pelindung Jatuh (Fall Arrester)	15.00	Bh	Taksir	Rp 175,000.00	Rp 2,625,000.00	100.00%	Rp 2,625,000.00
	Sub Total Alat Pelindung Kerja dan Alat Pelindung				Rp 67,775,000.00	51.49%	Rp 34,899,760.00	
IV.	Asuransi dan Perizinan							
1	Asuransi (Construction All Risk/ CAR)	-	Ls	Taksir	Rp -	Rp -	Rp -	
2	Asuransi pengiriman peralatan	-	Unit	Taksir	Rp -	Rp -	Rp -	
3	Uji iksa Alat berat	-	Alat	Taksir	Rp -	Rp -	Rp -	
	Sub Total Asuransi dan Perizinan				Rp -	-	Rp -	
V.	Personil Keselamatan Kontruksi :							
1	Ahli K3 Konstruksi Madya selaku pimpinan UKK(personil manajerial)	-	OB	Taksir	Rp -	Rp -	Rp -	
2	Ahli Keselamatan Konstruksi muda	1.00	OB	Taksir	Rp 9,500,000.00	Rp 9,500,000.00	100.00%	Rp 9,500,000.00
3	Petugas Keselamatan Konstruksi	1.00	OB	Taksir	Rp 6,000,000.00	Rp 6,000,000.00	100.00%	Rp 6,000,000.00
4	Flagman (Petugas bendera)	-	OB	Taksir	Rp -	Rp -	Rp -	
	Sub Total Personil Keselamatan Kontruksi				Rp 15,500,000.00	100.00%	Rp 15,500,000.00	
VI.	Fasilitas, Sarana dan Prasarana Kesehatan							
1	Peralatan P3K (Kotak P3K tipe C)	1.00	Set	Taksir	Rp 1,000,000.00	Rp 1,000,000.00	100.00%	Rp 1,000,000.00
	Peralatan Pengasapan (Fogging)	-	Set	Taksir	Rp -	Rp -	Rp -	
	Sub Total Fasilitas, Sarana dan Prasarana Kesehatan				Rp 1,000,000.00	100.00%	Rp 1,000,000.00	
VII.	Rambu dan Perlengkapan lalu lintas yang diperlukan atau manajemen lalu lintas:							
1	Rambu Petunjuk	9.00	Bh	Taksir	Rp 350,000.00	Rp 3,150,000.00	100.00%	Rp 3,150,000.00
2	Rambu Larangan	9.00	Bh	Taksir	Rp 350,000.00	Rp 3,150,000.00	100.00%	Rp 3,150,000.00
2	Rambu Peringatan	9.00	Bh	Taksir	Rp 350,000.00	Rp 3,150,000.00	100.00%	Rp 3,150,000.00
3	Rambu Kewajiban	9.00	Bh	Taksir	Rp 350,000.00	Rp 3,150,000.00	100.00%	Rp 3,150,000.00
4	Rambu Informasi	9.00	Bh	Taksir	Rp 350,000.00	Rp 3,150,000.00	100.00%	Rp 3,150,000.00
	Sub Total Rambu-rambu yang Diperlukan				Rp 15,750,000.00	100.00%	Rp 15,750,000.00	
VIII.	Pengendalian Terkait Resiko K3							
1	Ahli K3 Kontruksi	-	bh	Taksir	Rp -	Rp -	100.00%	Rp -
	Sub Total Konsultansi dengan Ahli terkait Keselamatan Kontruksi				Rp -	-	Rp -	

IX.	Kegiatan dan Peralatan Terkait Pengendalian Risiko Keselamatan Kontruksi								
1	Alat Pemadam Api Ringan (APAR)	4.00	Bh	Taksir	Rp 900,000.00	Rp 3,600,000.00	44.49%	Rp 1,601,640.00	
2	Bendera K3	2.00	Bh	Taksir	Rp 50,000.00	Rp 100,000.00	100.00%	Rp 100,000.00	
3	Audit Eksternal	-	Periode	Taksir	Rp -	Rp -		Rp -	
4	Pemeriksaan Lingkungan	-	Sample	Taksir	Rp -	Rp -		Rp -	
	1) Pengujian Kualitas Air								
5	Pembuatan Kartu Identitas Pekerja (KIP)	130.00	Lb	Taksir	Rp 26,000.00	Rp 3,380,000.00	100.00%	Rp 3,380,000.00	
	Sub Total Peralatan Terkait Pengendalian Risiko Keselamatan Kontruksi					Rp 7,080,000.00	71.77%	Rp 5,081,640.00	
	Jumlah Total					121,605,000.00	71.32%	86,731,400.00	

Jakarta, Desember 2025
Konsultan Perencana
PT. BENNATIN SURYA CIPTA

LELA KESUMA, ST., MT
Team Leader

DAFTAR HARGA SATUAN MATERIAL

Pekerjaan : Pengadaan Jasa Konsultasi Pembangunan Gedung Ushuluddin Universitas Islam Negeri (UIN) Syarif Hidayatullah Jakarta
 Lokasi : Jl. Kertamukti No.4, Kec. Ciputat Timur, Kota Tangerang Selatan, Banten
 Thn. Anggaran : 2025

No.	Uraian	Satuan	Harga Satuan	Harga Satuan + Profit 12% (Rp)	TKDN (%)	Sertifikat
A	BAHAN					
1	Aksesoris Kusen Pintu dan Jendela					
-	Smartlock WiFi ZKTeco HBL400	Set	4,217,400.00	4,723,488.00	70.08%	PT. Selasar Lawang Sewu
-	Accessories Floor Spring ACC FH Stang	Bh	126,700.00	141,904.00	70.08%	PT. Selasar Lawang Sewu
-	Accessories Floor Spring ACC FH Top Pivot	Bh	126,700.00	141,904.00	70.08%	PT. Selasar Lawang Sewu
-	Cylinder Dekkson CYL DC DL60MM SN	Bh	217,200.00	243,264.00	70.08%	PT. Selasar Lawang Sewu
-	Door Closer Dekkson DCL 300 NHO NA (Maks 40Kg)	Set	502,500.00	562,800.00	70.08%	PT. Selasar Lawang Sewu
-	Dust Proof Dekkson DP 003 SSS	Bh	86,200.00	96,544.00	70.08%	PT. Selasar Lawang Sewu
-	Escutcheon Dekkson ESCN 855 SSS	Psg	60,400.00	67,648.00	70.08%	PT. Selasar Lawang Sewu
-	Floor Spring Dekkson FH 84 Size 4 BD SSS	Set	2,251,700.00	2,521,904.00	70.08%	PT. Selasar Lawang Sewu
-	Floor Spring Dekkson FH 84 SSS (Complete)	Set	2,036,300.00	2,280,656.00	70.08%	PT. Selasar Lawang Sewu
-	Flush Bolt Dekkson FB 040 8" SSS	Bh	89,600.00	100,352.00	70.08%	PT. Selasar Lawang Sewu
-	Flush Bolt Dekkson FB 040 12" SSS	Bh	127,600.00	142,912.00	70.08%	PT. Selasar Lawang Sewu
-	Flush Bolt Dekkson FB 040 40" SSS	Bh	433,500.00	485,520.00	70.08%	PT. Selasar Lawang Sewu
-	Flush Bolt Dekkson FB SQ501-270MM ZC	Bh	142,200.00	159,264.00	70.08%	PT. Selasar Lawang Sewu
-	Handle Dekkson LHTR 0003 SSS	Psg	339,600.00	380,352.00	70.08%	PT. Selasar Lawang Sewu
-	Hinge Dekkson ESS DL 4x3x2MM 2BB SSS	Psg	175,800.00	196,896.00	70.08%	PT. Selasar Lawang Sewu
-	Hinge Dekkson ESS DL 4x3x3MM 2BB SSS	Psg	271,500.00	304,080.00	70.08%	PT. Selasar Lawang Sewu
-	Hinge Dekkson ESS DL 4x3x3MM 2BB SSS LM	Psg	291,400.00	326,368.00	70.08%	PT. Selasar Lawang Sewu
-	Hinge Heavy Duty Mild Steel 5x3x3	Psg	495,000.00	554,400.00	70.08%	PT. Selasar Lawang Sewu
-	Mortise Lock Dekkson MTS IL DL8585 SSS	Bh	336,100.00	376,432.00	70.08%	PT. Selasar Lawang Sewu
-	Mortise Lock Dekkson MTS RL DL8585 SSS	Bh	373,100.00	417,872.00	70.08%	PT. Selasar Lawang Sewu
-	Panic Bar Exit Handle 2 Point Latch Rim Dekkson PD0702	Set	2,900,000.00	3,248,000.00	70.08%	PT. Selasar Lawang Sewu
-	Patch Fitting Dekkson (PT10,PT20,US10+Cyl DC 62)	Set	2,122,500.00	2,377,200.00	70.08%	PT. Selasar Lawang Sewu
-	Patch Fitting Dekkson PT 24 PSS	Bh	75,000.00	84,000.00	70.08%	PT. Selasar Lawang Sewu
-	Pull Handle Dekkson PH DL802 32X600X400 PSS+SSS	Psg	1,184,100.00	1,326,192.00	70.08%	PT. Selasar Lawang Sewu
-	Pull Handle Dekkson PH DL802 38X1000X800 PSS	Psg	1,731,300.00	1,939,056.00	70.08%	PT. Selasar Lawang Sewu
-	Pull Plate Dekkson PP 009 SSS	Psg	244,800.00	274,176.00	70.08%	PT. Selasar Lawang Sewu
-	Spring Knip Dekkson SK 018 BR SN	Bh	135,300.00	151,536.00	70.08%	PT. Selasar Lawang Sewu
-	Window Bolt Dekkson WB With Key SSS	Bh	163,800.00	183,456.00	70.08%	PT. Selasar Lawang Sewu
-	Window Friction Stay Dekkson FS 14 SSS	Psg	192,500.00	215,600.00	70.08%	PT. Selasar Lawang Sewu
-	Window Stay Dekkson WS 001 8" SSS	Bh	107,800.00	120,736.00	70.08%	PT. Selasar Lawang Sewu
2	Kusen Pintu dan Jendela					
	Gedung Utama					
-	Pekerjaan PJ-1 Pintu Kaca Tempered Frameless + Kusen Jendela Aluminium YKK Kaca 5 mm (Terpasang)	Unit	22,950,000.00	25,704,000.00	75.42%	PT. YKK AP Indonesia
-	Pekerjaan PJ-2 Pintu Kaca Tempered Frameless + Kusen Jendela Aluminium YKK Kaca 5 mm (Terpasang)	Unit	46,600,000.00	52,192,000.00	75.42%	PT. YKK AP Indonesia
-	Pekerjaan PJ-3 Kusen Pintu Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	Unit	20,050,000.00	22,456,000.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan PJ-4 Pintu Kaca Tempered Frameless + Kusen Jendela Aluminium YKK Kaca 5 mm (Terpasang)	Unit	35,620,000.00	39,894,400.00	75.42%	PT. YKK AP Indonesia
-	Pekerjaan PJ-5 Kusen Pintu Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	Unit	26,190,000.00	29,332,800.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan PJ-6 Kusen Pintu Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	Unit	26,290,000.00	29,444,800.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan PJ-7 Kusen Pintu Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	Unit	51,530,000.00	57,713,600.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan PJ-8 Kusen Pintu Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	Unit	17,670,000.00	19,790,400.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan PJ-9 Kusen Pintu Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	Unit	15,620,000.00	17,494,400.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan PJ-10 Kusen Pintu Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	Unit	32,340,000.00	36,220,800.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan PJ-11 Kusen Pintu Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	Unit	34,080,000.00	38,169,600.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan P-1 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm (Terpasang)	Unit	7,910,000.00	8,859,200.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan P-2 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm (Terpasang)	Unit	3,070,000.00	3,438,400.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan P-3 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm dan Aksesoris (Terpasang)	Unit	3,880,000.00	4,345,600.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan P-4 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm dan Aksesoris (Terpasang)	Unit	2,670,000.00	2,990,400.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan P-5 Kusen Pintu Steel Cold Roll T = 2 mm Incl. Rock Wool Fin. Cat Tahan Panas (Terpasang)	Unit	18,050,000.00	20,216,000.00	52.66%	PT. Gunung Raja Paksi Tbk
-	Pekerjaan P-6 Kusen Pintu Aluminium YKK + Blockboard 18 mm dan Multiplek Fin. HPL Incl. Kaca 5 mm (Terpasang)	Unit	18,050,000.00	20,216,000.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan P-7 Kusen Pintu Steel Cold Roll T = 2 mm Incl. Rock Wool Fin. Cat Tahan Panas (Terpasang)	Unit	4,200,000.00	4,704,000.00	52.66%	PT. Gunung Raja Paksi Tbk
-	Pekerjaan P-8 Kusen Pintu Steel Cold Roll T = 2 mm Incl. Rock Wool Fin. Cat Tahan Panas (Terpasang)	Unit	4,100,000.00	4,592,000.00	52.66%	PT. Gunung Raja Paksi Tbk
-	Pekerjaan J-1 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	Unit	14,010,000.00	15,691,200.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan J-2 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	Unit	7,840,000.00	8,780,800.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan J-3 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	Unit	23,740,000.00	26,588,800.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan J-4 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	Unit	49,700,000.00	55,664,000.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan J-5 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	Unit	25,980,000.00	29,097,600.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan J-6 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	Unit	8,510,000.00	9,531,200.00	59.61%	PT. YKK AP Indonesia

No.	Uraian	Satuan	Harga Satuan	Harga Satuan + Profit 12% (Rp)	TKDN (%)	Sertifikat
-	Pekerjaan J-7 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	Unit	10,750,000.00	12,040,000.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan J-8 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	Unit	23,740,000.00	26,588,800.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan V-1 Kusen Ventilasi Aluminium YKK Incl. Kaca 5 mm (Terpasang)	Unit	820,000.00	918,400.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan V-2 Kusen Ventilasi Aluminium YKK Incl. Kaca 5 mm (Terpasang)	Unit	820,000.00	918,400.00	59.61%	PT. YKK AP Indonesia
	Pos Jaga					
-	Pekerjaan PS-P1 Kusen Pintu Aluminium YKK Incl. Kaca 5 mm (Terpasang)	Unit	2,960,000.00	3,315,200.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan PS-P2 Kusen Pintu Aluminium YKK (Terpasang)	Unit	2,790,000.00	3,124,800.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan PS-J1 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	Unit	1,710,000.00	1,915,200.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan PS-J2 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	Unit	1,710,000.00	1,915,200.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan PS-J3 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	Unit	5,140,000.00	5,756,800.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan PS-J4 Kusen Jendela Aluminium YKK Incl. Kaca 5 mm (Terpasang)	Unit	3,730,000.00	4,177,600.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan PS-BV1 Kusen Ventilasi Aluminium YKK Incl. Kaca 5 mm (Terpasang)	Unit	570,000.00	638,400.00	59.61%	PT. YKK AP Indonesia
3	Power House					
-	Pekerjaan PH-P1 Kusen Pintu CNP dan Pintu Hollow 3 x 3 cm dengan Plat 4 mm + Aksesoris (Terpasang)	Unit	7,840,000.00	8,780,800.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan PH-P2 Kusen Pintu CNP dan Pintu Hollow 3 x 3 cm dengan Plat 4 mm + Aksesoris (Terpasang)	Unit	4,150,000.00	4,648,000.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan PH-J1 Kusen Jendela Aluminium YKK + Aksesoris (Terpasang)	Unit	1,710,000.00	1,915,200.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan PH-V1 Kusen Ventilasi Aluminium YKK + Aksesoris (Terpasang)	Unit	1,710,000.00	1,915,200.00	59.61%	PT. YKK AP Indonesia
-	Pekerjaan PH-V2 Kusen Ventilasi Aluminium YKK + Aksesoris (Terpasang)	Unit	1,120,000.00	1,254,400.00	59.61%	PT. YKK AP Indonesia
-	Pintu Plat 3mm + Gembok	Unit	1,500,000.00	1,680,000.00	59.61%	PT. YKK AP Indonesia
4	Waterproofing Dak					
-	Membran Bakar Granulle 3 mm	M2	190,000.00	212,800.00	49.75%	PT. Sika Indonesia
-	Sika Top Seal 107, Prox 207	M2	100,000.00	112,000.00	49.75%	PT. Sika Indonesia
-	Screeding Plat Beton	M2	109,090.91	122,181.82	49.75%	
5	LIFT / ELEVATOR					
-	Pekerjaan Passenger Lift Ex. KONE Incl. Tranportasi Pengiriman dan ERD (Terpasang)	Unit	630,000,000.00	705,600,000.00	43.00%	Tamiang Elevator Indonesia
-	Instalasi Passenger Lift	Unit	35,000,000.00	39,200,000.00	100.00%	Tamiang Elevator Indonesia
-	Pekerjaan Baseplate Tebal 10 mm + Angkur HTB M19	Unit	500,000.00	560,000.00	57.77%	
-	Pekerjaan Plat Buhul + HTB M16	Unit	350,000.00	392,000.00	57.77%	
6	Alat Bantu Pengecoran Beton					
-	Sewa Concrete Pump Longboom 30 meter	Jam	762,500.00	854,000.00	100.00%	
-	Sewa Concrete Pump Superlongboom 38 meter	Jam	900,000.00	1,008,000.00	100.00%	
7	Partisi Dinding					
-	Pekerjaan Dinding Partisi Cubicle Incl. Pintu dan Tiang Partisi (Terpasang)	M2	820,000.00	918,400.00	34.17%	
8	Finishing Lantai					
-	Finishing Epoxy 1000 Micron	M2	286,363.64	320,727.27	30.14%	
-	Pekerjaan Raised Floor Antistatic PVC	M2	359,090.91	402,181.82	30.14%	
9	Sanitasi dan Plumbing					
-	Pembuatan Septictank Biotech RCX20	Unit	112,200,000.00	125,664,000.00	43.90%	
-	Shower Set Incl. Kran (Lengkap)	Unit	620,000.00	694,400.00	41.15%	
-	Tissue Holder	Unit	295,000.00	330,400.00	60.32%	
-	Hand Towel Hanger	Unit	163,000.00	182,560.00	60.32%	
-	Towel Hanger Hook	Unit	192,000.00	215,040.00	60.32%	
-	Bak Fiber	Unit	165,000.00	184,800.00	55.00%	
-	Pekerjaan Jaringan Pipa 150 mm PVC AW "A"	Unit	493,000.00	552,160.00	55.00%	
-	Roof tank FRP Kap. 16 M3 Incl. Dudukan Baja (Terpasang)	Paket	90,300,000.00	101,136,000.00	55.00%	
10	ATAP					
-	Listplank GRC (Kalsiplank)	M1	104,545.45	117,090.91	84.89%	
11	HANDRAIL/RAILING DAN GRILL					
-	Pekerjaan Railing Hollow Stainless Steel SS + Kaca Tempered 8 mm (Terpasang) Ex. Elite Glass	M1	1,590,909.09	1,781,818.18	60.32%	PT. Kepuh Kencana Arum
-	Pekerjaan Railing Hollow Stainless Steel SS (Terpasang)	M1	1,318,181.82	1,476,363.64	60.32%	PT. Kepuh Kencana Arum
-	Grill Besi Siku 50.50.5 dan UNP	M1	350,000.00	392,000.00	60.32%	PT. Kepuh Kencana Arum
12	PEKERJAAN TATA UDARA DAN VENTILASI (HVAC)					
I.	Peralatan Utama Supply Udara					
	VRV A Series					
	VRV - 6A (RXQ14BY14) Kap. 136.000 Btu/h	Set	162,508,500.00	182,009,520.00	13.20%	
	VRV - 6A (RXQ24BY14) Kap. 229.000 Btu/h	Set	245,153,700.00	274,572,144.00	13.20%	
	VRV - 6A (RXQ26BY14) Kap. 251.000 Btu/h	Set	261,092,700.00	292,423,824.00	13.20%	
	VRV - 6A (RXQ28BY14) Kap. 268.000 Btu/h	Set	322,423,200.00	361,113,984.00	13.20%	
	R. Flow Cassette (Fresh White) (FXFQ125AV4) Kap. 47.800 Btu/h	Unit	24,651,000.00	27,609,120.00	13.20%	
	R. Flow Cassette (Fresh White) (FXFQ100AV4) Kap. 38.200 Btu/h	Unit	23,443,200.00	26,256,384.00	13.20%	
	R. Flow Cassette (Fresh White) (FXFQ80AV4) Kap. 30.700 Btu/h	Unit	23,225,400.00	26,012,448.00	13.20%	
	R. Flow Cassette (Fresh White) (FXFQ63AV4) Kap. 24.200 Btu/h	Unit	22,580,000.00	25,289,600.00	13.20%	
	Wall Mounted (FXAQ20BVM4) Kap. 7.500 Btu/h	Unit	13,879,800.00	15,545,376.00	13.20%	

No.	Uraian	Satuan	Harga Satuan	Harga Satuan + Profit 12% (Rp)	TKDN (%)	Sertifikat
	Wall Mounted (FXAQ32BVM4) Kap. 12.300 Btu/h	Unit	15,651,900.00	17,530,128.00	13.20%	
	Wall Mounted (FXAQ40BVM4) Kap. 15.400 Btu/h	Unit	15,988,500.00	17,907,120.00	13.20%	
	Wall Mounted (FXAQ50BVM4) Kap. 19.100 Btu/h	Unit	18,790,200.00	21,045,024.00	13.20%	
	Wall Mounted (FXAQ63BVM4) Kap. 24.200 Btu/h	Unit	19,394,100.00	21,721,392.00	13.20%	
	Common Navigation Controller (BRC1E63)	Unit	830,000.00	929,600.00	13.20%	
	Standart Round Flow Panel (Fresh White) (BYCQ125EAF)	Unit	3,900,000.00	4,368,000.00	13.20%	
	Refnet Joint (KHRP26A22T7)	Unit	530,000.00	593,600.00	13.20%	
	Refnet Joint (KHRP26A33T7)	Unit	560,000.00	627,200.00	13.20%	
	Refnet Joint (KHRP26A72T7)	Unit	890,000.00	996,800.00	13.20%	
	Refnet Joint (KHRP26M73TP7)	Unit	1,480,000.00	1,657,600.00	13.20%	
	Pipe Size Reducer (KHRP26M73TP7)	Unit	590,000.00	660,800.00	13.20%	
	FTKE Inverter (STKE50YV) Kap. 18.000 Btu/h	Unit	8,234,400.00	9,222,528.00	13.20%	
II.	Instalasi Unit AC					
	VRV A Series					
1.	Jasa Instalasi VRV - 6A (RXQ14BY14) Kap. 136.000 Btu/h	Set	2,000,000.00	2,240,000.00	100.00%	Tenaga WNI
2.	Jasa Instalasi VRV - 6A (RXQ24BY14) Kap. 229.000 Btu/h	Set	2,000,000.00	2,240,000.00	100.00%	Tenaga WNI
3.	Jasa Instalasi VRV - 6A (RXQ26BY14) Kap. 251.000 Btu/h	Set	2,000,000.00	2,240,000.00	100.00%	Tenaga WNI
4.	Jasa Instalasi VRV - 6A (RXQ28BY14) Kap. 268.000 Btu/h	Set	4,000,000.00	4,480,000.00	100.00%	Tenaga WNI
5.	Jasa Instalasi R. Flow Cassette (Fresh White)	Unit	800,000.00	896,000.00	100.00%	Tenaga WNI
6.	Jasa Instalasi AC Split Wall Mounted	Unit	500,000.00	560,000.00	100.00%	Tenaga WNI
7.	Jasa Instalasi Standart Round Flow Panel (Fresh White)	Unit	150,000.00	168,000.00	100.00%	Tenaga WNI
8.	Jasa Instalasi Refnet Joint	Unit	150,000.00	168,000.00	100.00%	Tenaga WNI
9.	Jasa Instalasi Pipe Size Reducer	Unit	150,000.00	168,000.00	100.00%	Tenaga WNI
III.	Pekerjaan Perpipaan					
1.	Pipa Refrigerant 1/4" + 1/2" c/w Isolasi (AC Split Wall Mounted)	M1	250,000.00	280,000.00	13.20%	
2.	Pipa Refrigerant 1/4" c/w Isolasi	M1	103,591.00	116,021.92	13.20%	
3.	Pipa Refrigerant 3/8" c/w Isolasi	M1	160,276.00	179,509.12	13.20%	
4.	Pipa Refrigerant 1/2" c/w Isolasi	M1	208,091.00	233,061.92	13.20%	
5.	Pipa Refrigerant 5/8" c/w Isolasi	M1	277,886.00	311,232.32	13.20%	
6.	Pipa Refrigerant 3/4" c/w Isolasi	M1	337,214.00	377,679.68	13.20%	
7.	Pipa Refrigerant 7/8" c/w Isolasi	M1	514,489.00	576,227.68	13.20%	
8.	Pipa Refrigerant 1 1/8" c/w Isolasi	M1	688,297.00	770,892.64	13.20%	
9.	Pipa Refrigerant 1 3/8" c/w Isolasi	M1	939,824.00	1,052,602.88	13.20%	
10.	Pipa Refrigerant 1 1/2" c/w Isolasi	M1	939,824.00	1,052,602.88	13.20%	
11.	Refrigerant R 410 A	Kg	350,000.00	392,000.00	13.20%	
IV.	Pengkabelan					
1.	Instalasi Kabel Power Lengkap Dengan MCB, Fitting, Support dan Jasa VRV System					
-	Kabel Kontrol Unit AC Belden AWG 18 2 x 0.75 c/w Isolasi	M1	41,756.00	46,766.72	13.20%	
V.	Pekerjaan Duckting					
1.	Ducting Supply & Return PIR Aluminium Panel	M2	380,000.00	425,600.00	13.20%	
2.	Flexible Duct	Unit	260,000.00	291,200.00	13.20%	
3.	Supply Air Grille	Unit	650,000.00	728,000.00	13.20%	
4.	Return Air Grille	Unit	700,000.00	784,000.00	13.20%	
5.	Plenum Box Return PIR Aluminium Panel	Unit	1,800,000.00	2,016,000.00	13.20%	
VI.	Panel AC					
1.	Panel AC Lantai - 1	Lot	7,500,000.00	8,400,000.00	13.20%	
2.	Panel AC Lantai - 2	Lot	7,500,000.00	8,400,000.00	13.20%	
3.	Panel AC Lantai - 3	Lot	7,500,000.00	8,400,000.00	13.20%	
4.	Panel AC Lantai - 4	Lot	7,500,000.00	8,400,000.00	13.20%	
5.	Panel AC Lantai - 5	Lot	7,500,000.00	8,400,000.00	13.20%	
6.	Panel AC Lantai - 6	Lot	7,500,000.00	8,400,000.00	13.20%	
7.	Panel AC Lantai - 7	Lot	7,500,000.00	8,400,000.00	13.20%	
VII.	Vacum Pipa Refrigeran					
1.	Vacum Pipa Refrigeran VRV A System	Lot	5,200,000.00	5,824,000.00	13.20%	
2.	Vacum Pipa Refrigeran AC Split Wall Mounted	Lot	2,800,000.00	3,136,000.00	13.20%	
VIII.	Star Up Unit AC	Lot	4,200,000.00	4,704,000.00	100.00%	
IX.	Support	Lot	8,500,000.00	9,520,000.00	13.20%	
	Support Dudukan, Gantungan Unit VRV A System dan Jasa (Termasuk : Longdrat 12 mm, Dinaset 12 m, Mur 12 mm, dan Ring 12 mm, Besi UNP 80, Besi Siku PKS 40, Raber Ped / Mounting, Baut Kaki 12 mm, Dinabolt 12 mm, Duct hood Outdoor AC dan lain-lain)	Lot	8,500,000.00	9,520,000.00	13.20%	
	Support Dudukan, Gantungan Unit AC Split Wall Mounted dan Jasa (Termasuk : Longdrat 12 mm, Dinaset 12 m, Mur 12 mm, dan Ring 12 mm, Besi UNP 80, Besi Siku PKS 40, Raber Ped / Mounting, Baut Kaki 12 mm, Dinabolt 12 mm, Duct hood Outdoor AC dan lain-lain)	Lot	2,100,000.00	2,352,000.00	13.20%	
13	PABX					
-	Suprame Cat 5E	M1	3,954.00	4,428.48	34.71%	

No.	Uraian	Satuan	Harga Satuan	Harga Satuan + Profit 12% (Rp)	TKDN (%)	Sertifikat
-	PABX Panasonic KX-TES824ND Kav 8Line 24 Extension	Unit	35,870,000.00	40,174,400.00	34.71%	
-	Telephone Panasonic KX-TS505MX	Unit	270,000.00	302,400.00	34.71%	
-	Router TP - LINK Archer AX 12	Unit	565,000.00	632,800.00	34.71%	
-	Zyrex Pc Discovery DS 001-D I7-11700 16+256GB+1TB HDD 6GB Windows 11+21,5" CPU Compute	Unit	26,000,000.00	29,120,000.00	34.71%	
-	Accesories	Ls	12,000,000.00	13,440,000.00	34.71%	
-	Ongkos Instalasi Jaringan	Titik	250,000.00	280,000.00	100.00%	
-	Connection ke Jaringan	Ls	2,500,000.00	2,800,000.00	100.00%	
14	Sound System					
-	Kabel FRC 2x2.5 Supreme Fire Resistance Cable 2 x 2.5 mm N2XY 2x2,5	M1	3,954.00	4,428.48	95.75%	PT. Sucaco Tbk.
-	Yamaha RXV4A RXV4 A RXV 4A 8K Streamer Home Theater Amplifier	Unit	9,453,000.00	10,587,360.00	27.28%	PT. Toa Galva Industries
-	Equalizer VPK DSP 2231 Digital 2x31	Unit	2,100,000.00	2,352,000.00	39.70%	
-	Krezt Kondenser Microphone BM-302 Extra Mic Standing	Unit	500,000.00	560,000.00	39.70%	
-	Ceriling Speaker TOA ZS 648R	Unit	400,000.00	448,000.00	39.70%	PT. Toa Galva Industries
-	Colum Speaker TOA ZS 102C	Unit	845,000.00	946,400.00	39.70%	PT. Toa Galva Industries
15	CCTV					
a.	Jaringan CCTV					
-	Cabel CAT e5 (UTP)	M1	79,500.00	89,040.00	37.30%	PT. HIT International
-	Cabel HDMI	M1	5,000.00	5,600.00	37.30%	PT. HIT International
b.	Unit CCTV					
-	Smart IP Camera	Unit	520,000.00	582,400.00	37.30%	PT. HIT International
-	Hikvision	Unit	3,750,000.00	4,200,000.00	37.30%	PT. HIT International
-	Receiver System Control	Unit	1,338,000.00	1,498,560.00	37.30%	PT. HIT International
16	SMOKE DETECTOR + FIRE ALARM+HYDRANT SPRINKLER					
a.	Fire Security Panel					
-	Conventional Fire Alarm ControlPanel-12 Zone TXC7012	Unit	12,500,000.00	14,000,000.00	60.51%	
-	Program dan Setting Panel MCFA	Ls	5,000,000.00	5,600,000.00	60.51%	
b.	Cable					
-	Cable METAL FRC 2x1,5 mm²	M1	35,500.00	39,760.00	60.51%	
c.	Condoite Pipe					
-	Condoite Ø20Mm Legrand	Nos	25,000.00	28,000.00	60.51%	
-	Clamp Ø20Mm	Pcs	1,700.00	1,904.00	60.51%	
-	Shock Ø20Mm	Pcs	1,700.00	1,904.00	60.51%	
-	T - Doz Clipsal	Pcs	29,000.00	32,480.00	60.51%	
d.	Smoke Detector					
-	Conventional Smoke Detector TXC7101 TNA	Unit	176,000.00	197,120.00	20.00%	
-	Conventional Heat Detector TXC7111+ Base Fire Alarm	Unit	204,000.00	228,480.00	20.00%	
-	Fire Alarm Bell TNA HZJL-1	Unit	469,000.00	525,280.00	20.00%	
-	Manual Call Point TNA TXC7141	Unit	302,000.00	338,240.00	20.00%	
-	Conventional Sounder Strobe TNA	Unit	362,000.00	405,440.00	20.00%	
-	First Aid Box	Unit	550,000.00	616,000.00	60.51%	
e.	Electrical Installation					
-	Jasa Instalasi Smoke Detector	Unit	450,000.00	504,000.00	100.00%	
-	Jasa Instalasi Heat Detector	Unit	450,000.00	504,000.00	100.00%	
-	Jasa Instalasi Alarm Bell	Unit	450,000.00	504,000.00	100.00%	
-	Jasa Instalasi Manual Call Point	Unit	450,000.00	504,000.00	100.00%	
-	Jasa Instalasi Indicating Lamp	Unit	450,000.00	504,000.00	100.00%	
f.	Fire Etinguisher					
	Hydrant Pipe:					
-	Galvanis Pipe Ø 150mm	M1	1,082,000.00	1,211,840.00	50.00%	
-	Galvanis Pipe Ø 100mm	M1	618,000.00	692,160.00	50.00%	
-	Pipe Feeder	Nos	1,082,000.00	1,211,840.00	50.00%	
-	Galvanis Pipe Ø 50mm	M1	261,000.00	292,320.00	50.00%	
-	Galvanis Pipe Ø 25mm	M1	181,000.00	202,720.00	50.00%	
-	Galvanis Pipe Ø 20mm	M1	120,000.00	134,400.00	50.00%	
-	Hanger Pipe Clamp	Nos	100,000.00	112,000.00	50.00%	
	Gate Valve:					
-	Hydrant Valve Ø 150mm	Nos	6,000,000.00	6,720,000.00	36.00%	
-	Flange Ø 150mm	Nos	661,200.00	740,544.00	36.00%	
-	Gasket Flange Ø 150mm	Nos	25,000.00	28,000.00	36.00%	
-	Gate Valve Ø 100mm	Nos	3,470,000.00	3,886,400.00	36.00%	
-	Gate Valve Ø 50mm	Nos	1,735,000.00	1,943,200.00	60.51%	
-	Gate Valve Ø 25mm	Nos	867,500.00	971,600.00	60.51%	
-	Gate Valve Ø 20mm	Nos	433,750.00	485,800.00	60.51%	
	Hydrant Box					
-	Box Out Door	Unit	1,380,000.00	1,545,600.00	50.00%	
-	Nozel Head Ø 100mm	Unit	1,167,500.00	1,307,600.00	50.00%	
-	Flexible Hose Ø 100mm (50 meter) With Couple	Roll	1,596,000.00	1,787,520.00	50.00%	
-	Box In Door	Unit	3,011,000.00	3,372,320.00	50.00%	
-	Rubber Fire Hose Ø 50mm (30 meter) With Couple	Roll	7,617,000.00	8,531,040.00	50.00%	
-	Nozel Head Ø 50mm	Unit	1,609,000.00	1,802,080.00	50.00%	
-	APAR	Unit	2,390,000.00	2,676,800.00	50.00%	

No.	Uraian	Satuan	Harga Satuan	Harga Satuan + Profit 12% (Rp)	TKDN (%)	Sertifikat
-	First Aid Box	Unit	75,500.00	84,560.00	60.51%	
	Hydrant Pillar					
-	Fire Hydrant Siemese	Unit	7,016,000.00	7,857,920.00	50.00%	
-	Fire Hydrant Pilar	Unit	9,003,000.00	10,083,360.00	50.00%	
	Sprinkler					
-	Viking Sprinkler Mirage Concealed VK492 + Mirage Cover Plate	Unit	98,000.00	109,760.00	25.00%	
-	Sprinkler Fitting	Unit	250,000.00	280,000.00	100.00%	
-	Branch Control Valve	Unit	46,404,000.00	51,972,480.00	36.00%	
	Fire Pump					
-	Diesel Fire Pump 750 GPM at 80 Meter	Unit	551,230,000.00	617,377,600.00	25.00%	
-	Electric Fire Pump 750 GPM at 80 Meter	Unit	315,780,000.00	353,673,600.00	25.00%	
-	Jockey Pump 25 GPM at 90 Meter	Unit	60,940,000.00	68,252,800.00	25.00%	
-	Y-Strainer dia. 6"	Unit	3,602,000.00	4,034,240.00	25.00%	
-	Y-Strainer dia. 1.5"	Unit	1,000,000.00	1,120,000.00	25.00%	
-	Flexible Joint dia. 6"	Unit	2,866,000.00	3,209,920.00	25.00%	
-	Flexible Joint dia. 1.5"	Unit	857,000.00	959,840.00	25.00%	
-	Check Valve dia. 6"	Unit	7,473,000.00	8,369,760.00	25.00%	
-	Check Valve dia. 1.5"	Unit	1,781,000.00	1,994,720.00	25.00%	
-	Air Release Valve dia. 1"	Unit	7,889,000.00	8,835,680.00	25.00%	
-	Pressure Gauge 4", 25 Bar, 1/2" NPT	Unit	523,000.00	585,760.00	25.00%	
-	Flow Meter dia. 6"	Unit	30,906,000.00	34,614,720.00	25.00%	
-	Ball Valve dia. 1"	Unit	914,000.00	1,023,680.00	25.00%	
-	Ball Valve dia. 1/2" (for Pressure Gauge)	Unit	540,000.00	604,800.00	25.00%	
17	Elektrikal					
a.	Armateur					
-	Cable NYY SUPREME Ø 4X16mm²	M1	312,000.00	349,440.00	99.82%	PT. Sucaco Tbk.
-	Cable NYAF SUPREME Ø 1X16mm²	M1	50,000.00	56,000.00	99.82%	PT. Sucaco Tbk.
-	Cable NYY SUPREME Ø 3X4mm²	M1	31,240.00	34,988.80	99.82%	PT. Sucaco Tbk.
-	Cable NYAF SUPREME Ø 2X4mm²	M1	19,240.00	21,548.80	99.82%	PT. Sucaco Tbk.
-	Cable NYM SUPREME Ø 2X2,5mm²	M1	15,240.00	17,068.80	99.82%	PT. Sucaco Tbk.
-	Cable NYM SUPREME Ø 2X1,5mm²	M1	9,240.00	10,348.80	99.82%	PT. Sucaco Tbk.
-	Conduit Pipa Ø3/4"	Btg	12,500.00	14,000.00	99.82%	
-	Clamp Conduit Ø 3/4"	Bh	1,500.00	1,680.00	99.82%	
-	Mangkok Saklar	Unit	7,500.00	8,400.00	37.37%	
-	Fitting Lampu HE	Unit	22,000.00	24,640.00	37.37%	
-	Isolasi Band Steel Grip	Unit	17,000.00	19,040.00	37.37%	
-	Lampu Down Light LED PHILIPS 5 watt	Unit	55,000.00	61,600.00	37.37%	
-	Lampu Down Light LED PHILIPS 9 watt	Unit	65,000.00	72,800.00	37.37%	
-	Lampu Down Light LED PHILIPS 12 watt	Unit	75,000.00	84,000.00	37.37%	
-	Lampu Down Light LED PHILIPS 17 watt	Unit	95,000.00	106,400.00	37.37%	
-	Lampu Down Light LED PHILIPS 23 watt	Unit	95,000.00	106,400.00	37.37%	
-	Lampu Down Light LED panel PHILIPS 48 watt 30cmx30cm	Unit	350,000.00	392,000.00	37.37%	
-	Lampu Sorot REFLECTOR PHILIPS 50 watt	Unit	1,070,000.00	1,198,400.00	37.37%	
-	Lampu HE LED PHILIPS 12 watt	Unit	48,500.00	54,320.00	37.37%	
-	Lampu HE LED PHILIPS 25 watt	Unit	95,000.00	106,400.00	37.37%	
-	Receptacle / Stop kontak	Unit	92,000.00	103,040.00	45.05%	
-	Switch / Saklar Single Panasonic	Unit	32,500.00	36,400.00	45.05%	
-	Switch / Saklar Double Panasonic	Unit	58,900.00	65,968.00	45.05%	
-	Switch / Saklar Triple Panasonic	Unit	111,500.00	124,880.00	45.05%	
-	Lampu Neon LED Strip Hannoch 12 v 3 watt per Meter	M1	38,000.00	42,560.00	37.37%	
-	Power Cord Adaptor Hannock 12 v	Unit	35,000.00	39,200.00	37.37%	
b.	Panel MCC - AC					
-	Panel Box uk 80 x 60 x 25cm Split Duck	Bh	1,407,000.00	1,575,840.00	50.95%	
-	Panel Box uk 80 x 60 x 25cm Wall Mounting	Bh	1,407,000.00	1,575,840.00	50.95%	
-	MCCB 3P, 20A, Compact NSX100F, 20 kA ex Schneider	Bh	590,000.00	660,800.00	50.95%	PT. Schneider Electric Indonesia
-	MCB 1P, iC60H, 16A, 16 kA ex Schneider	Bh	140,000.00	156,800.00	50.95%	PT. Schneider Electric Indonesia
-	MCB 1P, iC60H, 10A, 10 kA ex Schneider	Bh	85,000.00	95,200.00	50.95%	PT. Schneider Electric Indonesia
-	MCB 1P, iC60H, 6A, 6 kA ex Schneider	Bh	75,000.00	84,000.00	50.95%	PT. Schneider Electric Indonesia
-	Contacttor 20A, LC1D20	Bh	390,000.00	436,800.00	50.95%	
-	Selector Manual Auto	Bh	150,000.00	168,000.00	50.95%	
-	Push Bottom	Bh	52,888.00	59,234.56	50.95%	
-	Fuse Lamp	Bh	35,000.00	39,200.00	50.95%	
-	Pilot Lamp (Warna Merah, Kuning, Hijau) uk 22mm	Bh	16,000.00	17,920.00	50.95%	
-	Busbar Netral dan Grounding Include Recolit	Set	115,000.00	128,800.00	50.95%	
-	Busbar Conection MCB/Busbar Sisir 3P, 125A ex Schneider/Setara	Sisir	237,500.00	266,000.00	50.95%	PT. Schneider Electric Indonesia
c.	Panel Penerangan					
-	Panel Box 60 x 50 x 25 cm Wallmounting	Bh	975,000.00	1,092,000.00	50.95%	
-	MCB 1P, iC60H, 40A, 40 kA ex Schneider	Bh	175,000.00	196,000.00	50.95%	PT. Schneider Electric Indonesia
-	MCB 1P, iC60H, 25A, 25 kA ex Schneider	Bh	350,000.00	392,000.00	50.95%	PT. Schneider Electric Indonesia
-	MCB 1P, iC60H, 20A, 20 kA ex Schneider	Bh	140,000.00	156,800.00	50.95%	PT. Schneider Electric Indonesia
-	MCB 1P, iC60H, 12A, 12 kA ex Schneider	Bh	85,000.00	95,200.00	50.95%	PT. Schneider Electric Indonesia
-	MCB 1P, iC60H, 6A, 6 kA ex Schneider	Bh	75,000.00	84,000.00	50.95%	PT. Schneider Electric Indonesia
-	MCB 1P, iC60H, 4A, 4kA ex Schneider	Bh	55,000.00	61,600.00	50.95%	PT. Schneider Electric Indonesia

No.	Uraian	Satuan	Harga Satuan	Harga Satuan + Profit 12% (Rp)	TKDN (%)	Sertifikat
-	MCB 1P, iC60H, 2A, 2kA ex Schneider	Bh	55,000.00	61,600.00	50.95%	PT. Schneider Electric Indonesia
-	MCB 1P, iC60H, 6A, 10 kA ex Schneider	Bh	75,000.00	84,000.00	50.95%	PT. Schneider Electric Indonesia
-	MCB 1P, iC60H, 4A, 10kA ex Schneider	Bh	55,000.00	61,600.00	50.95%	PT. Schneider Electric Indonesia
-	MCB 1P, iC60H, 2A, 10kA ex Schneider	Bh	55,000.00	61,600.00	50.95%	PT. Schneider Electric Indonesia
-	Fuse Lamp	Bh	35,000.00	39,200.00	50.95%	-
-	Pilot Lamp (Warna Hijau) uk 22mm	Bh	16,000.00	17,920.00	50.95%	-
-	Busbar Conection MCB/Busbar Sisir 1P, 100A ex Schneider/Setara	Sisir	237,500.00	266,000.00	50.95%	PT. Schneider Electric Indonesia
18	Pekerjaan Instalasi Genset					
a.	Instalasi Genset					
-	Pengadaan Generator Set PERKIN Kap. 700 KVA	Unit	1,786,000,000.00	2,000,320,000.00	40.00%	Perkins Engines Company Ltd
b.	Instalasi Fuel Tank					
-	Pengadaan Fuel Tank Kapasitas 200 Ltr	Buah	14,700,000.00	16,464,000.00	40.00%	Perkins Engines Company Ltd
c.	Instalasi Grounding					
-	Stick Road Ø 16mm	M1	1,255,000.00	1,405,600.00	68.11%	PT. Panel Mulia Total
-	Cu Base Plate Ø16mm	Set	25,000.00	28,000.00	68.11%	PT. Panel Mulia Total
-	BC Cable SUPREME Ø10mm	M1	40,000.00	44,800.00	99.82%	PT. Sucaco Tbk.
-	Cu Clamp Cable Ø16mm	Set	45,000.00	50,400.00	99.82%	PT. Sucaco Tbk.
d.	Instalasi Panel LV-MDP					
-	Panel Box LV-MDP (20cm x 80cm)	Unit	2,975,000.00	3,332,000.00	50.95%	-
-	MCCB 500 A 3P Schneider	Set	4,750,000.00	5,320,000.00	50.95%	PT. Schneider Electric Indonesia
-	Cu Cable Head Ø16mm	Pcs	140,000.00	156,800.00	99.82%	PT. Sucaco Tbk.
-	Cable SUPREME NYY Ø16mm x 4	M1	45,000.00	50,400.00	99.82%	PT. Sucaco Tbk.
19	Pekerjaan Instalasi Travo					
a.	Instalasi Travo					
-	Pengadaan TRAVO 630 Schneider	Unit	218,721,000.00	244,967,520.00	34.86%	PT. Schneider Electric Indonesia
b.	Instalasi Kabel TM Travo - LV - MDP					
-	SUPREME Cable NYY 4 x Ø240mm²	M1	3,408,000.00	3,816,960.00	99.82%	PT. Sucaco Tbk.
-	Cu Cable Head	Pcs	25,000.00	28,000.00	99.82%	PT. Sucaco Tbk.
20	Pekerjaan Instalasi Cubical					
a.	Instalasi Cubical					
-	Incoming Load Break Switch Cubicle Type IM Manual and Fixed Type c/w	Set	177,557,000.00	198,863,840.00	34.86%	
-	SF 6 Load Break Switch 630 A and earthing Switch					
-	LBS Operating Mechanism CIT					
-	3 Phase Busbar 630 A					
-	Voltage indicator					
-	1 Heater 220 50 watt VAC					
-	1 Thermal Sensor					
-	Out Going Load Break Switch Cubicle Type IM Manual and Fixed Type c/w	Set	177,557,000.00	198,863,840.00	34.86%	
-	SF 6 Load Break Switch 630 A and earthing Switch					
-	LBS Operating Mechanism CIT					
-	Whithout Fusarc					
-	Suntrip Coil 220 V AC+ Aux Contact					
-	Downstream Earthing Switch					
-	Voltage indicator					
-	3 Phase Busbar 630 A					
-	1 Heater 220 50 watt VAC					
-	1 Thermal Sensor					
b.	Instalasi Kabel TM Travo - LV - MDP					
-	SUPREME Cable NY2XSGBY 3 x Ø240mm²	M1	3,575,000.00	4,004,000.00	99.82%	
-	Cu Cable Head	Pcs	25,000.00	28,000.00	99.82%	
c.	Instalasi Kabel TM Travo - LV - MDP					
-	SUPREME Cable NYY 1x Ø240mm² x 3	M1	1,050,000.00	1,176,000.00	99.82%	
-	Cu Cable Head	Pcs	25,000.00	28,000.00	99.82%	
d.	Instalasi Kabel TM Travo - LV - MDP					
-	SUPREME Cable NYY 1x Ø240mm² x3	M1	1,050,000.00	1,176,000.00	99.82%	
-	Cu Cable Head	Pcs	25,000.00	28,000.00	99.82%	
21	Pekerjaan Kanopi					
-	Rangka Kanopi Besi Hollow + Pengecatan (Terpasang)	M2	520,000.00	582,400.00	57.77%	
-	Penutup Atap Kaca Solar Flat 3 mm Incl. Sealant (Terpasang)	M2	615,000.00	688,800.00	43.17%	
22	PEKERJAAN DINDING DAN ORNAMEN/FINISHING DINDING					
-	Pekerjaan Ornamen Kisi-Kisi WPC + Rangka (Terpasang)	M2	1,550,000.00	1,736,000.00	60.32%	
-	Pekerjaan Expose Beton Fin. Semen + Weathershield	M2	230,000.00	257,600.00	49.75%	
23	PEKERJAAN PERSIAPAN					
-	Pekerjaan Administrasi Persetujuan Bangunan Gedung (PBG)	Paket	275,000,000.00	308,000,000.00	100.00%	
-	Sewa Scaffolding	Set	60,000.00	67,200.00	100.00%	
-	Papan Nama Proyek	Unit	1,000,000.00	1,120,000.00	100.00%	
-	Pembuatan Steam Pembersihan Kendaraan Proyek	LS	25,000,000.00	28,000,000.00	100.00%	
-	Pekerjaan Signboard Acrylic Iluminasi Huruf dan Logo + Aksesoris (Terpasang)	LS	29,000,000.00	32,480,000.00	28.15%	

No.	Uraian	Satuan	Harga Satuan	Harga Satuan + Profit 12% (Rp)	TKDN (%)	Sertifikat
	Pekerjaan Pembuatan Septictank Biotech RCX20	<i>Paket</i>	112,500,000.00	126,000,000.00	42.03%	
	Pekerjaan Pembuatan Septictank Biotech RC1	<i>Paket</i>	9,300,000.00	10,416,000.00	42.03%	
24.	Pekerjaan Akhir					
-	Pekerjaan Perbaikan Kembali lingkungan Terdampak (Jalan & Saluran Yang Rusak)	<i>Paket</i>	135,000,000.00	151,200,000.00	100.00%	
-	Pekerjaan Pembersihan Akhir	<i>Ls</i>	10,500,000.00	11,760,000.00	100.00%	
26.	Sewa Tower Crane Kapasitas 6-8 Ton					
-	Pondasi + Base Plate + Angkur	<i>Paket</i>	125,000,000.00	140,000,000.00	100.00%	
-	Erection & Dismantling	<i>Paket</i>	80,000,000.00	89,600,000.00	100.00%	
-	Sewa Tower Crane Incl. Operator, Listrik & Minyak)	<i>Bulan</i>	132,000,000.00	147,840,000.00	100.00%	
27.	Penyambungan Arus Daya Listrik 680 Kva	<i>Ls</i>	508,950,000.00	570,024,000.00	100.00%	

Jakarta, Desember 2025
Konsultan Perencana
PT. BENNATIN SURYA CIPTA

LELA KESUMA, ST., MT
Team Leader

ANALISA HARGA SATUAN PEKERJAAN - BIDANG CIPTA KARYA**(AHSP)**

Pekerjaan : Pengadaan Jasa Konsultasi Pembangunan Gedung Ushuluddin Universitas Islam Negeri (UIN) Syarif Hidayatullah Jakarta

Lokasi : Jl. Kertamukti No.4, Kec. Ciputat Timur, Kota Tangerang Selatan, Banten

Tahun : 2025

Analisa : 1.1.2.4

Satuan : M2

Item Pekerjaan : Pembuatan Direksi Keet (Kantor), Los Kerja dan Gudang

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	1.0000	137,000.00	137,000.00	100.00%	137,000.00
2	Tukang	L.04	OH	0.4000	147,000.00	58,800.00	100.00%	58,800.00
3	Kepala Tukang	L.03	OH	0.0400	155,000.00	6,200.00	100.00%	6,200.00
4	Mandor	L.04	OH	0.1200	150,000.00	18,000.00	100.00%	18,000.00
	JUMLAH TENAGA KERJA					220,000.00		220,000.00
B	BAHAN							
1	Kaso-Kaso 5 x 7 cm		M3	0.0900	4,125,000.00	371,250.00	100.00%	371,250.00
2	Plywood Tebal 4 mm		Lembar	1.0000	124,491.00	124,491.00	85.06%	105,892.04
3	Pondasi Pasangan Batu		M3	0.1700	1,178,300.00	200,311.00	95.37%	191,029.00
4	Paku Biasa		Kg	0.7500	22,900.00	17,175.00	55.97%	9,612.85
5	Seng Gelombang 0.20 mm (7 ft)		Lembar	0.3000	61,200.00	18,360.00	76.35%	14,017.86
6	Paku Seng		Kg	0.1000	22,900.00	2,290.00	55.97%	1,281.71
7	Lantai Kerja Beton f'c = 7.5 Mpa		M3	0.1500	1,347,700.00	202,155.00	94.98%	192,015.00
8	Pintu Double Teakwood Rangka Kayu		M2	0.1000	305,000.00	30,500.00	100.00%	30,500.00
9	Jendela Nako (Rangka + Kaca 5 mm, Lebar 15 cm)		Daun	1.0000	12,000.00	12,000.00	62.94%	7,552.80
10	Cat Tembok		M2	16.5000	24,000.00	396,000.00	56.33%	223,066.80
	JUMLAH HARGA BAHAN					1,374,532.00		1,146,218.07
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					1,594,532.00		1,366,218.07
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					191,343.84		163,946.17
F	HARGA SATUAN PEKERJAAN (D+E)					1,785,875.84		1,530,164.23
G	HARGA DIBULATKAN					1,785,800.00	85.68%	1,530,100.00

Analisa : 1.1.1.2
 Satuan : M1
 Item Pekerjaan : Pembuatan Pagar Sementara dari Seng Gelombang Rangka Kayu Tinggi 2 meter

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.2500	137,000.00	34,250.00	100.00%	34,250.00
2	Tukang Kayu	L.04	OH	0.1250	147,000.00	18,375.00	100.00%	18,375.00
3	Tukang Batu/Tembok	L.04	OH	0.1250	147,000.00	18,375.00	100.00%	18,375.00
4	Kepala tukang	L.03	OH	0.0250	155,000.00	3,875.00	100.00%	3,875.00
5	Mandor	L.04	OH	0.0080	150,000.00	1,200.00	100.00%	1,200.00
	JUMLAH TENAGA KERJA					76,075.00		76,075.00
B	BAHAN							
1	Kaso-Kaso 5 x 7 cm		M3	0.0310	4,125,000.00	127,875.00	100.00%	127,875.00
2	Seng Gelombang 0.20 mm (7 ft)		Lbr	1.3125	61,200.00	80,325.00	76.35%	61,328.14
3	Paku 5 - 12 cm		Kg	0.4271	22,900.00	9,780.59	55.97%	5,474.20
4	Semen Portland		Kg	26.4060	1,750.00	46,210.50	86.20%	39,833.45
5	Pasir Beton		Kg	61.5600	160.71	9,893.57	100.00%	9,893.57
6	Kerikil		Kg	83.3490	211.04	17,589.73	100.00%	17,589.73
7	Air		Liter	17.4150	300.00	5,224.50	100.00%	5,224.50
	JUMLAH HARGA BAHAN					296,898.89		267,218.58
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					372,973.89		343,293.58
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					44,756.87		41,195.23
F	HARGA SATUAN PEKERJAAN (D+E)					417,730.75		384,488.81
G	HARGA DIBULATKAN					417,700.00	92.03%	384,400.00

Analisa : 1.1.3.1
 Satuan : M2
 Item Pekerjaan : Pembersihan dan Pengupasan Permukaan Tanah (Striping) s.d. Tanaman Ø2 cm

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.1000	137,000.00	13,700.00	100.00%	13,700.00
4	Mandor	L.04	OH	0.0050	150,000.00	750.00	100.00%	750.00
	JUMLAH TENAGA KERJA					14,450.00		14,450.00
B	BAHAN							
	JUMLAH HARGA BAHAN					-		-
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					14,450.00		14,450.00
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					1,734.00		1,734.00
F	HARGA SATUAN PEKERJAAN (D+E)					16,184.00		16,184.00
G	HARGA DIBULATKAN					16,100.00	100.00%	16,100.00

Analisa : 1.1.4.2
 Satuan : M1
 Item Pekerjaan : Pemasangan Bouwplank

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0120	137,000.00	1,644.00	100.00%	1,644.00
2	Tukang	L.04	OH	0.0060	147,000.00	882.00	100.00%	882.00
3	Kepala tukang	L.03	OH	0.0006	155,000.00	93.00	100.00%	93.00
4	Mandor	L.04	OH	0.0012	150,000.00	180.00	100.00%	180.00
	JUMLAH TENAGA KERJA					2,799.00		2,799.00
B	BAHAN							
1	Kaso-Kaso 5 x 7 cm		M3	0.0130	4,125,000.00	53,625.00	100.00%	53,625.00
3	Papan Kayu Kelas III		M3	0.0070	4,936,200.00	34,553.40	100.00%	34,553.40
2	Paku 5 - 7 cm		Kg	0.0200	22,900.00	458.00	55.97%	256.34
	JUMLAH HARGA BAHAN					88,636.40		88,434.74
C	PERALATAN							
	Waterpass		Hari	0.0060	93,455.00	560.73	51.92%	291.13
	JUMLAH HARGA ALAT					560.73		291.13
D	JUMLAH (A + B + C)					91,996.13		91,524.87
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					11,039.54		10,982.98
F	HARGA SATUAN PEKERJAAN (D+E)					103,035.67		102,507.86
G	HARGA DIBULATKAN					103,000.00	99.51%	102,500.00

Analisa : 1.2.1.1.1
 Satuan : M3
 Item Pekerjaan : Pengalian Tanah Biasa Sedalam s.d. 1 M untuk Volume s.d 200 M³ dengan Cara Manual

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.7500	137,000.00	102,750.00	100.00%	102,750.00
2	Mandor	L.04	OH	0.0380	150,000.00	5,700.00	100.00%	5,700.00
	JUMLAH TENAGA KERJA					108,450.00		108,450.00
B	BAHAN							
	JUMLAH HARGA BAHAN					-		-
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					108,450.00		108,450.00
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					13,014.00		13,014.00
F	HARGA SATUAN PEKERJAAN (D+E)					121,464.00		121,464.00
G	HARGA DIBULATKAN					121,400.00	100.00%	121,400.00

Analisa : 1.2.1.1.4
 Satuan : M3
 Item Pekerjaan : Pengalian Tanah Biasa Sedalam > 1 s.d. 2 M untuk Volume s.d 200 M³ dengan Cara Manual

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.900	137,000.00	123,300.00	100.00%	123,300.00
2	Mandor	L.04	OH	0.045	150,000.00	6,750.00	100.00%	6,750.00
	JUMLAH TENAGA KERJA					130,050.00		130,050.00
B	BAHAN							
	JUMLAH HARGA BAHAN					-		-
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					130,050.00		130,050.00
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					15,606.00		15,606.00
F	HARGA SATUAN PEKERJAAN (D+E)					145,656.00		145,656.00
G	HARGA DIBULATKAN					145,600.00	100.00%	145,600.00

Analisa : 1.2.1.9
 Satuan : M2
 Item Pekerjaan : Pembersihan lapangan dan perataan

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.100	137,000.00	13,700.00	100.00%	13,700.00
2	Mandor	L.04	OH	0.050	150,000.00	7,500.00	100.00%	7,500.00
	JUMLAH TENAGA KERJA					21,200.00		21,200.00
B	BAHAN							
	JUMLAH HARGA BAHAN					-		-
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					21,200.00		21,200.00
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					2,544.00		2,544.00
F	HARGA SATUAN PEKERJAAN (D+E)					23,744.00		23,744.00
G	HARGA DIBULATKAN					23,700.00	100.00%	23,700.00

Analisa : 1.3.1.1
 Satuan : M3
 Item Pekerjaan : Urugan Kembali Galian Tanah (> 0 s.d. 200 M³) tanpa Pemadatan secara Manual

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.5000	137,000.00	68,500.00	100.00%	68,500.00
2	Mandor	L.04	OH	0.0250	150,000.00	3,750.00	100.00%	3,750.00
	JUMLAH TENAGA KERJA					72,250.00		72,250.00
B	BAHAN							
	JUMLAH HARGA BAHAN					-		-
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					72,250.00		72,250.00
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					8,670.00		8,670.00
F	HARGA SATUAN PEKERJAAN (D+E)					80,920.00		80,920.00
G	HARGA DIBULATKAN					80,900.00	100.00%	80,900.00

Analisa : 1.3.1.2
 Satuan : M3
 Item Pekerjaan : Urugan dengan Pasir Urug untuk Volume s.d. 200 M³ tanpa Pemadatan secara Manual

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.3000	137,000.00	41,100.00	100.00%	41,100.00
2	Mandor	L.04	OH	0.0150	150,000.00	2,250.00	100.00%	2,250.00
	JUMLAH TENAGA KERJA					43,350.00		43,350.00
B	BAHAN							
1	Pasir Urug		M3	1.200	225,000.00	270,000.00	100.00%	270,000.00
	JUMLAH HARGA BAHAN					270,000.00		270,000.00
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					313,350.00		313,350.00
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					37,602.00		37,602.00
F	HARGA SATUAN PEKERJAAN (D+E)					350,952.00		350,952.00
G	HARGA DIBULATKAN					350,900.00	100.00%	350,900.00

Analisa : 1.3.1.4
 Satuan : M3
 Item Pekerjaan : Urugan Tanah Biasa atau Tanah Liat Berpasir tanpa Pemadatan secara Manual

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.1000	137,000.00	13,700.00	100.00%	13,700.00
2	Mandor	L.04	OH	0.0100	150,000.00	1,500.00	100.00%	1,500.00
	JUMLAH TENAGA KERJA					15,200.00		15,200.00
B	BAHAN							
1	Tanah Timbun Biasa / Liat Berpasir		M3	1.400	177,000.00	247,800.00	100.00%	247,800.00
	JUMLAH HARGA BAHAN					247,800.00		247,800.00
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					263,000.00		263,000.00
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					31,560.00		31,560.00
F	HARGA SATUAN PEKERJAAN (D+E)					294,560.00		294,560.00
G	HARGA DIBULATKAN					294,500.00	100.00%	294,500.00

Analisa : 1.3.2.1
 Satuan : M3
 Item Pekerjaan : Pemadatan Tanah per 20 cm Menggunakan Mesin Timbris secara Manual

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.5000	137,000.00	68,500.00	100.00%	68,500.00
2	Mandor	L.04	OH	0.0250	150,000.00	3,750.00	100.00%	3,750.00
	JUMLAH TENAGA KERJA					72,250.00		72,250.00
B	BAHAN							
	JUMLAH HARGA BAHAN					-		-
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					72,250.00		72,250.00
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					8,670.00		8,670.00
F	HARGA SATUAN PEKERJAAN (D+E)					80,920.00		80,920.00
G	HARGA DIBULATKAN					80,900.00	100.00%	80,900.00

Analisa : 1.3.2.2
 Satuan : M3
 Item Pekerjaan : Timbunan dan Pemadatan Sirtu secara Manual

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.2500	137,000.00	34,250.00	100.00%	34,250.00
2	Mandor	L.04	OH	0.0130	150,000.00	1,950.00	100.00%	1,950.00
	JUMLAH TENAGA KERJA					36,200.00		36,200.00
B	BAHAN							
1	Sirtu		M3	1.2000	248,000.00	297,600.00	100.00%	297,600.00
	JUMLAH HARGA BAHAN					297,600.00		297,600.00
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					333,800.00		333,800.00
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					40,056.00		40,056.00
F	HARGA SATUAN PEKERJAAN (D+E)					373,856.00		373,856.00
G	HARGA DIBULATKAN					373,800.00	100.00%	373,800.00

Analisa : 2.2.1.1.1
Satuan : Kg
Item Pekerjaan : Penulangan Slab untuk BjTP diameter <12 mm secara Manual (Untuk Bangunan Gedung)

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0070	137,000.00	959.00	100.00%	959.00
2	Tukang	L.02	OH	0.0070	147,000.00	1,029.00	100.00%	1,029.00
3	Kepala tukang	L.03	OH	0.0007	155,000.00	108.50	100.00%	108.50
4	Mandor	L.04	OH	0.0007	150,000.00	105.00	100.00%	105.00
	JUMLAH TENAGA KERJA					2,201.50		2,201.50
B	BAHAN							
1	Besi Beton Polos		Kg	1.0200	15,831.00	16,147.62	43.82%	7,075.89
2	Kawat Beton		Kg	0.0150	26,729.00	400.94	54.97%	220.39
	JUMLAH HARGA BAHAN					16,548.56		7,296.28
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					18,750.06		9,497.78
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					2,250.01		1,139.73
F	HARGA SATUAN PEKERJAAN (D+E)					21,000.06		10,637.51
H	HARGA DIBULATKAN					21,000.00	50.48%	10,600.00

Analisa : 2.2.1.1.1.a
Satuan : Kg
Item Pekerjaan : Penulangan Slab untuk BjTS diameter <12 mm secara Manual (Untuk Bangunan Gedung)

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0070	137,000.00	959.00	100.00%	959.00
2	Tukang	L.02	OH	0.0070	147,000.00	1,029.00	100.00%	1,029.00
3	Kepala tukang	L.03	OH	0.0007	155,000.00	108.50	100.00%	108.50
4	Mandor	L.04	OH	0.0007	150,000.00	105.00	100.00%	105.00
	JUMLAH TENAGA KERJA					2,201.50		2,201.50
B	BAHAN							
1	Besi Beton Ulir		Kg	1.0200	16,037.00	16,357.74	43.82%	7,167.96
2	Kawat Beton		Kg	0.0150	26,729.00	400.94	54.97%	220.39
	JUMLAH HARGA BAHAN					16,758.68		7,388.36
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					18,960.18		9,589.86
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					2,275.22		1,150.78
F	HARGA SATUAN PEKERJAAN (D+E)					21,235.40		10,740.64
H	HARGA DIBULATKAN					21,200.00	50.47%	10,700.00

Analisa : 2.2.1.1.2
Satuan : Kg
Item Pekerjaan : Penulangan Slab untuk BjTP diameter ≥ 12 mm secara Semi Mekanis (Untuk Bangunan Gedung)

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0008	137,000.00	109.60	100.00%	109.60
2	Tukang	L.02	OH	0.0004	147,000.00	58.80	100.00%	58.80
3	Kepala tukang	L.03	OH	0.00004	155,000.00	6.20	100.00%	6.20
4	Mandor	L.04	OH	0.00008	150,000.00	12.00	100.00%	12.00
	JUMLAH TENAGA KERJA					186.60		186.60
B	BAHAN							
1	Besi Beton Polos		Kg	1.0200	15,831.00	16,147.62	43.82%	7,075.89
2	Kawat Beton		Kg	0.0150	26,729.00	400.94	54.97%	220.39
	JUMLAH HARGA BAHAN					16,548.56		7,296.28
C	PERALATAN							
1	Cutter Baja Beton		Hari	0.0002	65,000.00	13.00	51.92%	6.75
2	Bender Baja Beton		Hari	0.0002	65,000.00	13.00	51.92%	6.75
	JUMLAH HARGA ALAT					26.00		13.50
D	JUMLAH (A + B + C)					16,761.16		7,496.38
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					2,011.34		899.57
F	HARGA SATUAN PEKERJAAN (D+E)					18,772.49		8,395.95
G	HARGA DIBULATKAN					18,700.00	44.39%	8,300.00

Analisa : 2.2.1.1.2.a
Satuan : Kg
Item Pekerjaan : Penulangan Slab untuk BjTS diameter ≥ 12 mm secara Semi Mekanis (Untuk Bangunan Gedung)

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0008	137,000.00	109.60	100.00%	109.60
2	Tukang	L.02	OH	0.0004	147,000.00	58.80	100.00%	58.80
3	Kepala tukang	L.03	OH	0.00004	155,000.00	6.20	100.00%	6.20
4	Mandor	L.04	OH	0.00008	150,000.00	12.00	100.00%	12.00
	JUMLAH TENAGA KERJA					186.60		186.60
B	BAHAN							
1	Besi Beton Ulir		Kg	1.0200	16,037.00	16,357.74	43.82%	7,167.96
2	Kawat Beton		Kg	0.0150	26,729.00	400.94	54.97%	220.39
	JUMLAH HARGA BAHAN					16,758.68		7,388.36
C	PERALATAN							
1	Cutter Baja Beton		Hari	0.0002	65,000.00	13.00	51.92%	6.75
2	Bender Baja Beton		Hari	0.0002	65,000.00	13.00	51.92%	6.75
	JUMLAH HARGA ALAT					26.00		13.50
D	JUMLAH (A + B + C)					16,971.28		7,588.45
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					2,036.55		910.61
F	HARGA SATUAN PEKERJAAN (D+E)					19,007.83		8,499.07
G	HARGA DIBULATKAN					19,000.00	44.21%	8,400.00

Analisa : 2.2.1.1.3
Satuan : Kg
Item Pekerjaan : Penulangan Kolom, Balok, Ring Balok, Sloof dan Shearwall untuk BjTP diameter <12 mm secara Manual (Untuk Bangunan Gedung)

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0016	137,000.00	219.20	100.00%	219.20
2	Tukang	L.02	OH	0.0016	147,000.00	235.20	100.00%	235.20
3	Kepala tukang	L.03	OH	0.00016	155,000.00	24.80	100.00%	24.80
4	Mandor	L.04	OH	0.00016	150,000.00	24.00	100.00%	24.00
	JUMLAH TENAGA KERJA					503.20		503.20
B	BAHAN							
1	Besi Beton Polos		Kg	1.0200	15,831.00	16,147.62	43.82%	7,075.89
2	Kawat Beton		Kg	0.0280	26,729.00	748.41	54.97%	411.40
	JUMLAH HARGA BAHAN					16,896.03		7,487.29
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					17,399.23		7,990.49
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					2,087.91		958.86
F	HARGA SATUAN PEKERJAAN (D+E)					19,487.14		8,949.35
H	HARGA DIBULATKAN					19,400.00	45.88%	8,900.00

Analisa : 2.2.1.1.3.a
Satuan : Kg
Item Pekerjaan : Penulangan Kolom, Balok, Ring Balok, Sloof dan Shearwall untuk BjTS diameter <12 mm secara Manual (Untuk Bangunan Gedung)

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0016	137,000.00	219.20	100.00%	219.20
2	Tukang	L.02	OH	0.0016	147,000.00	235.20	100.00%	235.20
3	Kepala tukang	L.03	OH	0.00016	155,000.00	24.80	100.00%	24.80
4	Mandor	L.04	OH	0.00016	150,000.00	24.00	100.00%	24.00
	JUMLAH TENAGA KERJA					503.20		503.20
B	BAHAN							
1	Besi Beton Ulir		Kg	1.0200	16,037.00	16,357.74	43.82%	7,167.96
2	Kawat Beton		Kg	0.0280	26,729.00	748.41	54.97%	411.40
	JUMLAH HARGA BAHAN					17,106.15		7,579.36
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					17,609.35		8,082.56
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					2,113.12		969.91
F	HARGA SATUAN PEKERJAAN (D+E)					19,722.47		9,052.47
H	HARGA DIBULATKAN					19,700.00	45.69%	9,000.00

Analisa : 2.2.1.1.4
Satuan : Kg
Item Pekerjaan : Penulangan Kolom, Balok, Ring Balok, Sloof dan Shearwall untuk BjTP diameter ≥ 12 mm secara Semi Mekanis (Untuk Bangunan)

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0016	137,000.00	219.20	100.00%	219.20
2	Tukang	L.02	OH	0.0016	147,000.00	235.20	100.00%	235.20
3	Kepala tukang	L.03	OH	0.00016	155,000.00	24.80	100.00%	24.80
4	Mandor	L.04	OH	0.00016	150,000.00	24.00	100.00%	24.00
	JUMLAH TENAGA KERJA					503.20		503.20
B	BAHAN							
1	Besi Beton Polos		Kg	1.0200	15,831.00	16,147.62	43.82%	7,075.89
2	Kawat Beton		Kg	0.0280	26,729.00	748.41	54.97%	411.40
	JUMLAH HARGA BAHAN					16,896.03		7,487.29
C	PERALATAN							
1	Cutter Baja Beton		Hari	0.0400	65,000.00	2,600.00	51.92%	1,349.92
2	Bender Baja Beton		Hari	0.0400	65,000.00	2,600.00	51.92%	1,349.92
	JUMLAH HARGA ALAT					5,200.00		2,699.84
D	JUMLAH (A + B + C)					22,599.23		10,690.33
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					2,711.91		1,282.84
F	HARGA SATUAN PEKERJAAN (D+E)					25,311.14		11,973.17
G	HARGA DIBULATKAN					25,300.00	47.04%	11,900.00

Analisa : 2.2.1.1.4.a
Satuan : Kg
Item Pekerjaan : Penulangan Kolom, Balok, Ring Balok, Sloof dan Shearwall untuk BjTS diameter ≥ 12 mm secara Semi Mekanis (Untuk Bangunan)

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0016	137,000.00	219.20	100.00%	219.20
2	Tukang	L.02	OH	0.0016	147,000.00	235.20	100.00%	235.20
3	Kepala tukang	L.03	OH	0.00016	155,000.00	24.80	100.00%	24.80
4	Mandor	L.04	OH	0.00016	150,000.00	24.00	100.00%	24.00
	JUMLAH TENAGA KERJA					503.20		503.20
B	BAHAN							
1	Besi Beton Ulir		Kg	1.0200	16,037.00	16,357.74	43.82%	7,167.96
2	Kawat Beton		Kg	0.0280	26,729.00	748.41	54.97%	411.40
	JUMLAH HARGA BAHAN					17,106.15		7,579.36
C	PERALATAN							
1	Cutter Baja Beton		Hari	0.0400	65,000.00	2,600.00	51.92%	1,349.92
2	Bender Baja Beton		Hari	0.0400	65,000.00	2,600.00	51.92%	1,349.92
	JUMLAH HARGA ALAT					5,200.00		2,699.84
D	JUMLAH (A + B + C)					22,809.35		10,782.40
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					2,737.12		1,293.89
F	HARGA SATUAN PEKERJAAN (D+E)					25,546.47		12,076.29
G	HARGA DIBULATKAN					25,500.00	47.06%	12,000.00

Analisa : 2.2.1.1.5.b
 Satuan : Kg
 Item Pekerjaan : Pemasangan Wiremesh M8 untuk Slab atau Dinding Ferrocement Secara Manual (untuk Bangunan Gedung)

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0025	137,000.00	342.50	100.00%	342.50
2	Tukang	L.02	OH	0.0025	147,000.00	367.50	100.00%	367.50
3	Kepala tukang	L.03	OH	0.00025	155,000.00	38.75	100.00%	38.75
4	Mandor	L.04	OH	0.00025	150,000.00	37.50	100.00%	37.50
	JUMLAH TENAGA KERJA					786.25		786.25
B	BAHAN							
1	Jaring Anyaman Tulangan Tunggol M8		Kg	1.0200	15,310.00	15,616.20	55.00%	8,588.91
2	Kawat Benrad		Kg	0.0050	75,000.00	375.00	54.97%	206.14
	JUMLAH HARGA BAHAN					15,991.20		8,795.05
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					16,777.45		9,581.30
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					2,013.29		1,149.76
F	HARGA SATUAN PEKERJAAN (D+E)					18,790.74		10,731.05
G	HARGA DIBULATKAN					18,700.00	57.22%	10,700.00

Analisa : 2.2.1.3.1
 Satuan : M2
 Item Pekerjaan : Pemasangan Bekisting untuk Pondasi Telapak (3 kali pakai)

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.5200	137,000.00	71,240.00	100.00%	71,240.00
2	Tukang	L.02	OH	0.2600	147,000.00	38,220.00	100.00%	38,220.00
3	Kepala tukang	L.03	OH	0.0260	155,000.00	4,030.00	100.00%	4,030.00
4	Mandor	L.04	OH	0.0090	150,000.00	1,350.00	100.00%	1,350.00
	JUMLAH TENAGA KERJA					114,840.00		114,840.00
B	BAHAN							
1	Papan Kayu kelas III		M3	0.0160	4,936,200.00	78,979.20	100.00%	78,979.20
2	Paku 5 - 10 cm		Kg	0.3000	22,900.00	6,870.00	55.97%	3,845.14
3	Minyak bekisting		Liter	0.1000	18,300.00	1,830.00	97.00%	1,775.10
	JUMLAH HARGA BAHAN					87,679.20		84,599.44
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					202,519.20		199,439.44
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					24,302.30		23,932.73
F	HARGA SATUAN PEKERJAAN (D+E)					226,821.50		223,372.17
G	HARGA DIBULATKAN					226,800.00	98.46%	223,300.00

Analisa : 2.2.1.3.3
Satuan : M2
Item Pekerjaan : Pemasangan Bekisting untuk Sloof (3 kali pakai)

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.5200	137,000.00	71,240.00	100.00%	71,240.00
2	Tukang	L.02	OH	0.2600	147,000.00	38,220.00	100.00%	38,220.00
3	Kepala tukang	L.03	OH	0.0260	155,000.00	4,030.00	100.00%	4,030.00
4	Mandor	L.04	OH	0.0090	150,000.00	1,350.00	100.00%	1,350.00
	JUMLAH TENAGA KERJA					114,840.00		114,840.00
B	BAHAN							
1	Papan Kayu kelas III		M3	0.0180	4,936,200.00	88,851.60	100.00%	88,851.60
2	Paku 5 - 10 cm		Kg	0.3000	22,900.00	6,870.00	55.97%	3,845.14
3	Minyak bekisting		Liter	0.1000	18,300.00	1,830.00	97.00%	1,775.10
	JUMLAH HARGA BAHAN					97,551.60		94,471.84
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					212,391.60		209,311.84
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					25,486.99		25,117.42
F	HARGA SATUAN PEKERJAAN (D+E)					237,878.59		234,429.26
G	HARGA DIBULATKAN					237,800.00	98.57%	234,400.00

Analisa : 2.2.1.3.4
Satuan : M2
Item Pekerjaan : Pemasangan Bekisting untuk Kolom Beton (3 kali pakai)

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.6600	137,000.00	90,420.00	100.00%	90,420.00
2	Tukang	L.02	OH	0.3300	147,000.00	48,510.00	100.00%	48,510.00
3	Kepala tukang	L.03	OH	0.0330	155,000.00	5,115.00	100.00%	5,115.00
4	Mandor	L.04	OH	0.0110	150,000.00	1,650.00	100.00%	1,650.00
	JUMLAH TENAGA KERJA					145,695.00		145,695.00
B	BAHAN							
1	Paku 5 - 12 cm		kg	0.4000	22,900.00	9,160.00	55.97%	5,126.85
2	Minyak bekisting		Liter	0.2000	18,300.00	3,660.00	97.00%	3,550.20
3	Balok kayu kelas II		m3	0.00558	6,050,000.00	33,759.00	100.00%	33,759.00
4	Plywood Tebal 12 mm		Lbr	0.12705	197,000.00	25,028.85	85.06%	21,289.54
5	Dolken kayu Ø (8-10) cm panjang 4 m		Batang	0.6500	12,000.00	7,800.00	100.00%	7,800.00
	JUMLAH HARGA BAHAN					79,407.85		71,525.59
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					225,102.85		217,220.59
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					27,012.34		26,066.47
F	HARGA SATUAN PEKERJAAN (D+E)					252,115.19		243,287.06
G	HARGA DIBULATKAN					252,100.00	96.47%	243,200.00

Analisa : 2.2.1.3.5
 Satuan : M2
 Item Pekerjaan : Pemasangan Bekisting untuk Balok (3 kali pakai)

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.6600	137,000.00	90,420.00	100.00%	90,420.00
2	Tukang	L.02	OH	0.3300	147,000.00	48,510.00	100.00%	48,510.00
3	Kepala tukang	L.03	OH	0.0330	155,000.00	5,115.00	100.00%	5,115.00
4	Mandor	L.04	OH	0.0110	150,000.00	1,650.00	100.00%	1,650.00
	JUMLAH TENAGA KERJA					145,695.00		145,695.00
B	BAHAN							
1	Paku 5 - 12 cm		kg	0.4000	22,900.00	9,160.00	55.97%	5,126.85
2	Minyak Bekisting		Liter	0.2000	18,300.00	3,660.00	97.00%	3,550.20
3	Balok Kayu Kelas II		m3	0.00558	6,050,000.00	33,759.00	100.00%	33,759.00
4	Plywood Tebal 12 mm		Lbr	0.12705	197,000.00	25,028.85	85.06%	21,289.54
5	Dolken Kayu Ø (8-10) cm Panjang 4 m		Batang	0.6500	12,000.00	7,800.00	100.00%	7,800.00
	JUMLAH HARGA BAHAN					79,407.85		71,525.59
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					225,102.85		217,220.59
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					27,012.34		26,066.47
F	HARGA SATUAN PEKERJAAN (D+E)					252,115.19		243,287.06
G	HARGA DIBULATKAN					252,100.00	96.47%	243,200.00

Analisa : 2.2.1.3.6
 Satuan : M2
 Item Pekerjaan : Pemasangan Bekisting untuk Plat lantai (3 kali pakai)

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.6600	137,000.00	90,420.00	100.00%	90,420.00
2	Tukang	L.02	OH	0.3300	147,000.00	48,510.00	100.00%	48,510.00
3	Kepala tukang	L.03	OH	0.0330	155,000.00	5,115.00	100.00%	5,115.00
4	Mandor	L.04	OH	0.0110	150,000.00	1,650.00	100.00%	1,650.00
	JUMLAH TENAGA KERJA					145,695.00		145,695.00
B	BAHAN							
1	Paku 5 - 12 cm		Kg	0.4000	22,900.00	9,160.00	55.97%	5,126.85
2	Minyak bekisting		Liter	0.2000	18,300.00	3,660.00	97.00%	3,550.20
3	Balok kayu kelas II		m3	0.00465	6,050,000.00	28,132.50	100.00%	28,132.50
4	Plywood Tebal 12 mm		Lbr	0.1270	197,000.00	25,019.00	85.06%	21,281.16
5	Dolken kayu Ø (8-10) cm panjang 4 m		Batang	1.9500	12,000.00	23,400.00	100.00%	23,400.00
	JUMLAH HARGA BAHAN					89,371.50		81,490.71
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					235,066.50		227,185.71
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					28,207.98		27,262.29
F	HARGA SATUAN PEKERJAAN (D+E)					263,274.48		254,448.00
G	HARGA DIBULATKAN					263,200.00	96.66%	254,400.00

Analisa : 2.2.1.3.7
 Satuan : M2
 Item Pekerjaan : Pemasangan Bekisting untuk Dinding Sheerwall (3 kali pakai)

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.6600	137,000.00	90,420.00	100.00%	90,420.00
2	Tukang	L.02	OH	0.3300	147,000.00	48,510.00	100.00%	48,510.00
3	Kepala tukang	L.03	OH	0.0330	155,000.00	5,115.00	100.00%	5,115.00
4	Mandor	L.04	OH	0.0110	150,000.00	1,650.00	100.00%	1,650.00
	JUMLAH TENAGA KERJA					145,695.00		145,695.00
B	BAHAN							
1	Paku 5 - 12 cm		kg	0.400	22,900.00	9,160.00	55.97%	5,126.85
2	Minyak bekisting		Liter	0.200	18,300.00	3,660.00	97.00%	3,550.20
3	Balok kayu kelas II		m3	0.006	6,050,000.00	36,300.00	100.00%	36,300.00
4	Plywood Tebal 12 mm		Lbr	0.127	197,000.00	25,019.00	85.06%	21,281.16
5	Dolken Kayu Ø (8-10) cm Panjang 4 m		Batang	0.975	12,000.00	11,700.00	100.00%	11,700.00
6	Spacer		Buah	4.000	500.00	2,000.00	62.88%	1,257.60
	JUMLAH HARGA BAHAN					87,839.00		79,215.81
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					233,534.00		224,910.81
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					28,024.08		26,989.30
F	HARGA SATUAN PEKERJAAN (D+E)					261,558.08		251,900.11
G	HARGA DIBULATKAN					261,500.00	96.33%	251,900.00

Analisa : 2.2.1.3.8
 Satuan : M2
 Item Pekerjaan : Pemasangan Bekisting untuk Tangga (3 kali pakai)

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.6600	137,000.00	90,420.00	100.00%	90,420.00
2	Tukang	L.02	OH	0.3300	147,000.00	48,510.00	100.00%	48,510.00
3	Kepala tukang	L.03	OH	0.0330	155,000.00	5,115.00	100.00%	5,115.00
4	Mandor	L.04	OH	0.0110	150,000.00	1,650.00	100.00%	1,650.00
	JUMLAH TENAGA KERJA					145,695.00		145,695.00
B	BAHAN							
1	Paku 5 - 10 cm		kg	0.4000	22,900.00	9,160.00	55.97%	5,126.85
2	Minyak Bekisting		Liter	0.1500	18,300.00	2,745.00	97.00%	2,662.65
3	Balok Kayu Kelas II		m3	0.0050	6,050,000.00	30,250.00	100.00%	30,250.00
4	Plywood Tebal 12 mm		Lbr	0.12705	197,000.00	25,028.85	85.06%	21,289.54
5	Dolken Kayu Ø (8-10) cm Panjang 4 m		Batang	0.6500	12,000.00	7,800.00	100.00%	7,800.00
	JUMLAH HARGA BAHAN					74,983.85		67,129.04
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					220,678.85		212,824.04
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					26,481.46		25,538.89
F	HARGA SATUAN PEKERJAAN (D+E)					247,160.31		238,362.93
G	HARGA DIBULATKAN					247,100.00	96.44%	238,300.00

Analisa : 2.2.1.3.11
 Satuan : M2
 Item Pekerjaan : Pembongkaran Bekisting secara Hati-hati

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0600	137,000.00	8,220.00	100.00%	8,220.00
2	Mandor	L.04	OH	0.0060	150,000.00	900.00	100.00%	900.00
	JUMLAH TENAGA KERJA					9,120.00		9,120.00
B	BAHAN							
	JUMLAH HARGA BAHAN					-		-
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					9,120.00		9,120.00
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					1,094.40		1,094.40
F	HARGA SATUAN PEKERJAAN (D+E)					10,214.40		10,214.40
G	HARGA DIBULATKAN					10,200.00	100.00%	10,200.00

Analisa : 2.2.1.4.1
 Satuan : M3
 Item Pekerjaan : Pembuatan Beton Mutu f'c = 7,5 Mpa, Slump (100±25) mm Agregat Maks 19 mm secara Manual

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	1.6500	137,000.00	226,050.00	100.00%	226,050.00
2	Tukang	L.02	OH	0.2750	147,000.00	40,425.00	100.00%	40,425.00
3	Kepala tukang	L.03	OH	0.0280	155,000.00	4,340.00	100.00%	4,340.00
4	Mandor	L.04	OH	0.0090	150,000.00	1,350.00	100.00%	1,350.00
	JUMLAH TENAGA KERJA					272,165.00		272,165.00
B	BAHAN							
1	Semen Portland		kg	250.0000	1,750.00	437,500.00	86.20%	377,125.00
2	Pasir beton		kg	888.0000	160.71	142,714.29	100.00%	142,714.29
3	Kerikil (Maks 30 mm)		kg	1,009.0000	287.78	290,367.78	100.00%	290,367.78
4	Air		Liter	202.0000	300.00	60,600.00	100.00%	60,600.00
	JUMLAH HARGA BAHAN					931,182.06		870,807.06
C	PERALATAN							
					-	-	-	-
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					1,203,347.06		1,142,972.06
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					144,401.65		137,156.65
F	HARGA SATUAN PEKERJAAN (D+E)					1,347,748.71		1,280,128.71
G	HARGA DIBULATKAN					1,347,700.00	94.98%	1,280,100.00

Analisa : 2.2.1.5.1
 Satuan : M3
 Item Pekerjaan : Pembuatan Beton Mutu Rendah f'c = 10 Mpa, Slump (100±25) mm Agregat Maks 19 mm secara Semi Mekanis

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	1.0000	137,000.00	137,000.00	100.00%	137,000.00
2	Tukang	L.02	OH	0.2500	147,000.00	36,750.00	100.00%	36,750.00
3	Kepala tukang	L.03	OH	0.0250	155,000.00	3,875.00	100.00%	3,875.00
4	Mandor	L.04	OH	0.1000	150,000.00	15,000.00	100.00%	15,000.00
	JUMLAH TENAGA KERJA					192,625.00		192,625.00
B	BAHAN							
1	Semen Portland		kg	267.0000	1,750.00	467,250.00	86.20%	402,769.50
2	Pasir beton		kg	871.0000	160.71	139,982.14	100.00%	139,982.14
3	Kerikil (Maks 30 mm)		kg	1,009.0000	287.78	290,367.78	100.00%	290,367.78
4	Air		Liter	202.0000	300.00	60,600.00	100.00%	60,600.00
	JUMLAH HARGA BAHAN					958,199.92		893,719.42
C	PERALATAN							
1	Molen / Concrete Mixer 0.35 M ³		Hari	0.1475	480,000.00	70,800.00	51.92%	36,759.36
	JUMLAH HARGA ALAT					70,800.00		36,759.36
D	JUMLAH (A + B + C)					1,221,624.92		1,123,103.78
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					146,594.99		134,772.45
F	HARGA SATUAN PEKERJAAN (D+E)					1,368,219.91		1,257,876.23
G	HARGA DIBULATKAN					1,368,200.00	91.93%	1,257,800.00

Analisa : 2.2.1.5.2
 Satuan : M3
 Item Pekerjaan : Pembuatan Beton Mutu Rendah f'c = 15 Mpa, Slump (100±25) mm Agregat Maks 19 mm secara Semi Mekanis

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	1.0000	137,000.00	137,000.00	100.00%	137,000.00
2	Tukang	L.02	OH	0.2500	147,000.00	36,750.00	100.00%	36,750.00
3	Kepala tukang	L.03	OH	0.0250	155,000.00	3,875.00	100.00%	3,875.00
4	Mandor	L.04	OH	0.1000	150,000.00	15,000.00	100.00%	15,000.00
	JUMLAH TENAGA KERJA					192,625.00		192,625.00
B	BAHAN							
1	Semen Portland		Kg	306.0000	1,750.00	535,500.00	86.20%	461,601.00
2	Pasir beton		Kg	832.0000	160.71	133,714.29	100.00%	133,714.29
3	Kerikil (Maks 30 mm)		Kg	1,009.0000	287.78	290,367.78	100.00%	290,367.78
4	Air		Liter	202.0000	300.00	60,600.00	100.00%	60,600.00
	JUMLAH HARGA BAHAN					1,020,182.06		946,283.06
C	PERALATAN							
1	Molen / Concrete Mixer 0.35 M ³		Hari	0.1475	480,000.00	70,800.00	51.92%	36,759.36
	JUMLAH HARGA ALAT					70,800.00		36,759.36
D	JUMLAH (A + B + C)					1,283,607.06		1,175,667.42
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					154,032.85		141,080.09
F	HARGA SATUAN PEKERJAAN (D+E)					1,437,639.91		1,316,747.51
G	HARGA DIBULATKAN					1,437,600.00	91.59%	1,316,700.00

Analisa : 2.2.1.6.1.a
 Satuan : M3
 Item Pekerjaan : Pengecoran Beton Menggunakan Ready Mixed K-300 (Slump 12±2) (untuk Bangunan Gedung)

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.400	137,000.00	54,800.00	100.00%	54,800.00
2	Mandor	L.04	OH	0.100	150,000.00	15,000.00	100.00%	15,000.00
3	Kepala tukang	L.03	OH	0.010	155,000.00	1,550.00	100.00%	1,550.00
4	Mandor	L.04	OH	0.040	150,000.00	6,000.00	100.00%	6,000.00
	JUMLAH TENAGA KERJA					77,350.00		77,350.00
B	BAHAN							
1	Beton Ready Mixed K-300 (Slump 12±2)		M3	1.020	1,240,000.00	1,264,800.00	94.25%	1,192,074.00
2	Concrete Additive		Kg	1.200	52,800.00	63,360.00	88.09%	55,813.82
	JUMLAH HARGA BAHAN					1,328,160.00		1,247,887.82
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					1,405,510.00		1,325,237.82
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					168,661.20		159,028.54
F	HARGA SATUAN PEKERJAAN (D+E)					1,574,171.20		1,484,266.36
G	HARGA DIBULATKAN					1,574,100.00	94.29%	1,484,200.00

Analisa : 2.2.1.10.1
 Satuan : M1
 Item Pekerjaan : Pembuatan Kolom Praktis Beton Bertulang (11 x 11)

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.1800	137,000.00	24,660.00	100.00%	24,660.00
2	Tukang Batu	L.02	OH	0.0200	147,000.00	2,940.00	100.00%	2,940.00
3	Tukang Kayu	L.02	OH	0.0200	147,000.00	2,940.00	100.00%	2,940.00
4	Tukang Besi	L.02	OH	0.0200	147,000.00	2,940.00	100.00%	2,940.00
5	Kepala tukang	L.03	OH	0.0060	155,000.00	930.00	100.00%	930.00
6	Mandor	L.04	OH	0.0020	150,000.00	300.00	100.00%	300.00
	JUMLAH TENAGA KERJA					34,710.00		34,710.00
B	BAHAN							
1	Balok Kayu Kelas III		m3	0.0020	4,936,200.00	9,872.40	100.00%	9,872.40
2	Paku 5 - 12 cm		Kg	0.0100	22,900.00	229.00	55.97%	128.17
3	Besi Beton Polos		Kg	3.0000	15,831.00	47,493.00	43.82%	20,811.43
4	Kawat Beton		Kg	0.4500	26,729.00	12,028.05	54.97%	6,611.82
5	Semen Portland		Kg	4.0000	1,750.00	7,000.00	86.20%	6,034.00
6	Pasir Beton (1400 Kg/m3)		m3	0.0060	225,000.00	1,350.00	100.00%	1,350.00
7	Kerikil (1350 Kg/m3)		m3	0.0090	284,900.00	2,564.10	100.00%	2,564.10
	JUMLAH HARGA BAHAN					80,536.55		47,371.92
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					115,246.55		82,081.92
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					13,829.59		9,849.83
F	HARGA SATUAN PEKERJAAN (D+E)					129,076.14		91,931.75
G	HARGA DIBULATKAN					129,000.00	71.24%	91,900.00

Analisa : 2.2.1.10.2
 Satuan : M1
 Item Pekerjaan : Pembuatan Balok Praktis Beton Bertulang (10 x 15)

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.2970	137,000.00	40,689.00	100.00%	40,689.00
2	Tukang Batu	L.02	OH	0.0330	147,000.00	4,851.00	100.00%	4,851.00
3	Tukang Kayu	L.02	OH	0.0330	147,000.00	4,851.00	100.00%	4,851.00
4	Tukang Besi	L.02	OH	0.0330	147,000.00	4,851.00	100.00%	4,851.00
5	Kepala tukang	L.03	OH	0.0100	155,000.00	1,550.00	100.00%	1,550.00
6	Mandor	L.04	OH	0.0030	150,000.00	450.00	100.00%	450.00
JUMLAH TENAGA KERJA						57,242.00		57,242.00
B	BAHAN							
1	Balok Kayu Kelas III		m3	0.0030	4,936,200.00	14,808.60	100.00%	14,808.60
2	Paku 5 - 12 cm		Kg	0.0200	22,900.00	458.00	55.97%	256.34
3	Minyak Bekisting		Liter	0.2000	18,300.00	3,660.00	97.00%	3,550.20
4	Besi Beton Polos		Kg	3.6000	15,831.00	56,991.60	43.82%	24,973.72
5	Kawat Beton		Kg	0.0500	26,729.00	1,336.45	54.97%	734.65
6	Semen Portland		Kg	5.5000	1,750.00	9,625.00	86.20%	8,296.75
7	Pasir Beton (1400 Kg/m3)		m3	0.0090	225,000.00	2,025.00	100.00%	2,025.00
8	Kerikil (1350 Kg/m3)		m3	0.0150	284,900.00	4,273.50	100.00%	4,273.50
JUMLAH HARGA BAHAN						93,178.15		58,918.76
C	PERALATAN							
JUMLAH HARGA ALAT						-		-
D	JUMLAH (A + B + C)					150,420.15		116,160.76
E	BIAYA UMUM DAN KEUNTUNGAN			(12% x D)		18,050.42		13,939.29
F	HARGA SATUAN PEKERJAAN (D+E)					168,470.57		130,100.05
G	HARGA DIBULATKAN					168,400.00	77.26%	130,100.00

Analisa : 2.2.2.1.1
 Satuan : M3
 Item Pekerjaan : Pemasangan Batu Kosong (Aanstamping) untuk Pondasi Gedung

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.7800	137,000.00	106,860.00	100.00%	106,860.00
2	Tukang	L.02	OH	0.3900	147,000.00	57,330.00	100.00%	57,330.00
3	Kepala tukang	L.03	OH	0.0390	155,000.00	6,045.00	100.00%	6,045.00
4	Mandor	L.04	OH	0.0130	150,000.00	1,950.00	100.00%	1,950.00
JUMLAH TENAGA KERJA						172,185.00		172,185.00
B	BAHAN							
1	Batu belah		M3	1.2000	240,000.00	288,000.00	100.00%	288,000.00
2	Pasir urug		M3	0.4320	225,000.00	97,200.00	100.00%	97,200.00
JUMLAH HARGA BAHAN						385,200.00		385,200.00
C	PERALATAN							
JUMLAH HARGA ALAT						-		-
D	JUMLAH (A + B + C)					557,385.00		557,385.00
E	BIAYA UMUM DAN KEUNTUNGAN			(12% x D)		66,886.20		66,886.20
F	HARGA SATUAN PEKERJAAN (D+E)					624,271.20		624,271.20
G	HARGA DIBULATKAN					624,200.00	100.00%	624,200.00

Analisa : 2.2.2.1.4
 Satuan : M3
 Item Pekerjaan : Pemasangan Pondasi Batu Belah Mortar Tipe M (12,5 MPa) setara 1 SP : 3 PP, secara Manual

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	1.500	137,000.00	205,500.00	100.00%	205,500.00
2	Tukang	L.02	OH	0.500	147,000.00	73,500.00	100.00%	73,500.00
3	Mandor	L.04	OH	0.150	150,000.00	22,500.00	100.00%	22,500.00
	JUMLAH TENAGA KERJA					301,500.00		301,500.00
B	BAHAN							
1	Batu belah		M3	1.200	240,000.00	288,000.00	100.00%	288,000.00
2	Semen Portland		Kg	202.000	1,750.00	353,500.00	86.20%	304,717.00
3	Pasir urug		M3	0.485	225,000.00	109,125.00	100.00%	109,125.00
	JUMLAH HARGA BAHAN					750,625.00		701,842.00
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					1,052,125.00		1,003,342.00
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					126,255.00		120,401.04
F	HARGA SATUAN PEKERJAAN (D+E)					1,178,380.00		1,123,743.04
G	HARGA DIBULATKAN					1,178,300.00	95.37%	1,123,700.00

Analisa : 2.3.1.1
 Satuan : Kg
 Item Pekerjaan : Pabrikasi dan Ereksi Baja Profil

No	Uraian	Kode	Satuan	Koefesien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0375	137,000.00	5,137.50	100.00%	5,137.50
2	Tukang Besi/Besi Beton	L.02	OH	0.0125	147,000.00	1,837.50	100.00%	1,837.50
3	Kepala tukang	L.03	OH	0.0025	155,000.00	387.50	100.00%	387.50
4	Mandor	L.04	OH	0.0008	150,000.00	120.00	100.00%	120.00
	JUMLAH TENAGA KERJA					7,482.50		7,482.50
B	BAHAN							
1	Baja Profil		Kg	1.1500	21,875.00	25,156.25	47.33%	11,906.45
2	Kawat Las		Kg	0.0530	45,000.00	2,385.00	51.08%	1,218.26
	JUMLAH HARGA BAHAN					27,541.25		13,124.71
C	PERALATAN							
1	Alat Las Listrik		Jam	0.0330	82,800.00	2,732.40	51.92%	1,418.66
2	Crane Mobile 7 Ton		Jam	0.0013	701,500.00	911.95	51.92%	473.48
	JUMLAH HARGA ALAT					3,644.35		1,892.15
D	JUMLAH (A + B + C)					38,668.10		22,499.36
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					4,640.17		2,699.92
F	HARGA SATUAN PEKERJAAN (D+E)					43,308.27		25,199.28
G	HARGA DIBULATKAN					43,300.00	57.97%	25,100.00

Analisa : 2.3.1.2
Satuan : Kg
Item Pekerjaan : Pemasangan Angkur

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0406	137,000.00	5,562.20	100.00%	5,562.20
2	Tukang Las	L.02	OH	0.0406	147,000.00	5,968.20	100.00%	5,968.20
3	Kepala Tukang	L.03	OH	0.0041	155,000.00	635.50	100.00%	635.50
4	Mandor	L.04	OH	0.0014	150,000.00	210.00	100.00%	210.00
	JUMLAH TENAGA KERJA					12,375.90		12,375.90
B	BAHAN							
1	Angkur Baja		Kg	1.0000	26,000.00	26,000.00	93.34%	24,268.40
	JUMLAH HARGA BAHAN					26,000.00		24,268.40
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					38,375.90		36,644.30
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					4,605.11		4,397.32
F	HARGA SATUAN PEKERJAAN (D+E)					42,981.01		41,041.62
G	HARGA DIBULATKAN					42,900.00	95.57%	41,000.00

Analisa : 3.5.2.1
Satuan : M2
Item Pekerjaan : Pemasangan Langit-Langit (Plafond) Papan Gypsum Tebal 9 mm

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.1000	137,000.00	13,700.00	100.00%	13,700.00
2	Tukang	L.02	OH	0.0500	147,000.00	7,350.00	100.00%	7,350.00
3	Kepala tukang	L.03	OH	0.0050	155,000.00	775.00	100.00%	775.00
4	Mandor	L.04	OH	0.0017	150,000.00	255.00	100.00%	255.00
	JUMLAH TENAGA KERJA					22,080.00		22,080.00
B	BAHAN							
1	Gypsum Board 9 mm		Lembar	0.3640	103,800.00	37,783.20	30.34%	11,463.42
2	Paku Sekrup		Kg	0.1100	70,000.00	7,700.00	60.25%	4,639.25
	JUMLAH HARGA BAHAN					45,483.20		16,102.67
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					67,563.20		38,182.67
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					8,107.58		4,581.92
F	HARGA SATUAN PEKERJAAN (D+E)					75,670.78		42,764.59
G	HARGA DIBULATKAN					75,600.00	56.48%	42,700.00

Analisa : 3.5.2.6
 Satuan : M1
 Item Pekerjaan : Pemasangan List Langit-Langit (Plafond) Gypsum

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0250	137,000.00	3,425.00	100.00%	3,425.00
2	Tukang	L.02	OH	0.0250	147,000.00	3,675.00	100.00%	3,675.00
3	Kepala tukang	L.03	OH	0.0025	155,000.00	387.50	100.00%	387.50
4	Mandor	L.04	OH	0.0008	150,000.00	120.00	100.00%	120.00
	JUMLAH TENAGA KERJA					7,607.50		7,607.50
B	BAHAN							
1	List/Profil Gypsum		M1	1.1000	10,100.00	11,110.00	30.34%	3,370.77
2	Paku Sekrup		Kg	0.0100	70,000.00	700.00	60.25%	421.75
	JUMLAH HARGA BAHAN					11,810.00		3,792.52
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					19,417.50		11,400.02
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					2,330.10		1,368.00
F	HARGA SATUAN PEKERJAAN (D+E)					21,747.60		12,768.03
G	HARGA DIBULATKAN					21,700.00	58.53%	12,700.00

Analisa : 3.6.1.6
 Satuan : M2
 Item Pekerjaan : Pemasangan Dinding Bata Merah Tebal ½ Batu dengan Mortar tipe M, fc' 17, 7 Mpa (Setara Campuran 1SP : 2PP)

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.2000	137,000.00	27,400.00	100.00%	27,400.00
2	Tukang	L.02	OH	0.1000	147,000.00	14,700.00	100.00%	14,700.00
3	Kepala tukang	L.03	OH	0.0100	155,000.00	1,550.00	100.00%	1,550.00
4	Mandor	L.04	OH	0.0033	150,000.00	495.00	100.00%	495.00
	JUMLAH TENAGA KERJA					44,145.00		44,145.00
B	BAHAN							
1	Bata merah		Buah	71.9100	730.00	52,494.30	100.00%	52,494.30
2	Semen Portland		Kg	18.9500	1,750.00	33,162.50	86.20%	28,586.08
3	Pasir pasang		M3	0.0380	225,000.00	8,550.00	100.00%	8,550.00
	JUMLAH HARGA BAHAN					94,206.80		89,630.38
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					138,351.80		133,775.38
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					16,602.22		16,053.05
F	HARGA SATUAN PEKERJAAN (D+E)					154,954.02		149,828.42
G	HARGA DIBULATKAN					154,900.00	96.71%	149,800.00

Analisa : 3.6.1.8
 Satuan : M2
 Item Pekerjaan : Pemasangan Dinding Bata Merah Tebal ½ Batu dengan Mortar tipe N, fc' 5,2 Mpa (Setara Campuran 1SP : 4PP)

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.2000	137,000.00	27,400.00	100.00%	27,400.00
2	Tukang	L.02	OH	0.1000	147,000.00	14,700.00	100.00%	14,700.00
3	Kepala tukang	L.03	OH	0.0100	155,000.00	1,550.00	100.00%	1,550.00
4	Mandor	L.04	OH	0.0033	150,000.00	495.00	100.00%	495.00
	JUMLAH TENAGA KERJA					44,145.00		44,145.00
B	BAHAN							
1	Bata Merah		Buah	71.9100	730.00	52,494.30	100.00%	52,494.30
2	Semen Portland		Kg	11.5000	1,750.00	20,125.00	86.20%	17,347.75
3	Pasir pasang		M3	0.0430	225,000.00	9,675.00	100.00%	9,675.00
	JUMLAH HARGA BAHAN					82,294.30		79,517.05
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					126,439.30		123,662.05
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					15,172.72		14,839.45
F	HARGA SATUAN PEKERJAAN (D+E)					141,612.02		138,501.50
G	HARGA DIBULATKAN					141,600.00	97.81%	138,500.00

Analisa : 3.6.4.2
 Satuan : M2
 Item Pekerjaan : Pemasangan Dinding Bata Ringan Tebal 10 cm dengan Mortar Siap Pakai

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.1677	137,000.00	22,974.90	100.00%	22,974.90
2	Tukang	L.02	OH	0.0833	147,000.00	12,245.10	100.00%	12,245.10
3	Kepala tukang	L.03	OH	0.0083	155,000.00	1,286.50	100.00%	1,286.50
4	Mandor	L.04	OH	0.0028	150,000.00	420.00	100.00%	420.00
	JUMLAH TENAGA KERJA					36,926.50		36,926.50
B	BAHAN							
1	Bata Ringan Tebal 10 cm		Buah	8.7500	12,050.00	105,437.50	87.98%	92,763.91
2	Mortar Perekat Bata Ringan		Kg	3.4290	23,000.00	78,867.00	82.30%	64,907.54
	JUMLAH HARGA BAHAN					184,304.50		157,671.45
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					221,231.00		194,597.95
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					26,547.72		23,351.75
F	HARGA SATUAN PEKERJAAN (D+E)					247,778.72		217,949.71
G	HARGA DIBULATKAN					247,700.00	87.97%	217,900.00

Analisa : 3.7.2
 Satuan : M2
 Item Pekerjaan : Pemasangan Plesteran 1 PC : 2 PS Tebal 15mm

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.2000	137,000.00	27,400.00	100.00%	27,400.00
2	Tukang	L.02	OH	0.1000	147,000.00	14,700.00	100.00%	14,700.00
3	Kepala tukang	L.03	OH	0.0100	155,000.00	1,550.00	100.00%	1,550.00
4	Mandor	L.04	OH	0.0033	150,000.00	495.00	100.00%	495.00
	JUMLAH TENAGA KERJA					44,145.00		44,145.00
B	BAHAN							
1	Semen Portland		Kg	10.2240	1,750.00	17,892.00	86.20%	15,422.90
2	Pasir Pasang		M3	0.0200	225,000.00	4,500.00	100.00%	4,500.00
	JUMLAH HARGA BAHAN					22,392.00		19,922.90
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					66,537.00		64,067.90
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					7,984.44		7,688.15
F	HARGA SATUAN PEKERJAAN (D+E)					74,521.44		71,756.05
G	HARGA DIBULATKAN					74,500.00	96.24%	71,700.00

Analisa : 3.7.3
 Satuan : M2
 Item Pekerjaan : Pemasangan Plesteran 1 PC : 4 PS Tebal 15mm

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.2000	137,000.00	27,400.00	100.00%	27,400.00
2	Tukang	L.02	OH	0.1000	147,000.00	14,700.00	100.00%	14,700.00
3	Kepala tukang	L.03	OH	0.0100	155,000.00	1,550.00	100.00%	1,550.00
4	Mandor	L.04	OH	0.0033	150,000.00	495.00	100.00%	495.00
	JUMLAH TENAGA KERJA					44,145.00		44,145.00
B	BAHAN							
1	Semen Portland		Kg	7.7760	1,750.00	13,608.00	86.20%	11,730.10
2	Pasir Pasang		M3	0.0230	225,000.00	5,175.00	100.00%	5,175.00
	JUMLAH HARGA BAHAN					18,783.00		16,905.10
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					62,928.00		61,050.10
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					7,551.36		7,326.01
F	HARGA SATUAN PEKERJAAN (D+E)					70,479.36		68,376.11
G	HARGA DIBULATKAN					70,400.00	97.02%	68,300.00

Analisa : 3.7.7
 Satuan : M2
 Item Pekerjaan : Pemasangan Plesteran Mortar Siap Pakai (Semen Instan) Tebal 10 mm

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.1670	137,000.00	22,879.00	100.00%	22,879.00
2	Tukang	L.02	OH	0.0830	147,000.00	12,201.00	100.00%	12,201.00
3	Kepala tukang	L.03	OH	0.0083	155,000.00	1,286.50	100.00%	1,286.50
4	Mandor	L.04	OH	0.0028	150,000.00	420.00	100.00%	420.00
	JUMLAH TENAGA KERJA					36,786.50		36,786.50
B	BAHAN							
1	Mortar Siap Pakai (Semen Instan)		Kg	16.6700	4,750.00	79,182.50	86.53%	68,516.62
	JUMLAH HARGA BAHAN					79,182.50		68,516.62
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					115,969.00		105,303.12
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					13,916.28		12,636.37
F	HARGA SATUAN PEKERJAAN (D+E)					129,885.28		117,939.49
G	HARGA DIBULATKAN					129,800.00	90.83%	117,900.00

Analisa : 3.7.8
 Satuan : M2
 Item Pekerjaan : Pemasangan Acian

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.2000	137,000.00	27,400.00	100.00%	27,400.00
2	Tukang	L.02	OH	0.1000	147,000.00	14,700.00	100.00%	14,700.00
3	Kepala tukang	L.03	OH	0.0100	155,000.00	1,550.00	100.00%	1,550.00
4	Mandor	L.04	OH	0.0033	150,000.00	495.00	100.00%	495.00
	JUMLAH TENAGA KERJA					44,145.00		44,145.00
B	BAHAN							
1	Semen Portland		Kg	3.2500	1,750.00	5,687.50	86.20%	4,902.63
	JUMLAH HARGA BAHAN					5,687.50		4,902.63
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					49,832.50		49,047.63
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					5,979.90		5,885.72
F	HARGA SATUAN PEKERJAAN (D+E)					55,812.40		54,933.34
G	HARGA DIBULATKAN					55,800.00	98.39%	54,900.00

Analisa : 3.8.10.1
 Satuan : M2
 Item Pekerjaan : Pengecatan Tembok Baru (1 lapis plamuur, 1 lapis cat dasar, 2 lapis cat penutup) Interior

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0200	137,000.00	2,740.00	100.00%	2,740.00
2	Tukang	L.02	OH	0.0630	147,000.00	9,261.00	100.00%	9,261.00
3	Kepala tukang	L.03	OH	0.0063	155,000.00	976.50	100.00%	976.50
4	Mandor	L.04	OH	0.0030	150,000.00	450.00	100.00%	450.00
	JUMLAH TENAGA KERJA					13,427.50		13,427.50
B	BAHAN							
1	Plamuur		Kg	0.1000	18,300.00	1,830.00	58.42%	1,069.09
2	Cat Dasar Jotun Jotashield Primer		Kg	0.1000	75,000.00	7,500.00	56.33%	4,224.75
3	Cat Tembok Interior Jotun Easy Wipe		Kg	0.2600	96,000.00	24,960.00	56.33%	14,059.97
	JUMLAH HARGA BAHAN					34,290.00		19,353.80
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					47,717.50		32,781.30
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					5,726.10		3,933.76
F	HARGA SATUAN PEKERJAAN (D+E)					53,443.60		36,715.06
G	HARGA DIBULATKAN					53,400.00	68.73%	36,700.00

Analisa : 3.8.10.2
 Satuan : M2
 Item Pekerjaan : Pengecatan Tembok Baru (1 lapis plamuur, 1 lapis cat dasar, 2 lapis cat penutup) Eksterior

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0200	137,000.00	2,740.00	100.00%	2,740.00
2	Tukang	L.02	OH	0.0630	147,000.00	9,261.00	100.00%	9,261.00
3	Kepala tukang	L.03	OH	0.0063	155,000.00	976.50	100.00%	976.50
4	Mandor	L.04	OH	0.0030	150,000.00	450.00	100.00%	450.00
	JUMLAH TENAGA KERJA					13,427.50		13,427.50
B	BAHAN							
1	Plamuur		Kg	0.1000	18,300.00	1,830.00	58.42%	1,069.09
2	Cat Dasar Jotun Jotashield Primer		Kg	0.1000	75,000.00	7,500.00	56.33%	4,224.75
3	Cat Tembok Exterior Jotun Tough Shield		Kg	0.2600	106,000.00	27,560.00	56.33%	15,524.55
	JUMLAH HARGA BAHAN					36,890.00		20,818.38
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					50,317.50		34,245.88
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					6,038.10		4,109.51
F	HARGA SATUAN PEKERJAAN (D+E)					56,355.60		38,355.39
G	HARGA DIBULATKAN					56,300.00	68.03%	38,300.00

Analisa : 3.8.16
 Satuan : M2
 Item Pekerjaan : Pengecatan Permukaan Baja dengan Menie Besi (Zinc Chromate)

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0200	137,000.00	2,740.00	100.00%	2,740.00
2	Tukang	L.02	OH	0.2000	147,000.00	29,400.00	100.00%	29,400.00
3	Kepala tukang	L.03	OH	0.0200	155,000.00	3,100.00	100.00%	3,100.00
4	Mandor	L.04	OH	0.0067	150,000.00	1,005.00	100.00%	1,005.00
	JUMLAH TENAGA KERJA					36,245.00		36,245.00
B	BAHAN							
1	Cat Menie Besi (Zinc Chromate)		Kg	0.1000	137,000.00	13,700.00	37.07%	5,078.59
2	Kuas 1.5"		Bh	0.0100	16,600.00	166.00	100.00%	166.00
3	Pengencer		Liter	0.0100	25,000.00	250.00	57.46%	143.65
4	Ampelas		Lembar	0.0200	27,300.00	546.00	93.34%	509.64
	JUMLAH HARGA BAHAN					14,662.00		5,897.88
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					50,907.00		42,142.88
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					6,108.84		5,057.15
F	HARGA SATUAN PEKERJAAN (D+E)					57,015.84		47,200.02
G	HARGA DIBULATKAN					57,000.00	82.81%	47,200.00

Analisa : 3.8.20
 Satuan : M2
 Item Pekerjaan : Pengecatan Plafond (1 lapis cat dasar, 2 lapis cat penutup)

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0625	137,000.00	8,562.50	100.00%	8,562.50
2	Tukang	L.02	OH	0.0625	147,000.00	9,187.50	100.00%	9,187.50
3	Kepala tukang	L.03	OH	0.0063	155,000.00	976.50	100.00%	976.50
4	Mandor	L.04	OH	0.0021	150,000.00	315.00	100.00%	315.00
	JUMLAH TENAGA KERJA					19,041.50		19,041.50
B	BAHAN							
1	Cat Dasar Jotun Jotashield Primer		Kg	0.1200	75,000.00	9,000.00	56.33%	5,069.70
2	Cat Tembok Plafond Jotun Easy Ceiling		Kg	0.1800	96,000.00	17,280.00	56.33%	9,733.82
	JUMLAH HARGA BAHAN					26,280.00		14,803.52
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					45,321.50		33,845.02
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					5,438.58		4,061.40
F	HARGA SATUAN PEKERJAAN (D+E)					50,760.08		37,906.43
G	HARGA DIBULATKAN					50,700.00	74.75%	37,900.00

Analisa : 3.9.5.3.a
 Satuan : M2
 Item Pekerjaan : Pemasangan Lantai Ubun Granit Ukuran 60 cm x 60 cm (1SP : 2PP) Polished

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.2500	137,000.00	34,250.00	100.00%	34,250.00
2	Tukang	L.02	OH	0.0833	147,000.00	12,245.10	100.00%	12,245.10
3	Kepala tukang	L.03	OH	0.0083	155,000.00	1,286.50	100.00%	1,286.50
4	Mandor	L.04	OH	0.0028	150,000.00	420.00	100.00%	420.00
	JUMLAH TENAGA KERJA					48,201.60		48,201.60
B	BAHAN							
1	Ubin Granit Uk. 60 x 60 cm Polished		Buah	2.9170	72,000.00	210,024.00	69.62%	146,218.71
2	Semen Portland		Kg	13.6320	1,750.00	23,856.00	86.20%	20,563.87
3	Semen Warna		Kg	1.5000	2,800.00	4,200.00	57.89%	2,431.38
4	Pasir Pasang		M3	0.0270	225,000.00	6,075.00	100.00%	6,075.00
	JUMLAH HARGA BAHAN					244,155.00		175,288.96
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					292,356.60		223,490.56
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					35,082.79		26,818.87
F	HARGA SATUAN PEKERJAAN (D+E)					327,439.39		250,309.43
G	HARGA DIBULATKAN					327,400.00	76.45%	250,300.00

Analisa : 3.9.5.3.b
 Satuan : M2
 Item Pekerjaan : Pemasangan Lantai Ubun Granit Ukuran 60 cm x 60 cm (1SP : 2PP) Unpolished

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.2500	137,000.00	34,250.00	100.00%	34,250.00
2	Tukang	L.02	OH	0.0833	147,000.00	12,245.10	100.00%	12,245.10
3	Kepala tukang	L.03	OH	0.0083	155,000.00	1,286.50	100.00%	1,286.50
4	Mandor	L.04	OH	0.0028	150,000.00	420.00	100.00%	420.00
	JUMLAH TENAGA KERJA					48,201.60		48,201.60
B	BAHAN							
1	Ubin Granit Uk. 60 x 60 cm Unpolished		Buah	2.9170	78,000.00	227,526.00	69.62%	158,403.60
2	Semen Portland		Kg	13.6320	1,750.00	23,856.00	86.20%	20,563.87
3	Semen Warna		Kg	1.5000	2,800.00	4,200.00	57.89%	2,431.38
4	Pasir Pasang		M3	0.0270	225,000.00	6,075.00	100.00%	6,075.00
	JUMLAH HARGA BAHAN					261,657.00		187,473.85
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					309,858.60		235,675.45
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					37,183.03		28,281.05
F	HARGA SATUAN PEKERJAAN (D+E)					347,041.63		263,956.51
G	HARGA DIBULATKAN					347,000.00	76.05%	263,900.00

Analisa : 3.10.2.2
Satuan : M2
Item Pekerjaan : Pemasangan Dinding Granit Ukuran 60 cm x 60 cm (1SP : 2PP) Polished

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.4000	137,000.00	54,800.00	100.00%	54,800.00
2	Tukang	L.02	OH	0.2000	147,000.00	29,400.00	100.00%	29,400.00
3	Kepala tukang	L.03	OH	0.0200	155,000.00	3,100.00	100.00%	3,100.00
4	Mandor	L.04	OH	0.0070	150,000.00	1,050.00	100.00%	1,050.00
	JUMLAH TENAGA KERJA					88,350.00		88,350.00
B	BAHAN							
1	Ubin Granit Uk. 60 x 60 cm Polished		Buah	2.9170	72,000.00	210,024.00	69.62%	146,218.71
2	Semen Portland		Kg	9.3000	1,750.00	16,275.00	86.20%	14,029.05
3	Semen Warna		Kg	1.5000	2,800.00	4,200.00	57.89%	2,431.38
4	Pasir Pasang		M3	0.0180	225,000.00	4,050.00	100.00%	4,050.00
	JUMLAH HARGA BAHAN					234,549.00		166,729.14
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					322,899.00		255,079.14
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					38,747.88		30,609.50
F	HARGA SATUAN PEKERJAAN (D+E)					361,646.88		285,688.64
G	HARGA DIBULATKAN					361,600.00	78.98%	285,600.00

Analisa : 3.10.4.3.(a)
Satuan : M2
Item Pekerjaan : Pemasangan Dinding Batu Tempel Andesit

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.7000	137,000.00	95,900.00	100.00%	95,900.00
2	Tukang	L.02	OH	0.3500	147,000.00	51,450.00	100.00%	51,450.00
3	Kepala tukang	L.03	OH	0.0350	155,000.00	5,425.00	100.00%	5,425.00
4	Mandor	L.04	OH	0.0120	150,000.00	1,800.00	100.00%	1,800.00
	JUMLAH TENAGA KERJA					154,575.00		154,575.00
B	BAHAN							
1	Batu Tempel Andesit		Buah	1.1000	375,000.00	412,500.00	99.75%	411,468.75
2	Semen Portland		Kg	11.7500	1,750.00	20,562.50	86.20%	17,724.88
3	Pasir Pasang		M3	0.0350	225,000.00	7,875.00	100.00%	7,875.00
	JUMLAH HARGA BAHAN					440,937.50		437,068.63
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					595,512.50		591,643.63
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					71,461.50		70,997.24
F	HARGA SATUAN PEKERJAAN (D+E)					666,974.00		662,640.86
G	HARGA DIBULATKAN					666,900.00	99.36%	662,600.00

Analisa : 3.10.4.3.(b)
 Satuan : M2
 Item Pekerjaan : Pemasangan Dinding Batu Tempel Clading Stone

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.7000	137,000.00	95,900.00	100.00%	95,900.00
2	Tukang	L.02	OH	0.3500	147,000.00	51,450.00	100.00%	51,450.00
3	Kepala tukang	L.03	OH	0.0350	155,000.00	5,425.00	100.00%	5,425.00
4	Mandor	L.04	OH	0.0120	150,000.00	1,800.00	100.00%	1,800.00
	JUMLAH TENAGA KERJA					154,575.00		154,575.00
B	BAHAN							
1	Batu Tempel Clading Stone		M2	1.1000	390,000.00	429,000.00	99.75%	427,927.50
2	Semen Portland		Kg	11.7500	1,750.00	20,562.50	86.20%	17,724.88
3	Pasir Pasang		M3	0.0350	225,000.00	7,875.00	100.00%	7,875.00
	JUMLAH HARGA BAHAN					457,437.50		453,527.38
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					612,012.50		608,102.38
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					73,441.50		72,972.29
F	HARGA SATUAN PEKERJAAN (D+E)					685,454.00		681,074.66
G	HARGA DIBULATKAN					685,400.00	99.36%	681,000.00

Analisa : 3.10.5.7
 Satuan : M2
 Item Pekerjaan : Pemasangan Basah Dinding Marmer 100 cm x 100 cm Tebal 2 cm

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	2.0000	137,000.00	274,000.00	100.00%	274,000.00
2	Tukang	L.02	OH	0.5000	147,000.00	73,500.00	100.00%	73,500.00
3	Kepala tukang	L.03	OH	0.0500	155,000.00	7,750.00	100.00%	7,750.00
4	Mandor	L.04	OH	0.0170	150,000.00	2,550.00	100.00%	2,550.00
	JUMLAH TENAGA KERJA					357,800.00		357,800.00
B	BAHAN							
1	Marmer Uk. 100 x 100 cm T=2 cm		Buah	1.1000	385,000.00	423,500.00	69.62%	294,840.70
2	Semen Portland		Kg	12.4400	1,750.00	21,770.00	86.20%	18,765.74
3	Semen Warna		Kg	0.6500	2,800.00	1,820.00	57.89%	1,053.60
4	Pasir Pasang		M3	0.0250	225,000.00	5,625.00	100.00%	5,625.00
5	Paku 5 - 12 cm		Kg	4.0000	22,900.00	91,600.00	55.97%	51,268.52
	JUMLAH HARGA BAHAN					544,315.00		371,553.56
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					902,115.00		729,353.56
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					108,253.80		87,522.43
F	HARGA SATUAN PEKERJAAN (D+E)					1,010,368.80		816,875.98
G	HARGA DIBULATKAN					1,010,300.00	80.85%	816,800.00

Analisa : 3.10.6.1
 Satuan : M2
 Item Pekerjaan : Pemasangan Rangka Besi Hollow Galvanis 40 x 40 mm, Modul 60 x 120, untuk Partisi

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.1250	137,000.00	17,125.00	100.00%	17,125.00
2	Tukang	L.02	OH	0.1250	147,000.00	18,375.00	100.00%	18,375.00
3	Kepala tukang	L.03	OH	0.0130	155,000.00	2,015.00	100.00%	2,015.00
4	Mandor	L.04	OH	0.0040	150,000.00	600.00	100.00%	600.00
	JUMLAH TENAGA KERJA					38,115.00		38,115.00
B	BAHAN							
1	Besi Hollow Galvanis Uk. 40 x 40 mm Tebal 1.5 mm		Batang	0.6667	247,000.00	164,674.90	43.13%	71,024.28
2	Kawat Las		Kg	0.0500	45,000.00	2,250.00	51.08%	1,149.30
3	Paku Rivet		Bh	4.0000	500.00	2,000.00	51.08%	1,021.60
	JUMLAH HARGA BAHAN					168,924.90		73,195.18
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					207,039.90		111,310.18
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					24,844.79		13,357.22
F	HARGA SATUAN PEKERJAAN (D+E)					231,884.69		124,667.41
G	HARGA DIBULATKAN					231,800.00	53.75%	124,600.00

Analisa : 3.11.1.6.b
 Satuan : M2
 Item Pekerjaan : Pemasangan Jendela Kaca 8 mm Rangka Aluminium

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0850	137,000.00	11,645.00	100.00%	11,645.00
2	Tukang	L.02	OH	0.0850	147,000.00	12,495.00	100.00%	12,495.00
3	Kepala tukang	L.03	OH	0.0090	155,000.00	1,395.00	100.00%	1,395.00
4	Mandor	L.04	OH	0.0030	150,000.00	450.00	100.00%	450.00
	JUMLAH TENAGA KERJA					25,985.00		25,985.00
B	BAHAN							
1	Rangka Aluminium YKK		M1	4.4000	142,000.00	624,800.00	53.17%	332,206.16
2	Kaca Tebal 8 mm		M2	1.1000	475,000.00	522,500.00	55.55%	290,248.75
3	Sealant		Tube	0.2700	90,000.00	24,300.00	40.15%	9,756.45
	JUMLAH HARGA BAHAN					1,171,600.00		632,211.36
C	PERALATAN							
						-		-
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					1,197,585.00		658,196.36
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					143,710.20		78,983.56
F	HARGA SATUAN PEKERJAAN (D+E)					1,341,295.20		737,179.92
G	HARGA DIBULATKAN					1,341,200.00	54.96%	737,100.00

Analisa : 3.12.1
 Satuan : M2
 Item Pekerjaan : Pemasangan Sunscreen Aluminium

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0800	137,000.00	10,960.00	100.00%	10,960.00
2	Tukang	L.02	OH	0.8000	147,000.00	117,600.00	100.00%	117,600.00
3	Kepala tukang	L.03	OH	0.0800	155,000.00	12,400.00	100.00%	12,400.00
4	Mandor	L.04	OH	0.0267	150,000.00	4,005.00	100.00%	4,005.00
	JUMLAH TENAGA KERJA					144,965.00		144,965.00
B	BAHAN							
1	Sunscreen Aluminium YKK		M2	1.0000	1,070,000.00	1,070,000.00	53.17%	568,919.00
	JUMLAH HARGA BAHAN					1,070,000.00		568,919.00
C	PERALATAN							
						-		-
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					1,214,965.00		713,884.00
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					145,795.80		85,666.08
F	HARGA SATUAN PEKERJAAN (D+E)					1,360,760.80		799,550.08
G	HARGA DIBULATKAN					1,360,700.00	58.76%	799,500.00

Analisa : 3.16.5.a
 Satuan : M2
 Item Pekerjaan : Pemasangan Marka dengan Cat Thermoplast White

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0400	137,000.00	5,480.00	100.00%	5,480.00
2	Tukang	L.02	OH	0.0800	147,000.00	11,760.00	100.00%	11,760.00
3	Kepala tukang	L.03	OH	0.0040	155,000.00	620.00	100.00%	620.00
4	Mandor	L.04	OH	0.0013	150,000.00	195.00	100.00%	195.00
	JUMLAH TENAGA KERJA					18,055.00		18,055.00
B	BAHAN							
1	Cat Thermoplast White		Kg	3.2900	50,000.00	164,500.00	42.63%	70,126.35
2	Glass Beads		Kg	0.4590	192,000.00	88,128.00	51.31%	45,218.48
	JUMLAH HARGA BAHAN					252,628.00		115,344.83
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					270,683.00		133,399.83
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					32,481.96		16,007.98
F	HARGA SATUAN PEKERJAAN (D+E)					303,164.96		149,407.81
G	HARGA DIBULATKAN					303,100.00	49.29%	149,400.00

Analisa : 3.16.5.b
 Satuan : M2
 Item Pekerjaan : Pemasangan Marka dengan Cat Thermoplast Yellow

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0400	137,000.00	5,480.00	100.00%	5,480.00
2	Tukang	L.02	OH	0.0800	147,000.00	11,760.00	100.00%	11,760.00
3	Kepala tukang	L.03	OH	0.0040	155,000.00	620.00	100.00%	620.00
4	Mandor	L.04	OH	0.0013	150,000.00	195.00	100.00%	195.00
	JUMLAH TENAGA KERJA					18,055.00		18,055.00
B	BAHAN							
1	Cat Thermoplast Yellow		Kg	3.2900	64,000.00	210,560.00	41.42%	87,213.95
2	Glass Beads		Kg	0.4590	192,000.00	88,128.00	51.31%	45,218.48
	JUMLAH HARGA BAHAN					298,688.00		132,432.43
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					316,743.00		150,487.43
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					38,009.16		18,058.49
F	HARGA SATUAN PEKERJAAN (D+E)					354,752.16		168,545.92
G	HARGA DIBULATKAN					354,700.00	47.50%	168,500.00

Analisa : 3.18.3.1
 Satuan : Buah
 Item Pekerjaan : Pemasangan Closet Duduk/Monoblock

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.5000	137,000.00	68,500.00	100.00%	68,500.00
2	Tukang	L.02	OH	1.2000	147,000.00	176,400.00	100.00%	176,400.00
3	Kepala tukang	L.03	OH	0.1200	155,000.00	18,600.00	100.00%	18,600.00
4	Mandor	L.04	OH	0.0400	150,000.00	6,000.00	100.00%	6,000.00
	JUMLAH TENAGA KERJA					269,500.00		269,500.00
B	BAHAN							
1	Closet Duduk TOTO CW 633 J / SW 633 JP		Unit	1.0000	2,820,000.00	2,820,000.00	41.15%	1,160,430.00
2	Flexible House		Unit	1.0000	347,000.00	347,000.00	41.15%	142,790.50
	JUMLAH HARGA BAHAN					3,167,000.00		1,303,220.50
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					3,436,500.00		1,572,720.50
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					412,380.00		188,726.46
F	HARGA SATUAN PEKERJAAN (D+E)					3,848,880.00		1,761,446.96
G	HARGA DIBULATKAN					3,848,800.00	45.76%	1,761,400.00

Analisa : 3.18.3.2
 Satuan : Buah
 Item Pekerjaan : Pemasangan Closet Jongkok Porselen

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.5000	137,000.00	68,500.00	100.00%	68,500.00
2	Tukang	L.02	OH	0.5000	147,000.00	73,500.00	100.00%	73,500.00
3	Kepala tukang	L.03	OH	0.0500	155,000.00	7,750.00	100.00%	7,750.00
4	Mandor	L.04	OH	0.0167	150,000.00	2,505.00	100.00%	2,505.00
	JUMLAH TENAGA KERJA					152,255.00		152,255.00
B	BAHAN							
1	Closet Jongkok TOTO CE 6		Unit	1.0000	804,000.00	804,000.00	41.15%	330,846.00
2	Pasangan Bata 1PC:3PS		M2	0.0360	143,700.00	5,173.20	97.79%	5,058.85
	JUMLAH HARGA BAHAN					809,173.20		335,904.85
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					961,428.20		488,159.85
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					115,371.38		58,579.18
F	HARGA SATUAN PEKERJAAN (D+E)					1,076,799.58		546,739.03
G	HARGA DIBULATKAN					1,076,700.00	50.78%	546,700.00

Analisa : 3.18.1.1
 Satuan : Buah
 Item Pekerjaan : Pemasangan Wastafel

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	1.0000	137,000.00	137,000.00	100.00%	137,000.00
2	Tukang	L.02	OH	0.5000	147,000.00	73,500.00	100.00%	73,500.00
3	Kepala tukang	L.03	OH	0.0500	155,000.00	7,750.00	100.00%	7,750.00
4	Mandor	L.04	OH	0.0167	150,000.00	2,505.00	100.00%	2,505.00
	JUMLAH TENAGA KERJA					220,755.00		220,755.00
B	BAHAN							
1	Wastafel TOTO LW 240 CJ (Lengkap)		Unit	1.2000	2,999,000.00	3,598,800.00	41.15%	1,480,906.20
2	Semen Portland		Kg	6.0000	1,750.00	10,500.00	86.20%	9,051.00
3	Pasir pasang		M2	0.0100	225,000.00	2,250.00	100.00%	2,250.00
	JUMLAH HARGA BAHAN					3,611,550.00		1,492,207.20
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					3,832,305.00		1,712,962.20
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					459,876.60		205,555.46
F	HARGA SATUAN PEKERJAAN (D+E)					4,292,181.60		1,918,517.66
G	HARGA DIBULATKAN					4,292,100.00	44.70%	1,918,500.00

Analisa : 3.18.4.1
Satuan : Buah
Item Pekerjaan : Pemasangan Urinoir

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	1.0000	137,000.00	137,000.00	100.00%	137,000.00
2	Tukang	L.02	OH	1.0000	147,000.00	147,000.00	100.00%	147,000.00
3	Kepala tukang	L.03	OH	0.1000	155,000.00	15,500.00	100.00%	15,500.00
4	Mandor	L.04	OH	0.0333	150,000.00	4,995.00	100.00%	4,995.00
	JUMLAH TENAGA KERJA					304,495.00		304,495.00
B	BAHAN							
1	Urinoir Lengkap		Unit	1.0000	2,500,000.00	2,500,000.00	37.01%	925,250.00
2	Semen Portland		Kg	6.0000	1,750.00	10,500.00	86.20%	9,051.00
3	Pasir pasang		M3	0.0100	225,000.00	2,250.00	100.00%	2,250.00
	JUMLAH HARGA BAHAN					2,512,750.00		936,551.00
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					2,817,245.00		1,241,046.00
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					338,069.40		148,925.52
F	HARGA SATUAN PEKERJAAN (D+E)					3,155,314.40		1,389,971.52
G	HARGA DIBULATKAN					3,155,300.00	44.05%	1,389,900.00

Analisa : 3.18.6.2.1
Satuan : Buah
Item Pekerjaan : Pemasangan Kran Air Diameter ½"

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0100	137,000.00	1,370.00	100.00%	1,370.00
2	Tukang	L.02	OH	0.4000	147,000.00	58,800.00	100.00%	58,800.00
3	Kepala tukang	L.03	OH	0.0400	155,000.00	6,200.00	100.00%	6,200.00
4	Mandor	L.04	OH	0.0033	150,000.00	495.00	100.00%	495.00
	JUMLAH TENAGA KERJA					66,865.00		66,865.00
B	BAHAN							
1	Kran Air TOTO T 205 MB		Buah	1.0000	478,000.00	478,000.00	41.15%	196,697.00
2	Sealtape		Buah	0.0250	3,500.00	87.50	61.42%	53.74
	JUMLAH HARGA BAHAN					478,087.50		196,750.74
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					544,952.50		263,615.74
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					65,394.30		31,633.89
F	HARGA SATUAN PEKERJAAN (D+E)					610,346.80		295,249.63
G	HARGA DIBULATKAN					610,300.00	48.37%	295,200.00

Analisa : 3.18.6.1
 Satuan : Buah
 Item Pekerjaan : Pemasangan *Floor Drain*

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0100	137,000.00	1,370.00	100.00%	1,370.00
2	Tukang	L.02	OH	0.1000	147,000.00	14,700.00	100.00%	14,700.00
3	Kepala tukang	L.03	OH	0.0100	155,000.00	1,550.00	100.00%	1,550.00
4	Mandor	L.04	OH	0.0050	150,000.00	750.00	100.00%	750.00
	JUMLAH TENAGA KERJA					18,370.00		18,370.00
B	BAHAN							
1	<i>Floor Drain TOTO TX 1 EBV1</i>		Unit	1.0000	500,000.00	500,000.00	41.15%	205,750.00
	JUMLAH HARGA BAHAN					500,000.00		205,750.00
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					518,370.00		224,120.00
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					62,204.40		26,894.40
F	HARGA SATUAN PEKERJAAN (D+E)					580,574.40		251,014.40
G	HARGA DIBULATKAN					580,500.00	43.24%	251,000.00

Analisa : 3.18.6.3
 Satuan : Buah
 Item Pekerjaan : Pemasangan *Jet Washer*

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0100	137,000.00	1,370.00	100.00%	1,370.00
2	Tukang	L.02	OH	0.4000	147,000.00	58,800.00	100.00%	58,800.00
3	Kepala tukang	L.03	OH	0.0400	155,000.00	6,200.00	100.00%	6,200.00
4	Mandor	L.04	OH	0.0033	150,000.00	495.00	100.00%	495.00
	JUMLAH TENAGA KERJA					66,865.00		66,865.00
B	BAHAN							
1	<i>Jet Washer TOTO THX20MCRB</i>		Unit	1.0000	497,000.00	497,000.00	41.15%	204,515.50
2	<i>Sealtape</i>		Unit	0.0250	3,500.00	87.50	61.42%	53.74
	JUMLAH HARGA BAHAN					497,087.50		204,569.24
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					563,952.50		271,434.24
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					67,674.30		32,572.11
F	HARGA SATUAN PEKERJAAN (D+E)					631,626.80		304,006.35
G	HARGA DIBULATKAN					631,600.00	48.13%	304,000.00

Analisa : 3.18.6.6
 Satuan : Buah
 Item Pekerjaan : Pemasangan *Grab Bar*

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.01000	137,000.00	1,370.00	100.00%	1,370.00
2	Tukang	L.02	OH	0.10000	147,000.00	14,700.00	100.00%	14,700.00
3	Kepala tukang	L.03	OH	0.01000	155,000.00	1,550.00	100.00%	1,550.00
4	Mandor	L.04	OH	0.00330	150,000.00	495.00	100.00%	495.00
	JUMLAH TENAGA KERJA					18,115.00		18,115.00
B	BAHAN							
1	<i>Grab Bar Stainless</i>		Unit	1.00000	674,000.00	674,000.00	63.81%	430,079.40
	JUMLAH HARGA BAHAN					674,000.00		430,079.40
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					692,115.00		448,194.40
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					83,053.80		53,783.33
F	HARGA SATUAN PEKERJAAN (D+E)					775,168.80		501,977.73
G	HARGA DIBULATKAN					775,100.00	64.75%	501,900.00

Analisa : 3.18.6.9
 Satuan : Buah
 Item Pekerjaan : Pemasangan *Shower Set*

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.01000	137,000.00	1,370.00	100.00%	1,370.00
2	Tukang	L.02	OH	0.40000	147,000.00	58,800.00	100.00%	58,800.00
3	Kepala tukang	L.03	OH	0.04000	155,000.00	6,200.00	100.00%	6,200.00
4	Mandor	L.04	OH	0.01330	150,000.00	1,995.00	100.00%	1,995.00
	JUMLAH TENAGA KERJA					68,365.00		68,365.00
B	BAHAN							
1	<i>Shower Set TBW 01017 BA</i>		Unit	1.00000	590,000.00	590,000.00	41.15%	242,785.00
2	<i>Sealtape</i>		Unit	0.0250	3,500.00	87.50	61.42%	53.74
	JUMLAH HARGA BAHAN					590,087.50		242,838.74
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					658,452.50		311,203.74
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					79,014.30		37,344.45
F	HARGA SATUAN PEKERJAAN (D+E)					737,466.80		348,548.19
G	HARGA DIBULATKAN					737,400.00	47.26%	348,500.00

Analisa : 5.1.1.1.25
 Satuan : M1
 Item Pekerjaan : Pemasangan Kable NYY 3 x 2.5 mm²

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0360	137,000.00	4,932.00	100.00%	4,932.00
2	Tukang	L.02	OH	0.0600	147,000.00	8,820.00	100.00%	8,820.00
3	Kepala tukang	L.03	OH	0.0060	155,000.00	930.00	100.00%	930.00
4	Mandor	L.04	OH	0.0020	150,000.00	300.00	100.00%	300.00
	JUMLAH TENAGA KERJA					14,982.00		14,982.00
B	BAHAN							
1	Kabel NYY 3 x 2.5 mm ² dan Aksesoris		M1	1.1500	32,800.00	37,720.00	76.81%	28,972.73
	JUMLAH HARGA BAHAN					37,720.00		28,972.73
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					52,702.00		43,954.73
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					6,324.24		5,274.57
F	HARGA SATUAN PEKERJAAN (D+E)					59,026.24		49,229.30
G	HARGA DIBULATKAN					59,000.00	83.39%	49,200.00

Analisa : 5.1.1.1.38
 Satuan : M1
 Item Pekerjaan : Pemasangan Kable NYY 4 x 16 mm²

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0360	137,000.00	4,932.00	100.00%	4,932.00
2	Tukang	L.02	OH	0.0600	147,000.00	8,820.00	100.00%	8,820.00
3	Kepala tukang	L.03	OH	0.0060	155,000.00	930.00	100.00%	930.00
4	Mandor	L.04	OH	0.0020	150,000.00	300.00	100.00%	300.00
	JUMLAH TENAGA KERJA					14,982.00		14,982.00
B	BAHAN							
1	Kabel NYY 4 x 16 mm ² dan Aksesoris		M1	1.1500	307,100.00	353,165.00	76.81%	271,266.04
	JUMLAH HARGA BAHAN					353,165.00		271,266.04
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					368,147.00		286,248.04
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					44,177.64		34,349.76
F	HARGA SATUAN PEKERJAAN (D+E)					412,324.64		320,597.80
G	HARGA DIBULATKAN					412,300.00	77.73%	320,500.00

Analisa : 5.1.1.1.39
 Satuan : M1
 Item Pekerjaan : Pemasangan Kable NYY 4 x 25 mm²

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0480	137,000.00	6,576.00	100.00%	6,576.00
2	Tukang	L.02	OH	0.0800	147,000.00	11,760.00	100.00%	11,760.00
3	Kepala tukang	L.03	OH	0.0080	155,000.00	1,240.00	100.00%	1,240.00
4	Mandor	L.04	OH	0.0030	150,000.00	450.00	100.00%	450.00
	JUMLAH TENAGA KERJA					20,026.00		20,026.00
B	BAHAN							
1	Kabel NYY 4 x 25 mm ² dan Aksesoris		M1	1.1500	413,200.00	475,180.00	76.81%	364,985.76
	JUMLAH HARGA BAHAN					475,180.00		364,985.76
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					495,206.00		385,011.76
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					59,424.72		46,201.41
F	HARGA SATUAN PEKERJAAN (D+E)					554,630.72		431,213.17
G	HARGA DIBULATKAN					554,600.00	77.75%	431,200.00

Analisa : 5.1.1.3.7
 Satuan : M1
 Item Pekerjaan : Pemasangan Kable NYM 3 x 2.5 mm²

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0240	137,000.00	3,288.00	100.00%	3,288.00
2	Tukang	L.02	OH	0.0400	147,000.00	5,880.00	100.00%	5,880.00
3	Kepala tukang	L.03	OH	0.0040	155,000.00	620.00	100.00%	620.00
4	Mandor	L.04	OH	0.0010	150,000.00	150.00	100.00%	150.00
	JUMLAH TENAGA KERJA					9,938.00		9,938.00
B	BAHAN							
1	Kabel NYM 3 x 2.5 mm ² dan Aksesoris		M1	1.2000	23,000.00	27,600.00	76.81%	21,199.56
	JUMLAH HARGA BAHAN					27,600.00		21,199.56
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					37,538.00		31,137.56
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					4,504.56		3,736.51
F	HARGA SATUAN PEKERJAAN (D+E)					42,042.56		34,874.07
G	HARGA DIBULATKAN					42,000.00	82.86%	34,800.00

Analisa : 5.1.2.24
Satuan : Unit
Item Pekerjaan : Pemasangan MCB Box

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.105	137,000.00	14,385.00	100.00%	14,385.00
2	Tukang	L.02	OH	0.175	147,000.00	25,725.00	100.00%	25,725.00
3	Kepala tukang	L.03	OH	0.017	155,000.00	2,635.00	100.00%	2,635.00
4	Mandor	L.04	OH	0.006	150,000.00	900.00	100.00%	900.00
	JUMLAH TENAGA KERJA					43,645.00		43,645.00
B	BAHAN							
1	MCB Box		Unit	1.000	239,500.00	239,500.00	32.02%	76,687.90
2	MCB 6 A		Unit	2.000	290,000.00	580,000.00	32.02%	185,716.00
3	MCB 10 A		Unit	2.000	290,000.00	580,000.00	34.77%	201,666.00
4	Material Batu /aksesoris 5-7% dari harga unit		Lot	1.000	40,975.00	40,975.00	100.00%	40,975.00
	JUMLAH HARGA BAHAN					1,440,475.00		505,044.90
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					1,484,120.00		548,689.90
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					178,094.40		65,842.79
F	HARGA SATUAN PEKERJAAN (D+E)					1,662,214.40		614,532.69
G	HARGA DIBULATKAN					1,662,200.00	36.97%	614,500.00

Analisa : 5.1.5.1
Satuan : Unit
Item Pekerjaan : Pemasangan Saklar Tunggal

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.031	137,000.00	4,247.00	100.00%	4,247.00
2	Tukang	L.02	OH	0.052	147,000.00	7,644.00	100.00%	7,644.00
3	Kepala tukang	L.03	OH	0.005	155,000.00	775.00	100.00%	775.00
4	Mandor	L.04	OH	0.002	150,000.00	300.00	100.00%	300.00
	JUMLAH TENAGA KERJA					12,966.00		12,966.00
B	BAHAN							
1	Saklar Panasonic Tunggal		Unit	1.100	65,500.00	72,050.00	33.13%	23,870.17
	JUMLAH HARGA BAHAN					72,050.00		23,870.17
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					85,016.00		36,836.17
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					10,201.92		4,420.34
F	HARGA SATUAN PEKERJAAN (D+E)					95,217.92		41,256.50
G	HARGA DIBULATKAN					95,200.00	43.28%	41,200.00

Analisa : 5.1.5.2
Satuan : Unit
Item Pekerjaan : Pemasangan Saklar Ganda

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.031	137,000.00	4,247.00	100.00%	4,247.00
2	Tukang	L.02	OH	0.052	147,000.00	7,644.00	100.00%	7,644.00
3	Kepala tukang	L.03	OH	0.005	155,000.00	775.00	100.00%	775.00
4	Mandor	L.04	OH	0.002	150,000.00	300.00	100.00%	300.00
	JUMLAH TENAGA KERJA					12,966.00		12,966.00
B	BAHAN							
1	Saklar Panasonic Ganda		Unit	1.100	107,000.00	117,700.00	33.13%	38,994.01
	JUMLAH HARGA BAHAN					117,700.00		38,994.01
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					130,666.00		51,960.01
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					15,679.92		6,235.20
F	HARGA SATUAN PEKERJAAN (D+E)					146,345.92		58,195.21
G	HARGA DIBULATKAN					146,300.00	39.71%	58,100.00

Analisa : 5.1.5.3
Satuan : Unit
Item Pekerjaan : Pemasangan Saklar Triple

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.031	137,000.00	4,247.00	100.00%	4,247.00
2	Tukang	L.02	OH	0.052	147,000.00	7,644.00	100.00%	7,644.00
3	Kepala tukang	L.03	OH	0.005	155,000.00	775.00	100.00%	775.00
4	Mandor	L.04	OH	0.002	150,000.00	300.00	100.00%	300.00
	JUMLAH TENAGA KERJA					12,966.00		12,966.00
B	BAHAN							
1	Saklar Panasonic Triple		Unit	1.100	162,800.00	179,080.00	33.13%	59,329.20
	JUMLAH HARGA BAHAN					179,080.00		59,329.20
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					192,046.00		72,295.20
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					23,045.52		8,675.42
F	HARGA SATUAN PEKERJAAN (D+E)					215,091.52		80,970.63
G	HARGA DIBULATKAN					215,000.00	37.63%	80,900.00

Analisa : 5.1.5.9.a
 Satuan : Unit
 Item Pekerjaan : Pemasangan Stop Kontak 1 Gang

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0260	137,000.00	3,562.00	100.00%	3,562.00
2	Tukang	L.02	OH	0.0440	147,000.00	6,468.00	100.00%	6,468.00
3	Kepala tukang	L.03	OH	0.0040	155,000.00	620.00	100.00%	620.00
4	Mandor	L.04	OH	0.0010	150,000.00	150.00	100.00%	150.00
	JUMLAH TENAGA KERJA					10,800.00		10,800.00
B	BAHAN							
1	Stop Kontak Panasonic 1 Gang		Unit	1.100	56,000.00	61,600.00	33.13%	20,408.08
	JUMLAH HARGA BAHAN					61,600.00		20,408.08
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					72,400.00		31,208.08
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					8,688.00		3,744.97
F	HARGA SATUAN PEKERJAAN (D+E)					81,088.00		34,953.05
G	HARGA DIBULATKAN					81,000.00	43.09%	34,900.00

Analisa : 5.1.5.9.b
 Satuan : Unit
 Item Pekerjaan : Pemasangan Stop Kontak 2 Gang

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0260	137,000.00	3,562.00	100.00%	3,562.00
2	Tukang	L.02	OH	0.0440	147,000.00	6,468.00	100.00%	6,468.00
3	Kepala tukang	L.03	OH	0.0040	155,000.00	620.00	100.00%	620.00
4	Mandor	L.04	OH	0.0010	150,000.00	150.00	100.00%	150.00
	JUMLAH TENAGA KERJA					10,800.00		10,800.00
B	BAHAN							
1	Stop Kontak Panasonic 2 Gang		Unit	1.100	103,000.00	113,300.00	33.13%	37,536.29
	JUMLAH HARGA BAHAN					113,300.00		37,536.29
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					124,100.00		48,336.29
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					14,892.00		5,800.35
F	HARGA SATUAN PEKERJAAN (D+E)					138,992.00		54,136.64
G	HARGA DIBULATKAN					138,900.00	38.95%	54,100.00

Analisa : 5.1.5.13
 Satuan : Titik
 Item Pekerjaan : Pemasangan Instalasi Stop Kontak

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.205	137,000.00	28,085.00	100.00%	28,085.00
2	Tukang	L.02	OH	0.342	147,000.00	50,274.00	100.00%	50,274.00
3	Kepala tukang	L.03	OH	0.034	155,000.00	5,270.00	100.00%	5,270.00
4	Mandor	L.04	OH	0.011	150,000.00	1,650.00	100.00%	1,650.00
	JUMLAH TENAGA KERJA					85,279.00		85,279.00
B	BAHAN							
1	Kabel NYM 3 x 2.5 mm ² dan Aksesoris		M	14.300	23,000.00	328,900.00	76.81%	252,628.09
2	Conduit HI 20 mm		M	14.300	2,200.00	31,460.00	88.09%	27,713.11
3	T Dus		Bh	1.000	1,200.00	1,200.00	88.09%	1,057.08
4	Socket Conduit 20 mm		Bh	8.000	4,500.00	36,000.00	88.09%	31,712.40
5	Klem 20 mm		Bh	8.000	100.00	800.00	100.00%	800.00
6	Fischer S6 + Sekrup		Bh	12.000	4,000.00	48,000.00	88.09%	42,283.20
7	Elbow Conduit 20 mm		Bh	4.000	3,800.00	15,200.00	88.09%	13,389.68
8	Isolasi		M	0.500	700.00	350.00	100.00%	350.00
9	Lasdop		Bh	4.000	3,500.00	14,000.00	67.70%	9,478.00
	JUMLAH HARGA BAHAN					475,910.00		379,411.56
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					561,189.00		464,690.56
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					67,342.68		55,762.87
F	HARGA SATUAN PEKERJAAN (D+E)					628,531.68		520,453.43
G	HARGA DIBULATKAN					628,500.00	82.80%	520,400.00

Analisa : 5.3.1.1
 Satuan : Titik
 Item Pekerjaan : Pemasangan Instalasi Lampu

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.190	137,000.00	26,030.00	100.00%	26,030.00
2	Tukang	L.02	OH	0.318	147,000.00	46,746.00	100.00%	46,746.00
3	Kepala tukang	L.03	OH	0.032	155,000.00	4,960.00	100.00%	4,960.00
4	Mandor	L.04	OH	0.011	150,000.00	1,650.00	100.00%	1,650.00
	JUMLAH TENAGA KERJA					79,386.00		79,386.00
B	BAHAN							
1	Kabel NYM 3 x 2.5 mm ² dan Aksesoris		M	8.800	23,000.00	202,400.00	76.81%	155,463.44
2	Conduit HI 20 mm		M	8.800	2,200.00	19,360.00	88.09%	17,054.22
3	T Dus		Bh	1.000	1,200.00	1,200.00	88.09%	1,057.08
4	Socket Conduit 20 mm		Bh	5.000	4,500.00	22,500.00	88.09%	19,820.25
5	Klem 20 mm		Bh	10.000	100.00	1,000.00	100.00%	1,000.00
6	Fischer S6 + Sekrup		Bh	15.000	4,000.00	60,000.00	88.09%	52,854.00
7	Flexible Conduit 20 mm		M	1.000	12,500.00	12,500.00	88.09%	11,011.25
8	Elbow Conduit 20 mm		Bh	4.000	3,800.00	15,200.00	88.09%	13,389.68
9	Isolasi		M	0.500	700.00	350.00	100.00%	350.00
10	Lasdop		Bh	4.000	3,500.00	14,000.00	67.70%	9,478.00
	JUMLAH HARGA BAHAN					348,510.00		281,477.92
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					427,896.00		360,863.92
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					51,347.52		43,303.67
F	HARGA SATUAN PEKERJAAN (D+E)					479,243.52		404,167.59
G	HARGA DIBULATKAN					479,200.00	84.33%	404,100.00

Analisa : 5.3.1.3.a
 Satuan : Unit
 Item Pekerjaan : Pemasangan Downlight 18 Watt LED

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0640	137,000.00	8,768.00	100.00%	8,768.00
2	Tukang	L.02	OH	0.1070	147,000.00	15,729.00	100.00%	15,729.00
3	Kepala tukang	L.03	OH	0.0110	155,000.00	1,705.00	100.00%	1,705.00
4	Mandor	L.04	OH	0.0040	150,000.00	600.00	100.00%	600.00
	JUMLAH TENAGA KERJA					26,802.00		26,802.00
B	BAHAN							
1	Lampu LED Panel Downlight 18 Watt Panasonic		Unit	1.100	191,000.00	210,100.00	37.37%	78,514.37
	JUMLAH HARGA BAHAN					210,100.00		78,514.37
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					236,902.00		105,316.37
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					28,428.24		12,637.96
F	HARGA SATUAN PEKERJAAN (D+E)					265,330.24		117,954.33
G	HARGA DIBULATKAN					265,300.00	44.44%	117,900.00

Analisa : 5.3.1.3.b
 Satuan : Unit
 Item Pekerjaan : Pemasangan Downlight 15 Watt LED

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0640	137,000.00	8,768.00	100.00%	8,768.00
2	Tukang	L.02	OH	0.1070	147,000.00	15,729.00	100.00%	15,729.00
3	Kepala tukang	L.03	OH	0.0110	155,000.00	1,705.00	100.00%	1,705.00
4	Mandor	L.04	OH	0.0040	150,000.00	600.00	100.00%	600.00
	JUMLAH TENAGA KERJA					26,802.00		26,802.00
B	BAHAN							
1	Lampu LED Panel Downlight 15 Watt Panasonic		Unit	1.100	146,500.00	161,150.00	37.37%	60,221.76
	JUMLAH HARGA BAHAN					161,150.00		60,221.76
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					187,952.00		87,023.76
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					22,554.24		10,442.85
F	HARGA SATUAN PEKERJAAN (D+E)					210,506.24		97,466.61
G	HARGA DIBULATKAN					210,500.00	46.27%	97,400.00

Analisa : 5.3.1.3.c
 Satuan : Unit
 Item Pekerjaan : Pemasangan Downlight 12 Watt LED

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0640	137,000.00	8,768.00	100.00%	8,768.00
2	Tukang	L.02	OH	0.1070	147,000.00	15,729.00	100.00%	15,729.00
3	Kepala tukang	L.03	OH	0.0110	155,000.00	1,705.00	100.00%	1,705.00
4	Mandor	L.04	OH	0.0040	150,000.00	600.00	100.00%	600.00
	JUMLAH TENAGA KERJA					26,802.00		26,802.00
B	BAHAN							
1	Lampu LED Panel Downlight 12 Watt Panasonic		Unit	1.100	136,000.00	149,600.00	37.37%	55,905.52
	JUMLAH HARGA BAHAN					149,600.00		55,905.52
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					176,402.00		82,707.52
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					21,168.24		9,924.90
F	HARGA SATUAN PEKERJAAN (D+E)					197,570.24		92,632.42
G	HARGA DIBULATKAN					197,500.00	46.89%	92,600.00

Analisa : 5.3.1.3.d
 Satuan : Unit
 Item Pekerjaan : Pemasangan Downlight 8 Watt LED

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0640	137,000.00	8,768.00	100.00%	8,768.00
2	Tukang	L.02	OH	0.1070	147,000.00	15,729.00	100.00%	15,729.00
3	Kepala tukang	L.03	OH	0.0110	155,000.00	1,705.00	100.00%	1,705.00
4	Mandor	L.04	OH	0.0040	150,000.00	600.00	100.00%	600.00
	JUMLAH TENAGA KERJA					26,802.00		26,802.00
B	BAHAN							
1	Lampu LED Panel Downlight 8 Watt Panasonic		Unit	1.100	116,000.00	127,600.00	37.37%	47,684.12
	JUMLAH HARGA BAHAN					127,600.00		47,684.12
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					154,402.00		74,486.12
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					18,528.24		8,938.33
F	HARGA SATUAN PEKERJAAN (D+E)					172,930.24		83,424.45
G	HARGA DIBULATKAN					172,900.00	48.24%	83,400.00

Analisa : 5.3.1.6
 Satuan : Unit
 Item Pekerjaan : Pemasangan Fitting E27 + 20 Watt LED

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0640	137,000.00	8,768.00	100.00%	8,768.00
2	Tukang	L.02	OH	0.1070	147,000.00	15,729.00	100.00%	15,729.00
3	Kepala tukang	L.03	OH	0.0110	155,000.00	1,705.00	100.00%	1,705.00
4	Mandor	L.04	OH	0.0040	150,000.00	600.00	100.00%	600.00
	JUMLAH TENAGA KERJA					26,802.00		26,802.00
B	BAHAN							
1	Lampu LED Lotus Bulb 20 Watt Panasonic		Unit	1.100	110,500.00	121,550.00	31.57%	38,373.34
2	Fitting Lampu Panasonic		Unit	1.100	19,500.00	21,450.00	33.13%	7,106.39
	JUMLAH HARGA BAHAN					143,000.00		45,479.72
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					169,802.00		72,281.72
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					20,376.24		8,673.81
F	HARGA SATUAN PEKERJAAN (D+E)					190,178.24		80,955.53
G	HARGA DIBULATKAN					190,100.00	42.56%	80,900.00

Analisa : 6.4.1.1
 Satuan : M'
 Item Pekerjaan : Pemasangan Pipa PVC AW, DN ½" (15 mm)

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0170	137,000.00	2,329.00	100.00%	2,329.00
2	Tukang	L.02	OH	0.0280	147,000.00	4,116.00	100.00%	4,116.00
3	Kepala tukang	L.03	OH	0.0030	155,000.00	465.00	100.00%	465.00
4	Mandor	L.04	OH	0.0010	150,000.00	150.00	100.00%	150.00
	JUMLAH TENAGA KERJA					7,060.00		7,060.00
B	BAHAN							
1	Pipa PVC Type AW, DN ½" (15 mm) + Fitting & Aksesoris		M	1.4500	7,600.00	11,020.00	89.84%	9,900.37
	JUMLAH HARGA BAHAN					11,020.00		9,900.37
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					18,080.00		16,960.37
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					2,169.60		2,035.24
F	HARGA SATUAN PEKERJAAN (D+E)					20,249.60		18,995.61
G	HARGA DIBULATKAN					20,200.00	93.56%	18,900.00

Analisa : 6.4.1.2
 Satuan : M'
 Item Pekerjaan : Pemasangan Pipa PVC AW, DN¾" (20 mm)

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0240	137,000.00	3,288.00	100.00%	3,288.00
2	Tukang	L.02	OH	0.0400	147,000.00	5,880.00	100.00%	5,880.00
3	Kepala tukang	L.03	OH	0.0040	155,000.00	620.00	100.00%	620.00
4	Mandor	L.04	OH	0.0010	150,000.00	150.00	100.00%	150.00
	JUMLAH TENAGA KERJA					9,938.00		9,938.00
B	BAHAN							
1	Pipa PVC Type AW, DN ¾" (20 mm) + Fitting & Aksesoris		M	1.4500	9,700.00	14,065.00	89.84%	12,636.00
	JUMLAH HARGA BAHAN					14,065.00		12,636.00
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					24,003.00		22,574.00
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					2,880.36		2,708.88
F	HARGA SATUAN PEKERJAAN (D+E)					26,883.36		25,282.88
G	HARGA DIBULATKAN					26,800.00	94.03%	25,200.00

Analisa : 6.4.1.3
 Satuan : M'
 Item Pekerjaan : Pemasangan Pipa PVC AW, DN 1" (25 mm)

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0310	137,000.00	4,247.00	100.00%	4,247.00
2	Tukang	L.02	OH	0.0520	147,000.00	7,644.00	100.00%	7,644.00
3	Kepala tukang	L.03	OH	0.0050	155,000.00	775.00	100.00%	775.00
4	Mandor	L.04	OH	0.0020	150,000.00	300.00	100.00%	300.00
	JUMLAH TENAGA KERJA					12,966.00		12,966.00
B	BAHAN							
1	Pipa PVC Type AW, DN 1" (25 mm) + Fitting & Aksesoris		M	1.4500	12,800.00	18,560.00	89.84%	16,674.30
	JUMLAH HARGA BAHAN					18,560.00		16,674.30
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					31,526.00		29,640.30
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					3,783.12		3,556.84
F	HARGA SATUAN PEKERJAAN (D+E)					35,309.12		33,197.14
G	HARGA DIBULATKAN					35,300.00	93.77%	33,100.00

Analisa : 6.4.1.5
 Satuan : M'
 Item Pekerjaan : Pemasangan Pipa PVC AW, DN 1 ½" (40 mm)

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0480	137,000.00	6,576.00	100.00%	6,576.00
2	Tukang	L.02	OH	0.0800	147,000.00	11,760.00	100.00%	11,760.00
3	Kepala tukang	L.03	OH	0.0080	155,000.00	1,240.00	100.00%	1,240.00
4	Mandor	L.04	OH	0.0020	150,000.00	300.00	100.00%	300.00
	JUMLAH TENAGA KERJA					19,876.00		19,876.00
B	BAHAN							
1	Pipa PVC Type AW, DN 1 ½" (40 mm) + Fitting & Aksesoris		M	1.4500	17,250.00	25,012.50	89.84%	22,471.23
	JUMLAH HARGA BAHAN					25,012.50		22,471.23
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					44,888.50		42,347.23
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					5,386.62		5,081.67
F	HARGA SATUAN PEKERJAAN (D+E)					50,275.12		47,428.90
G	HARGA DIBULATKAN					50,200.00	94.42%	47,400.00

Analisa : 6.4.1.6
 Satuan : M'
 Item Pekerjaan : Pemasangan Pipa PVC AW, DN 2" (50 mm)

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0630	137,000.00	8,631.00	100.00%	8,631.00
2	Tukang	L.02	OH	0.1040	147,000.00	15,288.00	100.00%	15,288.00
3	Kepala tukang	L.03	OH	0.0100	155,000.00	1,550.00	100.00%	1,550.00
4	Mandor	L.04	OH	0.0030	150,000.00	450.00	100.00%	450.00
	JUMLAH TENAGA KERJA					25,919.00		25,919.00
B	BAHAN							
1	Pipa PVC Type AW, DN 2" (50 mm) + Fitting & Aksesoris		M	1.4500	25,500.00	36,975.00	89.84%	33,218.34
	JUMLAH HARGA BAHAN					36,975.00		33,218.34
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					62,894.00		59,137.34
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					7,547.28		7,096.48
F	HARGA SATUAN PEKERJAAN (D+E)					70,441.28		66,233.82
G	HARGA DIBULATKAN					70,400.00	94.03%	66,200.00

Analisa : 6.4.1.7
 Satuan : M'
 Item Pekerjaan : Pemasangan Pipa PVC AW, DN 2 ½" (65 mm)

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0770	137,000.00	10,549.00	100.00%	10,549.00
2	Tukang	L.02	OH	0.1290	147,000.00	18,963.00	100.00%	18,963.00
3	Kepala tukang	L.03	OH	0.0130	155,000.00	2,015.00	100.00%	2,015.00
4	Mandor	L.04	OH	0.0040	150,000.00	600.00	100.00%	600.00
	JUMLAH TENAGA KERJA					32,127.00		32,127.00
B	BAHAN							
1	Pipa PVC Type AW, DN 2 ½" (65 mm) + Fitting & Ak		M	1.4500	36,300.00	52,635.00	89.84%	47,287.28
	JUMLAH HARGA BAHAN					52,635.00		47,287.28
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					84,762.00		79,414.28
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					10,171.44		9,529.71
F	HARGA SATUAN PEKERJAAN (D+E)					94,933.44		88,944.00
G	HARGA DIBULATKAN					94,900.00	93.68%	88,900.00

Analisa : 6.4.1.8
 Satuan : M'
 Item Pekerjaan : Pemasangan Pipa PVC AW, DN 3" (80 mm)

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.1900	137,000.00	26,030.00	100.00%	26,030.00
2	Tukang	L.02	OH	0.3180	147,000.00	46,746.00	100.00%	46,746.00
3	Kepala tukang	L.03	OH	0.0320	155,000.00	4,960.00	100.00%	4,960.00
4	Mandor	L.04	OH	0.0110	150,000.00	1,650.00	100.00%	1,650.00
	JUMLAH TENAGA KERJA					79,386.00		79,386.00
B	BAHAN							
1	Pipa PVC Type AW, DN 3" (80 mm) + Fitting & Akse		M	1.5000	114,000.00	171,000.00	89.84%	153,626.40
	JUMLAH HARGA BAHAN					171,000.00		153,626.40
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					250,386.00		233,012.40
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					30,046.32		27,961.49
F	HARGA SATUAN PEKERJAAN (D+E)					280,432.32		260,973.89
G	HARGA DIBULATKAN					280,400.00	93.05%	260,900.00

Analisa : 6.4.1.9
 Satuan : M'
 Item Pekerjaan : Pemasangan Pipa PVC AW, DN 4" (100 mm)

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.2550	137,000.00	34,935.00	100.00%	34,935.00
2	Tukang	L.02	OH	0.4250	147,000.00	62,475.00	100.00%	62,475.00
3	Kepala tukang	L.03	OH	0.0430	155,000.00	6,665.00	100.00%	6,665.00
4	Mandor	L.04	OH	0.0140	150,000.00	2,100.00	100.00%	2,100.00
	JUMLAH TENAGA KERJA					106,175.00		106,175.00
B	BAHAN							
1	Pipa PVC Type AW, DN 4" (100 mm) + Fitting & Aks		M	1.5000	172,100.00	258,150.00	89.84%	231,921.96
	JUMLAH HARGA BAHAN					258,150.00		231,921.96
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					364,325.00		338,096.96
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					43,719.00		40,571.64
F	HARGA SATUAN PEKERJAAN (D+E)					408,044.00		378,668.60
G	HARGA DIBULATKAN					408,000.00	92.79%	378,600.00

Analisa : 6.3.3
 Satuan : Buah
 Item Pekerjaan : Pemasangan Bak Kontrol Pasangan Bata 60 cm x 60 cm Tinggi 65 cm dengan Tutup Beton

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	3.2000	137,000.00	438,400.00	100.00%	438,400.00
2	Tukang	L.02	OH	1.1500	147,000.00	169,050.00	100.00%	169,050.00
3	Kepala tukang	L.03	OH	0.0110	155,000.00	1,705.00	100.00%	1,705.00
4	Mandor	L.04	OH	0.0160	150,000.00	2,400.00	100.00%	2,400.00
	JUMLAH TENAGA KERJA					611,555.00		611,555.00
B	BAHAN							
1	Bata Merah		buah	123.0000	730.00	89,790.00	100.00%	89,790.00
2	Semen Portland		Kg	114.0000	1,750.00	199,500.00	86.20%	171,969.00
3	Pasir Pasang		M3	0.1840	225,000.00	41,400.00	100.00%	41,400.00
4	Pasir Beton		M3	0.1200	160.71	19.29	100.00%	19.29
5	Kerikil		M3	0.0330	211.04	6.96	100.00%	6.96
6	Besi Beton Polos		Kg	4.8500	15,831.00	76,780.35	43.82%	33,645.15
	JUMLAH HARGA BAHAN					407,496.60		336,830.40
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					1,019,051.60		948,385.40
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					122,286.19		113,806.25
F	HARGA SATUAN PEKERJAAN (D+E)					1,141,337.79		1,062,191.65
G	HARGA DIBULATKAN					1,141,300.00	93.06%	1,062,100.00

Analisa : 7.1.1.3

Satuan : M2

Item Pekerjaan : Pemasangan Paving Block (Blok Beton) Natural Tebal 8 cm dan Pengunci Topi Uskup untuk Jalan Lingkungan (Jalan Lokal)

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.5000	137,000.00	68,500.00	100.00%	68,500.00
2	Tukang	L.02	OH	0.5000	147,000.00	73,500.00	100.00%	73,500.00
3	Kepala tukang	L.03	OH	0.0500	155,000.00	7,750.00	100.00%	7,750.00
4	Mandor	L.04	OH	0.0167	150,000.00	2,505.00	100.00%	2,505.00
	JUMLAH TENAGA KERJA					152,255.00		152,255.00
B	BAHAN							
1	Paving Block 8 cm		M2	1.0100	2,900.00	2,929.00	38.00%	1,113.02
2	Pasir Beton (1400 Kg/m3)		M3	0.0800	225,000.00	18,000.00	100.00%	18,000.00
	JUMLAH HARGA BAHAN					20,929.00		19,113.02
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					173,184.00		171,368.02
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					20,782.08		20,564.16
F	HARGA SATUAN PEKERJAAN (D+E)					193,966.08		191,932.18
G	HARGA DIBULATKAN					193,900.00	98.97%	191,900.00

Analisa : 7.1.2.2

Satuan : M1

Item Pekerjaan : Pemasangan Kanstin Uk. 18 x 25 x 40 x 60 cm untuk Jalan

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0333	137,000.00	4,562.10	100.00%	4,562.10
2	Tukang	L.02	OH	0.0167	147,000.00	2,454.90	100.00%	2,454.90
3	Mandor	L.04	OH	0.0017	150,000.00	255.00	100.00%	255.00
	JUMLAH TENAGA KERJA					7,272.00		7,272.00
B	BAHAN							
1	Kanstin Uk.18 x 25 x 40 x 60 cm		Buah	1.667	64,000.00	106,668.80	97.58%	104,087.42
2	Semen Portland		Kg	1.9282	1,750.00	3,374.35	86.20%	2,908.69
3	Pasir Beton		Kg	10.8366	160.71	1,741.60	100.00%	1,741.60
	JUMLAH HARGA BAHAN					111,784.75		108,737.70
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					119,056.75		116,009.70
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					14,286.81		13,921.16
F	HARGA SATUAN PEKERJAAN (D+E)					133,343.56		129,930.87
G	HARGA DIBULATKAN					133,300.00	97.45%	129,900.00

REKAPITULASI
ANALISA HARGA SATUAN PEKERJAAN
(AHSP)

Pekerjaan : Pengadaan Jasa Konsultasi Pembangunan Gedung Ushuluddin Universitas Islam Negeri (UIN) Syarif Hidayatullah Jakarta
Lokasi :Jl. Kertamukti No.4, Kec. Ciputat Timur, Kota Tangerang Selatan, Banten
Thn. Anggaran : 2025

NO.	KODE	URAIAN PEKERJAAN	HARGA SATUAN (Rp.)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
1	2	3	4	5	6
A.	AHSP	ANALISA HARGA SATUAN PEKERJAAN - BIDANG CIPTA KARYA			
1.	1.1.2.4	Pembuatan Direksi Keet (Kantor), Los Kerja dan Gudang	1,785,800.00	85.68%	1,530,100.00
2.	1.1.1.2	Pembuatan Pagar Sementara dari Seng Gelombang Rangka Kayu Tinggi 2 meter	417,700.00	92.03%	384,400.00
3.	1.1.4.2	Pemasangan Bouwplank	103,000.00	99.51%	102,500.00
4.	1.1.3.1	Pembersihan dan Pengupasan Permukaan Tanah (Striping) s.d. Tanaman Ø2 cm	16,100.00	100.00%	16,100.00
5.	1.2.1.1.1	Pengalian Tanah Biasa Sedalam s.d. 1 M untuk Volume s.d 200 M3 dengan Cara Manual	121,400.00	100.00%	121,400.00
6.	1.2.1.1.4	Pengalian Tanah Biasa Sedalam > 1 s.d. 2 M untuk Volume s.d 200 M3 dengan Cara Manual	145,600.00	100.00%	145,600.00
7.	1.2.1.9	Pembersihan lapangan dan perataan	23,700.00	100.00%	23,700.00
8.	1.3.1.1	Urugan Kembali Galian Tanah (> 0 s.d. 200 M3) tanpa Pemadatan secara Manual	80,900.00	100.00%	80,900.00
9.	1.3.1.2	Urugan dengan Pasir Urug untuk Volume s.d. 200 M3 tanpa Pemadatan secara Manual	350,900.00	100.00%	350,900.00
10.	1.3.1.4	Urugan Tanah Biasa atau Tanah Liat Berpasir tanpa Pemadatan secara Manual	294,500.00	100.00%	294,500.00
11.	1.3.2.1	Pemadatan Tanah per 20 cm Menggunakan Mesin Timbris secara Manual	80,900.00	100.00%	80,900.00
12.	1.3.2.2	Timbunan dan Pemadatan Sirtu secara Manual	373,800.00	100.00%	373,800.00
13.	2.2.1.1.1	Penulangan Slab untuk BjTP diameter <12 mm secara Manual (Untuk Bangunan Gedung)	21,000.00	50.48%	10,600.00
14.	2.2.1.1.1.a	Penulangan Slab untuk BjTS diameter <12 mm secara Manual (Untuk Bangunan Gedung)	21,200.00	50.47%	10,700.00
15.	2.2.1.1.2	Penulangan Slab untuk BjTP diameter ≥ 12 mm secara Semi Mekanis (Untuk Bangunan Gedung)	18,700.00	44.39%	8,300.00
16.	2.2.1.1.2.a	Penulangan Slab untuk BjTS diameter ≥ 12 mm secara Semi Mekanis (Untuk Bangunan Gedung)	19,000.00	44.21%	8,400.00
17.	2.2.1.1.3	Penulangan Kolom, Balok, Ring Balok, Sloof dan Shearwall untuk BjTP diameter <12 mm secara Manual (Untuk Bangunan Gedung)	19,400.00	45.88%	8,900.00
18.	2.2.1.1.3.a	Penulangan Kolom, Balok, Ring Balok, Sloof dan Shearwall untuk BjTS diameter <12 mm secara Manual (Untuk Bangunan Gedung)	19,700.00	45.69%	9,000.00
19.	2.2.1.1.4	Penulangan Kolom, Balok, Ring Balok, Sloof dan Shearwall untuk BjTP diameter ≥ 12 mm secara Semi Mekanis (Untuk Bangunan Gedung)	25,300.00	47.04%	11,900.00
20.	2.2.1.1.4.a	Penulangan Kolom, Balok, Ring Balok, Sloof dan Shearwall untuk BjTS diameter ≥ 12 mm secara Semi Mekanis (Untuk Bangunan Gedung)	25,500.00	47.06%	12,000.00
21.	2.2.1.1.5.b	Pemasangan Wiremesh M8 untuk Slab atau Dinding Ferrocement Secara Manual (untuk Bangunan Gedung)	18,700.00	57.22%	10,700.00
22.	2.2.1.3.1	Pemasangan Bekisting untuk Pondasi Telapak (3 kali pakai)	226,800.00	98.46%	223,300.00
23.	2.2.1.3.3	Pemasangan Bekisting untuk Sloof (3 kali pakai)	237,800.00	98.57%	234,400.00
24.	2.2.1.3.4	Pemasangan Bekisting untuk Kolom Beton (3 kali pakai)	252,100.00	96.47%	243,200.00
25.	2.2.1.3.5	Pemasangan Bekisting untuk Balok (3 kali pakai)	252,100.00	96.47%	243,200.00
26.	2.2.1.3.6	Pemasangan Bekisting untuk Plat lantai (3 kali pakai)	263,200.00	96.66%	254,400.00
27.	2.2.1.3.7	Pemasangan Bekisting untuk Dinding Sheerwall (3 kali pakai)	261,500.00	96.33%	251,900.00
28.	2.2.1.3.8	Pemasangan Bekisting untuk Tangga (3 kali pakai)	247,100.00	96.44%	238,300.00
29.	2.2.1.3.11	Pembongkaran Bekisting secara Hati-hati	10,200.00	100.00%	10,200.00
30.	2.2.1.4.1	Pembuatan Beton Mutu f'c = 7,5 Mpa, Slump (100±25) mm Agregat Maks 19 mm secara Manual	1,347,700.00	94.98%	1,280,100.00
31.	2.2.1.5.1	Pembuatan Beton Mutu Rendah f'c = 10 Mpa, Slump (100±25) mm Agregat Maks 19 mm secara Semi Mekanis	1,368,200.00	91.93%	1,257,800.00
32.	2.2.1.5.2	Pembuatan Beton Mutu Rendah f'c = 15 Mpa, Slump (100±25) mm Agregat Maks 19 mm secara Semi Mekanis	1,437,600.00	91.59%	1,316,700.00
33.	2.2.1.6.1.a	Pengecoran Beton Menggunakan Ready Mixed K-300 (Slump 12±2) (untuk Bangunan Gedung)	1,574,100.00	94.29%	1,484,200.00
34.	2.2.1.10.1	Pembuatan Kolom Praktis Beton Bertulang (11 x 11)	129,000.00	71.24%	91,900.00
35.	2.2.1.10.2	Pembuatan Balok Praktis Beton Bertulang (10 x 15)	168,400.00	77.26%	130,100.00
36.	2.2.2.1.1	Pemasangan Batu Kosong (Aanstamping) untuk Pondasi Gedung	624,200.00	100.00%	624,200.00
37.	2.2.2.1.4	Pemasangan Pondasi Batu Belah Mortar Tipe M (12,5 MPa) setara 1 SP : 3 PP, secara Manual	1,178,300.00	95.37%	1,123,700.00
38.	2.3.1.1	Pabrikasi dan Ereksi Baja Profil	43,300.00	57.97%	25,100.00
39.	2.3.1.2	Pemasangan Angkur	42,900.00	95.57%	41,000.00
40.	3.5.2.1	Pemasangan Langit-Langit (Plafond) Papan Gypsum Tebal 9 mm	75,600.00	56.48%	42,700.00
41.	3.5.2.6	Pemasangan List Langit-Langit (Plafond) Gypsum	21,700.00	58.53%	12,700.00

NO.	KODE	URAIAN PEKERJAAN	HARGA SATUAN (Rp.)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
1	2	3	4	5	6
42.	3.6.1.6	Pemasangan Dinding Bata Merah Tebal ½ Batu dengan Mortar tipe M, fc' 17, 7 Mpa (Setara Campuran 1SP : 2PP)	154,900.00	96.71%	149,800.00
43.	3.6.1.8	Pemasangan Dinding Bata Merah Tebal ½ Batu dengan Mortar tipe N, fc' 5,2 Mpa (Setara Campuran 1SP : 4PP)	141,600.00	97.81%	138,500.00
44.	3.6.4.2	Pemasangan Dinding Bata Ringan Tebal 10 cm dengan Mortar Siap Pakai	247,700.00	87.97%	217,900.00
45.	3.7.2	Pemasangan Plesteran 1 PC : 2 PS Tebal 15mm	74,500.00	96.24%	71,700.00
46.	3.7.3	Pemasangan Plesteran 1 PC : 4 PS Tebal 15mm	70,400.00	97.02%	68,300.00
47.	3.7.7	Pemasangan Plesteran Mortar Siap Pakai (Semen Instan) Tebal 10 mm	129,800.00	90.83%	117,900.00
48.	3.7.8	Pemasangan Acian	55,800.00	98.39%	54,900.00
49.	3.8.10.1	Pengecatan Tembok Baru (1 lapis plamuur, 1 lapis cat dasar, 2 lapis cat penutup) Interior	53,400.00	68.73%	36,700.00
50.	3.8.10.2	Pengecatan Tembok Baru (1 lapis plamuur, 1 lapis cat dasar, 2 lapis cat penutup) Eksterior	56,300.00	68.03%	38,300.00
51.	3.8.16	Pengecatan Permukaan Baja dengan Menie Besi (Zinc Chromate)	57,000.00	82.81%	47,200.00
52.	3.8.20	Pengecatan Plafond (1 lapis cat dasar, 2 lapis cat penutup)	50,700.00	74.75%	37,900.00
53.	3.9.5.3.a	Pemasangan Lantai Ubin Granit Ukuran 60 cm x 60 cm (1SP : 2PP) Polished	327,400.00	76.45%	250,300.00
54.	3.9.5.3.b	Pemasangan Lantai Ubin Granit Ukuran 60 cm x 60 cm (1SP : 2PP) Unpolished	347,000.00	76.05%	263,900.00
55.	3.10.2.2	Pemasangan Dinding Granit Ukuran 60 cm x 60 cm (1SP : 2PP) Polished	361,600.00	78.98%	285,600.00
56.	3.10.4.3.(a)	Pemasangan Dinding Batu Tempel Andesit	666,900.00	99.36%	662,600.00
57.	3.10.4.3.(b)	Pemasangan Dinding Batu Tempel Clading Stone	685,400.00	99.36%	681,000.00
58.	3.10.5.7	Pemasangan Basah Dinding Marmer 100 cm x 100 cm Tebal 2 cm	1,010,300.00	80.85%	816,800.00
59.	3.10.6.1	Pemasangan Rangka Besi Hollow Galvanis 40 x 40 mm, Modul 60 x 120, untuk Partisi	231,800.00	53.75%	124,600.00
60.	3.11.1.6.b	Pemasangan Jendela Kaca 8 mm Rangka Aluminium	1,341,200.00	54.96%	737,100.00
61.	3.12.1	Pemasangan Sunscreen Aluminium	1,360,700.00	58.76%	799,500.00
62.	3.16.5.a	Pemasangan Marka dengan Cat Thermoplast White	303,100.00	49.29%	149,400.00
63.	3.16.5.b	Pemasangan Marka dengan Cat Thermoplast Yellow	354,700.00	47.50%	168,500.00
64.	3.18.3.1	Pemasangan Closet Duduk/Monoblock	3,848,800.00	45.76%	1,761,400.00
65.	3.18.3.2	Pemasangan Closet Jongkok Porselen	1,076,700.00	50.78%	546,700.00
66.	3.18.1.1	Pemasangan Wastafel	4,292,100.00	44.70%	1,918,500.00
67.	3.18.4.1	Pemasangan Urinoir	3,155,300.00	44.05%	1,389,900.00
68.	3.18.6.2.1	Pemasangan Kran Air Diameter ½"	610,300.00	48.37%	295,200.00
69.	3.18.6.1	Pemasangan Floor Drain	580,500.00	43.24%	251,000.00
70.	3.18.6.3	Pemasangan Jet Washer	631,600.00	48.13%	304,000.00
71.	3.18.6.6	Pemasangan Grab Bar	775,100.00	64.75%	501,900.00
72.	3.18.6.9	Pemasangan Shower Set	737,400.00	47.26%	348,500.00
73.	5.1.1.1.25	Pemasangan Kable NYY 3 x 2.5 mm2	59,000.00	83.39%	49,200.00
74.	5.1.1.1.38	Pemasangan Kable NYY 4 x 16 mm2	412,300.00	77.73%	320,500.00
75.	5.1.1.1.39	Pemasangan Kable NYY 4 x 25 mm2	554,600.00	77.75%	431,200.00
76.	5.1.1.3.7	Pemasangan Kable NYM 3 x 2.5 mm2	42,000.00	82.86%	34,800.00
77.	5.1.2.24	Pemasangan MCB Box	1,662,200.00	36.97%	614,500.00
78.	5.1.5.1	Pemasangan Saklar Tunggal	95,200.00	43.28%	41,200.00
79.	5.1.5.2	Pemasangan Saklar Ganda	146,300.00	39.71%	58,100.00
80.	5.1.5.3	Pemasangan Saklar Triple	215,000.00	37.63%	80,900.00
81.	5.1.5.9.a	Pemasangan Stop Kontak 1 Gang	81,000.00	43.09%	34,900.00
82.	5.1.5.9.b	Pemasangan Stop Kontak 2 Gang	138,900.00	38.95%	54,100.00
83.	5.1.5.13	Pemasangan Instalasi Stop Kontak	628,500.00	82.80%	520,400.00
84.	5.3.1.1	Pemasangan Instalasi Lampu	479,200.00	84.33%	404,100.00
85.	5.3.1.3.a	Pemasangan Downlight 18 Watt LED	265,300.00	44.44%	117,900.00
86.	5.3.1.3.b	Pemasangan Downlight 15 Watt LED	210,500.00	46.27%	97,400.00
87.	5.3.1.3.c	Pemasangan Downlight 12 Watt LED	197,500.00	46.89%	92,600.00
88.	5.3.1.3.d	Pemasangan Downlight 8 Watt LED	172,900.00	48.24%	83,400.00
89.	5.3.1.6	Pemasangan Fitting E27 + 20 Watt LED	190,100.00	42.56%	80,900.00
90.	6.4.1.1	Pemasangan Pipa PVC AW, DN ½" (15 mm)	20,200.00	93.56%	18,900.00
91.	6.4.1.2	Pemasangan Pipa PVC AW, DN¾" (20 mm)	26,800.00	94.03%	25,200.00
92.	6.4.1.3	Pemasangan Pipa PVC AW, DN 1" (25 mm)	35,300.00	93.77%	33,100.00
93.	6.4.1.5	Pemasangan Pipa PVC AW, DN 1 ½" (40 mm)	50,200.00	94.42%	47,400.00
94.	6.4.1.6	Pemasangan Pipa PVC AW, DN 2" (50 mm)	70,400.00	94.03%	66,200.00

NO.	KODE	URAIAN PEKERJAAN	HARGA SATUAN (Rp.)	TKDN (%)	PREFERENSI HARGA TKDN (Rp.)
1	2	3	4	5	6
95.	6.4.1.7	Pemasangan Pipa PVC AW, DN 2 ½" (65 mm)	94,900.00	93.68%	88,900.00
96.	6.4.1.8	Pemasangan Pipa PVC AW, DN 3" (80 mm)	280,400.00	93.05%	260,900.00
97.	6.4.1.9	Pemasangan Pipa PVC AW, DN 4" (100 mm)	408,000.00	92.79%	378,600.00
98.	6.3.3	Pemasangan Bak Kontrol Pasangan Bata 60 cm x 60 cm Tinggi 65 cm dengan Tutup Beton	1,141,300.00	93.06%	1,062,100.00
99.	7.1.1.3	Pemasangan Paving Block (Blok Beton) Natural Tebal 8 cm dan Pengunci Topi Uskup untuk Jalan Lingkungan (Jalan Lokal)	193,900.00	98.97%	191,900.00
100.	7.1.2.2	Pemasangan Kanstin Uk. 18 x 25 x 40 x 60 cm untuk Jalan	133,300.00	97.45%	129,900.00
B.	AHSP	ANALISA HARGA SATUAN PEKERJAAN - DIHITUNG			
1.	DIHITUNG. 3.4.1.1	Pemasangan Waterproof Sika Top Seal 107	85,500.00	57.31%	49,000.00
2.	DIHITUNG. 3.5.1.1	Pemasangan Rangka Metal Furing	116,900.00	80.50%	94,100.00
3.	DIHITUNG. 3.5.1.2	Pemasangan Plafond PVC	136,200.00	55.21%	75,200.00
4.	DIHITUNG. 3.5.1.3	Pemasangan List Langit-Langit (Plafond) PVC	60,500.00	52.07%	31,500.00
5.	DIHITUNG. 3.10.5.	Pemasangan Dinding Pemisah GRC Board Tebal 8 mm	172,300.00	76.20%	131,300.00
6.	DIHITUNG. 3.10.5.	Pemasangan Panel Dinding ACP + Rangka	1,243,400.00	52.67%	654,900.00
7.	DIHITUNG. 3.10.5.	Pemasangan Panel Dinding Plat Cutting + Rangka	1,458,400.00	86.99%	1,268,600.00
8.	Analisa EI-8614a	Penyediaan Tiang Pancang Beton Bertulang Pratekan Pracetak Diameter 500 mm	315,000.00	86.03%	271,000.00
9.	Analisa EI-8620a	Pemancangan Tiang Pancang Beton Pratekan Pracetak Diameter 500 mm	123,000.00	95.93%	118,000.00

Jakarta, Desember 2025

Konsultan Perencana
PT. BENNATIN SURYA Cipta

LELA KESUMA, ST., MT
Team Leader

ANALISA HARGA SATUAN PEKERJAAN - DIHITUNG

(AHSP)

Analisa : DIHITUNG. 3.4.1.1
 Satuan : M2
 Item Pekerjaan : Pemasangan Waterproof Sika Top Seal 107

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.1000	137,000.00	13,700.00	100.00%	13,700.00
2	Tukang	L.02	OH	0.1000	147,000.00	14,700.00	100.00%	14,700.00
3	Kepala tukang	L.03	OH	0.0100	155,000.00	1,550.00	100.00%	1,550.00
4	Mandor	L.04	OH	0.0033	150,000.00	495.00	100.00%	495.00
	JUMLAH TENAGA KERJA					30,445.00		30,445.00
B	BAHAN							
1	Sika Top 107		Kg	1.2500	36,250.00	45,312.50	27.89%	12,637.66
2	Kuas 4"		Buah	0.0100	67,000.00	670.00	100.00%	670.00
	JUMLAH HARGA BAHAN					45,982.50		13,307.66
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					76,427.50		43,752.66
E	BIAYA UMUM DAN KEUNTUNGAN					9,171.30		5,250.32
	(12% x D)							
F	HARGA SATUAN PEKERJAAN (D+E)					85,598.80		49,002.98
G	HARGA DIBULATKAN					85,500.00	57.31%	49,000.00

Analisa : DIHITUNG. 3.5.1.1
 Satuan : M2
 Item Pekerjaan : Pemasangan Rangka Metal Furing

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.2000	137,000.00	27,400.00	100.00%	27,400.00
2	Tukang	L.02	OH	0.1000	147,000.00	14,700.00	100.00%	14,700.00
3	Kepala tukang	L.03	OH	0.0100	155,000.00	1,550.00	100.00%	1,550.00
4	Mandor	L.04	OH	0.0034	150,000.00	510.00	100.00%	510.00
	JUMLAH TENAGA KERJA					44,160.00		44,160.00
B	BAHAN							
1	Metal Furing		M1	5.2000	9,600.00	49,920.00	67.37%	33,631.10
2	Paku Sekrup		Kg	0.1480	70,000.00	10,360.00	60.25%	6,241.90
	JUMLAH HARGA BAHAN					60,280.00		39,873.00
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					104,440.00		84,033.00
E	BIAYA UMUM DAN KEUNTUNGAN					12,532.80		10,083.96
	(12% x D)							
F	HARGA SATUAN PEKERJAAN (D+E)					116,972.80		94,116.96
G	HARGA DIBULATKAN					116,900.00	80.50%	94,100.00

Analisa : DIHITUNG. 3.5.1.2
Satuan : M2
Item Pekerjaan : Pemasangan Plafond PVC

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.1000	137,000.00	13,700.00	100.00%	13,700.00
2	Tukang	L.02	OH	0.0500	147,000.00	7,350.00	100.00%	7,350.00
3	Kepala tukang	L.03	OH	0.0050	155,000.00	775.00	100.00%	775.00
4	Mandor	L.04	OH	0.0017	150,000.00	255.00	100.00%	255.00
	JUMLAH TENAGA KERJA					22,080.00		22,080.00
B	BAHAN							
1	Sheet Plafond PVC 8 mm		M1	5.2500	17,500.00	91,875.00	44.09%	40,507.69
2	Paku Sekrup		Kg	0.1100	70,000.00	7,700.00	60.25%	4,639.25
	JUMLAH HARGA BAHAN					99,575.00		45,146.94
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					121,655.00		67,226.94
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					14,598.60		8,067.23
F	HARGA SATUAN PEKERJAAN (D+E)					136,253.60		75,294.17
G	HARGA DIBULATKAN					136,200.00	55.21%	75,200.00

Analisa : DIHITUNG. 3.5.1.3
Satuan : M1
Item Pekerjaan : Pemasangan List Langit-Langit (Plafond) PVC

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.0250	137,000.00	3,425.00	100.00%	3,425.00
2	Tukang	L.02	OH	0.0250	147,000.00	3,675.00	100.00%	3,675.00
3	Kepala tukang	L.03	OH	0.0025	155,000.00	387.50	100.00%	387.50
4	Mandor	L.04	OH	0.0008	150,000.00	120.00	100.00%	120.00
	JUMLAH TENAGA KERJA					7,607.50		7,607.50
B	BAHAN							
1	List/Profil PVC		M1	1.1000	41,600.00	45,760.00	44.09%	20,175.58
2	Paku Sekrup		Kg	0.0100	70,000.00	700.00	60.25%	421.75
	JUMLAH HARGA BAHAN					46,460.00		20,597.33
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					54,067.50		28,204.83
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					6,488.10		3,384.58
F	HARGA SATUAN PEKERJAAN (D+E)					60,555.60		31,589.41
G	HARGA DIBULATKAN					60,500.00	52.07%	31,500.00

Analisa : DIHITUNG. 3.10.5.1
Satuan : M2
Item Pekerjaan : Pemasangan Dinding Pemisah GRC Board Tebal 8 mm

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.1500	137,000.00	20,550.00	100.00%	20,550.00
2	Tukang	L.02	OH	0.4500	147,000.00	66,150.00	100.00%	66,150.00
3	Kepala tukang	L.03	OH	0.0450	155,000.00	6,975.00	100.00%	6,975.00
4	Mandor	L.04	OH	0.0150	150,000.00	2,250.00	100.00%	2,250.00
	JUMLAH TENAGA KERJA					95,925.00		95,925.00
B	BAHAN							
1	GRC Board 8 mm		Lembar	0.4031	112,500.00	45,348.75	30.34%	13,758.81
3	Paku Sekrup		Kg	0.1800	70,000.00	12,600.00	60.25%	7,591.50
	JUMLAH HARGA BAHAN					57,948.75		21,350.31
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					153,873.75		117,275.31
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					18,464.85		14,073.04
F	HARGA SATUAN PEKERJAAN (D+E)					172,338.60		131,348.35
G	HARGA DIBULATKAN					172,300.00	76.20%	131,300.00

Analisa : DIHITUNG. 3.10.5.2
Satuan : M2
Item Pekerjaan : Pemasangan Panel Dinding ACP + Rangka

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.9600	137,000.00	131,520.00	100.00%	131,520.00
2	Tukang	L.02	OH	0.4800	147,000.00	70,560.00	100.00%	70,560.00
3	Kepala tukang	L.03	OH	0.0480	155,000.00	7,440.00	100.00%	7,440.00
4	Mandor	L.04	OH	0.0160	150,000.00	2,400.00	100.00%	2,400.00
	JUMLAH TENAGA KERJA					211,920.00		211,920.00
B	BAHAN							
1	Aluminium Composit Panel		M2	1.2000	585,000.00	702,000.00	40.81%	286,486.20
2	Besi Siku Uk. 30.30.3		Batang	0.6500	93,000.00	60,450.00	43.13%	26,072.09
3	Besi Hollow Uk. 20 x 40 mm Tebal 1.2 mm		Batang	0.8200	138,000.00	113,160.00	43.13%	48,805.91
4	Paku Sekrup		Kg	0.1700	70,000.00	11,900.00	60.25%	7,169.75
5	Sealant		Tube	0.1200	90,000.00	10,800.00	40.15%	4,336.20
	JUMLAH HARGA BAHAN					898,310.00		372,870.14
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					1,110,230.00		584,790.14
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					133,227.60		70,174.82
F	HARGA SATUAN PEKERJAAN (D+E)					1,243,457.60		654,964.96
G	HARGA DIBULATKAN					1,243,400.00	52.67%	654,900.00

Analisa : DIHITUNG. 3.10.5.3
Satuan : M2
Item Pekerjaan : Pemasangan Panel Dinding Plat Cutting + Rangka

No	Uraian	Kode	Satuan	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)	TKDN (%)	Preferensi Harga (Rp)
A	TENAGA KERJA							
1	Pekerja	L.01	OH	0.9600	137,000.00	131,520.00	100.00%	131,520.00
2	Tukang	L.02	OH	0.4800	147,000.00	70,560.00	100.00%	70,560.00
3	Kepala tukang	L.03	OH	0.0480	155,000.00	7,440.00	100.00%	7,440.00
4	Mandor	L.04	OH	0.0160	150,000.00	2,400.00	100.00%	2,400.00
	JUMLAH TENAGA KERJA					211,920.00		211,920.00
B	BAHAN							
1	Plat Besi Tebal 3 mm Cutting + Cat		M2	1.2000	745,000.00	894,000.00	93.34%	834,459.60
2	Besi Siku Uk. 30.30.3		Batang	0.6500	93,000.00	60,450.00	43.13%	26,072.09
3	Besi Hollow Uk. 20 x 40 mm Tebal 1.2 mm		Batang	0.8200	138,000.00	113,160.00	43.13%	48,805.91
4	Paku Sekrup		Kg	0.1700	70,000.00	11,900.00	60.25%	7,169.75
5	Sealant		Tube	0.1200	90,000.00	10,800.00	40.15%	4,336.20
	JUMLAH HARGA BAHAN					1,090,310.00		920,843.54
C	PERALATAN							
	JUMLAH HARGA ALAT					-		-
D	JUMLAH (A + B + C)					1,302,230.00		1,132,763.54
E	BIAYA UMUM DAN KEUNTUNGAN (12% x D)					156,267.60		135,931.63
F	HARGA SATUAN PEKERJAAN (D+E)					1,458,497.60		1,268,695.17
G	HARGA DIBULATKAN					1,458,400.00	86.99%	1,268,600.00

DAFTAR UPAH DAN BAHAN

Pekerjaan : Pengadaan Jasa Konsultasi Pembangunan Gedung Ushuluddin Universitas Islam Negeri (UIN) Syarif Hidayatullah Jakarta
Lokasi : Jl. Kertamukti No.4, Kec. Ciputat Timur, Kota Tangerang Selatan, Banten
Thn. Anggaran : 2025

No.	Uraian	Kode	Satuan	Harga Satuan (Rp)	KDN (Rp)	KLN (Rp)	TKDN (%)	Sertifikat
A	<u>UPAH</u>							
1	Pekerja	L.01	OH	137,000.00	137,000.00	-	100.00%	-
2	Tukang	L.02	OH	147,000.00	147,000.00	-	100.00%	-
3	Kepala Tukang	L.03	OH	155,000.00	155,000.00	-	100.00%	-
4	Mandor	L.04	OH	150,000.00	150,000.00	-	100.00%	-
5	Operator	L.05	OH	160,000.00	160,000.00	-	100.00%	-
B	<u>BAHAN</u>							
1.	Air		Liter	300.00	300.00	-	100.00%	-
2.	Agregat Kelas - A		M3	766,700.00	766,700.00	-	100.00%	-
3.	Agregat Kelas - B		M3	365,600.00	365,600.00	-	100.00%	-
4.	Agregat Lolos Screen2 Ukuran (9.5-19.0)		M3	340,000.00	340,000.00	-	100.00%	-
5.	Agregat Lolos Screen2 Ukuran (0-5)		M3	340,000.00	340,000.00	-	100.00%	-
6.	Aluminium Composit Panel		M2	585,000.00	238,738.50	346,261.50	40.81%	PT Alcoseven Cipta Pratama
7.	Ampelas		Lembar	27,300.00	25,481.82	1,818.18	93.34%	CV. Arezou Intrade
8.	Angkur Baja		Kg	26,000.00	24,268.40	1,731.60	93.34%	PT. Gunung Raja Paksi
9.	Akustik Ceiling Uk. 60 x 120 cm		Lembar	192,000.00	94,118.40	97,881.60	49.02%	PT. Aplus Pasific
10.	Aluminium Foil Double Side Tebal 4 mm		M2	11,800.00	4,361.28	7,438.72	36.96%	PT. Natural Insulation Indonesia
11.	Atap Seng Spandek 0.35 mm		M2	63,500.00	43,326.05	20,173.95	68.23%	PT. Prima Land
12.	Aspal		Kg	23,000.00	7,790.10	15,209.90	33.87%	-
13.	Baja Profil		Kg	21,875.00	10,353.44	11,521.56	47.33%	PT. Gunung Raja Paksi
14.	Baja Ringan Canai Dingin C75		Batang	121,000.00	73,289.70	47,710.30	60.57%	PT. Kepuh Kencana Arum
15.	Baja Ringan Canai Dingin C100		Batang	138,000.00	83,586.60	54,413.40	60.57%	PT. Kepuh Kencana Arum
16.	Balok Kayu Kelas I		m3	7,600,000.00	7,600,000.00	-	100.00%	-
17.	Balok Kayu Kelas II		m3	6,050,000.00	6,050,000.00	-	100.00%	-
18.	Balok kayu kelas III		m3	4,936,200.00	4,936,200.00	-	100.00%	-
19.	Bata Merah		Buah	730.00	730.00	-	100.00%	-
20.	Bata Ringan Tebal 10 cm		Buah	12,050.00	10,601.59	1,448.41	87.98%	PT. Superior Prima Sukses
21.	Bata Rooster		Buah	30,000.00	22,119.00	7,881.00	73.73%	PT. Terra Cotta Indonesia
22.	Batu Belah		M3	240,000.00	240,000.00	-	100.00%	-
23.	Batu Tempel Andesit		Buah	375,000.00	374,062.50	937.50	99.75%	-
24.	Batu Tempel Clading Stone		M2	390,000.00	389,025.00	975.00	99.75%	-
25.	Baut Skrew Baja Ringan		Buah	400.00	241.00	159.00	60.25%	-
26.	Besi Beton Polos		Kg	15,831.00	6,937.14	8,893.86	43.82%	PT. Universal Steelindo Dinamika
27.	Besi Beton Ulir		Kg	16,037.00	7,027.41	9,009.59	43.82%	PT. Universal Steelindo Dinamika
28.	Besi Siku Uk. 30.30.3		Batang	93,000.00	40,110.90	52,889.10	43.13%	PT. Gunung Raja Paksi Tbk
29.	Besi Hollow Uk. 20 x 40 mm Tebal 1.2 mm		Batang	138,000.00	59,519.40	78,480.60	43.13%	PT. Gunung Raja Paksi Tbk
30.	Besi Hollow Galvanis Uk. 40 x 40 mm Tebal 1.5 mm		Batang	247,000.00	106,531.10	140,468.90	43.13%	PT. Gunung Raja Paksi Tbk
31.	Besi Strip		m3	18,500.00	7,979.05	10,520.95	43.13%	PT. Gunung Raja Paksi Tbk
32.	Besi Strip Tebal 5mm		Kg	28,000.00	12,076.40	15,923.60	43.13%	PT. Gunung Raja Paksi Tbk
33.	Beton Ready Mixed K-300 (Slump 12±2)		M3	1,240,000.00	1,168,700.00	71,300.00	94.25%	-
34.	Cat Dasar Jotun Jotashield Primer		Kg	75,000.00	42,247.50	32,752.50	56.33%	PT. Jotun Indonesia
35.	Cat Dasar Kayu Jotun Gardex Primer		Kg	116,000.00	65,342.80	50,657.20	56.33%	PT. Jotun Indonesia
36.	Cat Kayu Jotun Gardex Premium Gloos		Kg	146,000.00	82,241.80	63,758.20	56.33%	PT. Jotun Indonesia
37.	Cat Menie Besi (Zinc Chromate)		Kg	137,000.00	50,785.90	86,214.10	37.07%	PT. Propan Raya ICC
38.	Cat Menie Kayu Jotun Alkydprimer		Kg	57,500.00	21,315.25	36,184.75	37.07%	PT. Propan Raya ICC
39.	Cat Tembok Interior Jotun Easy Wipe		Kg	96,000.00	54,076.80	41,923.20	56.33%	PT. Jotun Indonesia
40.	Cat Tembok Plafond Jotun Easy Ceiling		Kg	96,000.00	54,076.80	41,923.20	56.33%	PT. Jotun Indonesia
41.	Cat Tembok Exterior Jotun Tough Shield		Kg	106,000.00	59,709.80	46,290.20	56.33%	PT. Jotun Indonesia
42.	Cat Thermoplast Yellow		Kg	64,000.00	26,508.80	37,491.20	41.42%	PT. Utama Manggala Persada
43.	Cat Thermoplast White		Kg	50,000.00	21,315.00	28,685.00	42.63%	PT. Utama Manggala Persada
44.	Closet Duduk TOTO CW 633 J / SW 633 JP		Unit	2,820,000.00	1,160,430.00	1,659,570.00	41.15%	PT. Surya Toto Indonesia
45.	Closet Jongkok TOTO CE 6		Unit	804,000.00	330,846.00	473,154.00	41.15%	PT. Surya Toto Indonesia
46.	Concrete Additive		Kg	52,800.00	46,511.52	6,288.48	88.09%	PT. Lelco Trindo Nusantara
46.	Conduit HI 20 mm		M1	2,200.00	1,937.98	262.02	88.09%	PT. Lelco Trindo Nusantara
47.	Dolken kayu Ø (8-10) cm panjang 4 m		Batang	12,000.00	12,000.00	-	100.00%	-
48.	Elbow Conduit 20 mm		Buah	3,800.00	3,347.42	452.58	88.09%	-
49.	Fischer S6 + Sekrup		Buah	4,000.00	3,523.60	476.40	88.09%	-
50.	Fitting Lampu Panasonic		Unit	19,500.00	6,460.35	13,039.65	33.13%	PT. Panasonic Gobel Life Solution Manufacturing Indonesia
51.	Flexible Conduit 20 mm		M1	12,500.00	11,011.25	1,488.75	88.09%	-
52.	Flexible House		Unit	347,000.00	347,000.00	-	100.00%	-
53.	Floordeck 1.00 mm Lysaght Smartdeck		M2	208,000.00	125,112.00	82,888.00	60.15%	PT. Kepuh Kencana Arum
54.	Floor Drain TOTO TX 1 EBV1		Unit	500,000.00	205,750.00	294,250.00	41.15%	PT. Surya Toto Indonesia
55.	Floor Hardener		Kg	6,200.00	5,622.78	577.22	90.69%	PT. Cipta Mortar Utama
56.	Geotextile Non Woven		M2	49,000.00	42,551.60	6,448.40	86.84%	PT. Trias Spunindo Industri
57.	Genteng Asphalt Royal Sovereign		Bundle	825,000.00	602,250.00	222,750.00	73.00%	PT. BMI Indonesia
58.	Glass Beads		Kg	192,000.00	98,515.20	93,484.80	51.31%	PT. Utama Manggala Persada
59.	Grab Bar Stainless		Unit	674,000.00	430,079.40	243,920.60	63.81%	PT. Selaras Lawang Sewu

No.	Uraian	Kode	Satuan	Harga Satuan (Rp)	KDN (Rp)	KLN (Rp)	TKDN (%)	Sertifikat
60.	GRC Board 8 mm		Lembar	112,500.00	34,132.50	78,367.50	30.34%	-
61.	Gypsum Board 9 mm		Lembar	103,800.00	31,492.92	72,307.08	30.34%	PT. Knauf Plasterboard Indonesia
62.	Gypsum Board 12 mm		Lembar	131,000.00	38,553.30	92,446.70	29.43%	PT. Knauf Plasterboard Indonesia
63.	Isolasi		M	700.00	700.00	-	100.00%	
64.	Jaring Anyaman Tulangan Tunggal M8		Kg	15,310.00	8,420.50	6,889.50	55.00%	PT. Union Metal
65.	Jendela Nako (Rangka + Kaca 5 mm, Lebar 15 cm)		Daun	12,000.00	7,552.80	4,447.20	62.94%	PT. Inkasa Jaya Aluminium
66.	Jet Washer TOTO THX20MCRB		Unit	497,000.00	204,515.50	292,484.50	41.15%	PT. Surya Toto Indonesia
67.	Kanstin Uk.18 x 25 x 40 x 60 cm		Buah	64,000.00	62,451.20	1,548.80	97.58%	PT. Karyadinamika Anugerahprima
68.	Kabel NYM 3 x 2.5 mm ² dan Aksesoris		M1	23,000.00	17,666.30	5,333.70	76.81%	PT. Supreme Cable Manufacturing & Commerce Tbk
69.	Kabel NYY 3 x 2.5 mm ² dan Aksesoris		M1	32,800.00	25,193.68	7,606.32	76.81%	PT. Supreme Cable Manufacturing & Commerce Tbk
70.	Kabel NYY 4 x 16 mm ² dan Aksesoris		M1	307,100.00	235,883.51	71,216.49	76.81%	PT. Supreme Cable Manufacturing & Commerce Tbk
71.	Kabel NYY 4 x 25 mm ² dan Aksesoris		M1	413,200.00	317,378.92	95,821.08	76.81%	PT. Supreme Cable Manufacturing & Commerce Tbk
72.	Kaca Tebal 5 mm		M2	210,000.00	116,655.00	93,345.00	55.55%	PT. Asahimas Flat Glass Tbk
73.	Kaca Tebal 6 mm		M2	265,000.00	147,207.50	117,792.50	55.55%	PT. Asahimas Flat Glass Tbk
74.	Kaca Tebal 8 mm		M2	475,000.00	263,862.50	211,137.50	55.55%	PT. Asahimas Flat Glass Tbk
75.	Kalsiplank 0.8 mm L = 20 cm		M1	27,500.00	14,401.75	13,098.25	52.37%	-
76.	Kaso-Kaso 5 x 7 cm		M3	4,125,000.00	4,125,000.00	-	100.00%	-
77.	Kawat Benrad		Kg	75,000.00	41,227.50	33,772.50	54.97%	PT. Kingsun Metalindo
78.	Kawat Beton		Kg	26,729.00	14,692.93	12,036.07	54.97%	PT. Kingsun Metalindo
79.	Kawat Las		Kg	45,000.00	22,986.00	22,014.00	51.08%	PT. Kingsun Metalindo
80.	Kawat Ø4 mm		Kg	42,500.00	23,362.25	19,137.75	54.97%	PT. Kingsun Metalindo
81.	Kayu Kelas I		M3	7,600,000.00	7,600,000.00	-	100.00%	-
82.	Kayu Kelas II		M3	6,050,000.00	6,050,000.00	-	100.00%	-
83.	Kayu Lapis		Lembar	5,800,000.00	4,933,480.00	866,520.00	85.06%	PT. Hasil Albizia Nusantara
84.	Kayu lapis 4 mm		Lembar	-	-	-	0.00%	
85.	Kayu Papan		M3	4,500,000.00	4,500,000.00	-	100.00%	-
86.	Keramik Uk. 40 x 40 cm		Buah	19,500.00	13,285.35	6,214.65	68.13%	-
87.	Keramik Uk. 30 x 30 cm		Buah	10,500.00	7,153.65	3,346.35	68.13%	-
88.	Kerikil (1350 Kg/m3)		M3	284,900.00	284,900.00	-	100.00%	-
89.	Kerikil		Kg	211.04	211.04	-	100.00%	-
90.	Kerikil (2cm/3cm) (1350 Kg/m3)		M3	388,500.00	388,500.00	-	100.00%	-
91.	Kerikil (2cm/3cm)		Kg	287.78	287.78	-	100.00%	-
92.	Kerikil (Maks 30 mm) (1350 Kg/m3)		M3	388,500.00	388,500.00	-	100.00%	-
93.	Kerikil (Maks 30 mm)		Kg	287.78	287.78	-	100.00%	-
94.	Klem 20 mm		Liyer	100.00	100.00	-	100.00%	-
95.	Kran Air TOTO T 205 MB		Buah	478,000.00	196,697.00	281,303.00	41.15%	PT. Surya Toto Indonesia
96.	Kuas 1.5"		Buah	16,600.00	16,600.00	-	100.00%	-
97.	Kuas 4"		Buah	67,000.00	67,000.00	-	100.00%	-
98.	Kunci Tanam Biasa		Buah	150,000.00	97,110.00	52,890.00	64.74%	-
99.	Lampu LED Lotus Bulb 20 Watt Panasonic		Buah	110,500.00	34,884.85	75,615.15	31.57%	PT. Panasonic Gobel Life Solution Manufacturing Indonesia
100.	Lampu LED Panel Downlight 18 Watt Panasonic		Buah	191,000.00	71,376.70	119,623.30	37.37%	PT. Panasonic Gobel Life Solution Manufacturing Indonesia
101.	Lampu LED Panel Downlight 15 Watt Panasonic		Buah	146,500.00	54,747.05	91,752.95	37.37%	PT. Panasonic Gobel Life Solution Manufacturing Indonesia
102.	Lampu LED Panel Downlight 12 Watt Panasonic		Buah	136,000.00	50,823.20	85,176.80	37.37%	PT. Panasonic Gobel Life Solution Manufacturing Indonesia
103.	Lampu LED Panel Downlight 8 Watt Panasonic		Buah	116,000.00	43,349.20	72,650.80	37.37%	PT. Panasonic Gobel Life Solution Manufacturing Indonesia
104.	Lasdop		Buah	3,500.00	2,369.50	1,130.50	67.70%	-
105.	Lem Karet		Kg	-	-	-	0.00%	
106.	Lem kayu		Kg	52,900.00	52,900.00	-	100.00%	-
107.	List/Profil Gypsum		M1	10,100.00	3,064.34	7,035.66	30.34%	-
108.	List/Profil PVC		M1	41,600.00	18,341.44	23,258.56	44.09%	CV. Solusi Inti Pembangunan
109.	MCB Box		Unit	239,500.00	76,687.90	162,812.10	32.02%	-
110.	MCB 6 A		Unit	290,000.00	92,858.00	197,142.00	32.02%	-
111.	MCB 10 A		Unit	290,000.00	100,833.00	189,167.00	34.77%	-
112.	Metal Furing		M1	9,600.00	6,467.52	3,132.48	67.37%	PT. Knauf Gypsum Indonesia
113.	Marmer Uk. 100 x 100 cm T=2 cm		Buah	385,000.00	268,037.00	116,963.00	69.62%	
114.	Minyak Bekisting		Liter	18,300.00	17,751.00	549.00	97.00%	-
115.	Minyak Pencair (Thinner)		Liter	28,200.00	27,354.00	846.00	97.00%	-
116.	Mongkok		Buah	-	-	-	0.00%	
117.	Mortar Perekat Bata Ringan		Kg	23,000.00	18,929.00	4,071.00	82.30%	PT. Cipta Mortar Utama
118.	Mortar Siap Pakai (Semen Instan)		Kg	4,750.00	4,110.18	639.83	86.53%	PT. Cipta Mortar Utama
119.	Nok/Bubungan Seng		M1	37,000.00	18,755.30	18,244.70	50.69%	-
120.	Paku		Kg	22,900.00	12,817.13	10,082.87	55.97%	PT. Riaputra Metalindo
121.	Paku 1 - 2,5 cm		kg	22,900.00	12,817.13	10,082.87	55.97%	PT. Riaputra Metalindo
122.	Paku 10 cm		Kg	22,900.00	12,817.13	10,082.87	55.97%	PT. Riaputra Metalindo
123.	Paku 12 cm		Kg	22,900.00	12,817.13	10,082.87	55.97%	PT. Riaputra Metalindo
124.	Paku 2.5 cm (Zinc-Coated Steel)		Pcs	56.00	31.34	24.66	55.97%	PT. Riaputra Metalindo
125.	Paku 5 - 7 cm		Kg	22,900.00	12,817.13	10,082.87	55.97%	PT. Riaputra Metalindo
126.	Paku 5 - 10 cm		Kg	22,900.00	12,817.13	10,082.87	55.97%	PT. Riaputra Metalindo
127.	Paku 5 - 12 cm		kg	22,900.00	12,817.13	10,082.87	55.97%	PT. Riaputra Metalindo
128.	Paku 5 - 10 cm		Kg	22,900.00	12,817.13	10,082.87	55.97%	PT. Riaputra Metalindo

No.	Uraian	Kode	Satuan	Harga Satuan (Rp)	KDN (Rp)	KLN (Rp)	TKDN (%)	Sertifikat
129.	Paku 7 - 10 cm		Kg	22,900.00	12,817.13	10,082.87	55.97%	PT. Riaputra Metalindo
130.	Paku Biasa		Kg	22,900.00	12,817.13	10,082.87	55.97%	PT. Riaputra Metalindo
131.	Paku Seng		Kg	22,900.00	12,817.13	10,082.87	55.97%	PT. Riaputra Metalindo
132.	Paku Sekrup		Kg	70,000.00	42,175.00	27,825.00	60.25%	PT. Riaputra Metalindo
133.	Paku Rivet		Buah	500.00	301.25	198.75	60.25%	PT. Riaputra Metalindo
134.	Paku Sekrup Baja Ringan		Kg	55,000.00	33,137.50	21,862.50	60.25%	PT. Riaputra Metalindo
135.	Papan Kayu Kelas I		M3	7,600,000.00	7,600,000.00	-	100.00%	-
136.	Papan Kayu Kelas II		M3	5,800,000.00	5,800,000.00	-	100.00%	-
137.	Papan Kayu Kelas III		M3	4,936,200.00	4,936,200.00	-	100.00%	-
138.	Pasangan Bata 1PC:3PS		M2	143,700.00	140,523.59	3,176.41	97.79%	-
139.	Pasir Beton (1400 Kg/m3)		M3	225,000.00	225,000.00	-	100.00%	-
140.	Pasir Beton		Kg	160.71	160.71	-	100.00%	-
141.	Pasir Pasang		M3	225,000.00	225,000.00	-	100.00%	-
142.	Pasir Urug		M3	225,000.00	225,000.00	-	100.00%	-
143.	Paving Block 8 cm		M2	2,900.00	1,102.00	1,798.00	38.00%	PT. ABC ND
144.	Pengencer		Liter	25,000.00	14,365.00	10,635.00	57.46%	-
145.	Perancah dan Bekisting		M3	231,600.00	227,300.00	4,300.00	98.14%	-
146.	Plat Besi Tebal 3 mm Cutting + Cat		M2	745,000.00	695,383.00	49,617.00	93.34%	PT. Gunung Raja Paksi
147.	Sika Top 107		Kg	36,250.00	10,110.13	26,139.88	27.89%	PT. Sika Indonesia
148.	Spacer		Buah	500.00	314.40	185.60	62.88%	-
149.	Pipa PVC Type AW, DN ½" (15 mm) + Fitting & Aksesoris		M	7,600.00	6,827.84	772.16	89.84%	PT. Wahana Duta Jaya Rucika
150.	Pipa PVC Type AW, DN ¾" (20 mm) + Fitting & Aksesoris		M	9,700.00	8,714.48	985.52	89.84%	PT. Wahana Duta Jaya Rucika
151.	Pipa PVC Type AW, DN 1" (25 mm) + Fitting & Aksesoris		M	12,800.00	11,499.52	1,300.48	89.84%	PT. Wahana Duta Jaya Rucika
152.	Pipa PVC Type AW, DN 1 ½" (40 mm) + Fitting & Aksesoris		M	17,250.00	15,497.40	1,752.60	89.84%	PT. Wahana Duta Jaya Rucika
153.	Pipa PVC Type AW, DN 2" (50 mm) + Fitting & Aksesoris		M	25,500.00	22,909.20	2,590.80	89.84%	PT. Wahana Duta Jaya Rucika
154.	Pipa PVC Type AW, DN 2 ½" (65 mm) + Fitting & Aksesoris		M	36,300.00	32,611.92	3,688.08	89.84%	PT. Wahana Duta Jaya Rucika
155.	Pipa PVC Type AW, DN 3" (80 mm) + Fitting & Aksesoris		M	114,000.00	102,417.60	11,582.40	89.84%	PT. Wahana Duta Jaya Rucika
156.	Pipa PVC Type AW, DN 4" (100 mm) + Fitting & Aksesoris		M	172,100.00	154,614.64	17,485.36	89.84%	PT. Wahana Duta Jaya Rucika
157.	Plamuur		Kg	18,300.00	10,690.86	7,609.14	58.42%	PT. Mitra Mortar Indonesia
158.	Plywood Tebal 4 mm		Lembar	124,491.00	105,892.04	18,598.96	85.06%	PT. Hasil Albizia Nusantara
159.	Plywood Tebal 9 mm		Lembar	150,000.00	127,590.00	22,410.00	85.06%	PT. Hasil Albizia Nusantara
160.	Plywood Tebal 12 mm		Lembar	197,000.00	167,568.20	29,431.80	85.06%	PT. Hasil Albizia Nusantara
161.	Plywood Tebal 12 mm (Mika)		Lembar	388,000.00	330,032.80	57,967.20	85.06%	PT. Hasil Albizia Nusantara
162.	Profil Aluminium "T"		M	18,500.00	9,836.45	8,663.55	53.17%	PT. Evanindo Mega Persada
163.	Rangka Aluminium YKK		M	142,000.00	75,501.40	66,498.60	53.17%	PT. Evanindo Mega Persada
164.	Ramset		Buah	1,200.00	536.76	663.24	44.73%	PT. Anugrah Metalindo Abadi
165.	Rangka Metal Hollow 40 x 40 mm		M'	21,000.00	12,667.20	8,332.80	60.32%	PT. Kepuh Kencana Arum
166.	Reng Galvalum Tebal 0.45 mm		M1	9,000.00	5,736.60	3,263.40	63.74%	PT. Tatalogam Lestari
167.	Sirtu		M3	248,000.00	248,000.00	-	100.00%	-
168.	Sealant		Tube	90,000.00	36,135.00	53,865.00	40.15%	PT. Indochem Cipta Mandiri
169.	Sealtape		Buah	3,500.00	2,149.70	1,350.30	61.42%	PT. Onda Mega Industri
170.	Saklar Panasonic Tunggal		Unit	65,500.00	21,700.15	43,799.85	33.13%	PT. Panasonic Gobel Life Solution Manufacturing Indonesia
171.	Saklar Panasonic Ganda		Unit	107,000.00	35,449.10	71,550.90	33.13%	PT. Panasonic Gobel Life Solution Manufacturing Indonesia
172.	Saklar Panasonic Triple		Unit	162,800.00	53,935.64	108,864.36	33.13%	PT. Panasonic Gobel Life Solution Manufacturing Indonesia
173.	Semen Portland @ 40 Kg/zak		Zak	70,000.00	60,340.00	9,660.00	86.20%	PT. Solusi Bangun Andalas
174.	Semen Portland		Kg	1,750.00	1,508.50	241.50	86.20%	PT. Solusi Bangun Andalas
175.	Semen Warna		Kg	2,800.00	1,620.92	1,179.08	57.89%	PT. Mitra Mortar Indonesia
176.	Seng Gelombang 0.20 mm (7 ft)		m	61,200.00	46,726.20	14,473.80	76.35%	PT. Sunpevece Indo Deli
177.	Seng Pelat		m	153,000.00	116,815.50	36,184.50	76.35%	PT. Sunpevece Indo Deli
178.	Socket Conduit 20 mm		Buah	4,500.00	3,964.05	535.95	88.09%	-
179.	Soda Api (Caustic Soda)		Kg	14,500.00	14,500.00	-	100.00%	PT. Wijaya Karya Beton Tbk
180.	Sheet Plafond PVC 8 mm		M1	17,500.00	7,715.75	9,784.25	44.09%	CV. Solusi Inti Pembangunan
181.	Shower Set TBW 01017 BA		Buah	590,000.00	242,785.00	347,215.00	41.15%	PT. Surya Toto Indonesia
182.	Spun Pile/Tiang Pancang Ø 40 cm		M1	623,000.00	444,199.00	178,801.00	71.30%	PT. Wijaya Karya Beton Tbk
183.	Spun Pile/Tiang Pancang Ø 50 cm		M1	872,000.00	621,736.00	250,264.00	71.30%	PT. Wijaya Karya Beton Tbk
184.	Stop Kontak Panasonic 1 Gang		Unit	56,000.00	18,552.80	37,447.20	33.13%	PT. Panasonic Gobel Life Solution Manufacturing Indonesia
185.	Stop Kontak Panasonic 2 Gang		Unit	103,000.00	34,123.90	68,876.10	33.13%	PT. Panasonic Gobel Life Solution Manufacturing Indonesia
186.	Sunscreen Aluminium YKK		M2	1,070,000.00	568,919.00	501,081.00	53.17%	PT. Evanindo Mega Persada
187.	Tanah Timbun Biasa / Liat Berpasir		M3	177,000.00	177,000.00	-	100.00%	-
188.	T Dus		Buah	1,200.00	1,057.08	142.92	88.09%	-
189.	Ubun Granit Uk. 60 x 60 cm Polished		Buah	72,000.00	50,126.40	21,873.60	69.62%	PT. Asri Pancawarna
190.	Ubun Granit Uk. 60 x 60 cm Unpolished		Buah	78,000.00	54,303.60	23,696.40	69.62%	PT. Asri Pancawarna
191.	Underlayment FeltBuster		Roll	2,600,000.00	1,898,000.00	702,000.00	73.00%	PT. BMI Indonesia
192.	Urinoir Lengkap		Unit	2,500,000.00	925,250.00	1,574,750.00	37.01%	PT. Surya Toto Indonesia
193.	Wastafel TOTO LW 240 CJ (Lengkap)		Unit	2,999,000.00	1,234,088.50	1,764,911.50	41.15%	PT. Surya Toto Indonesia
C	ALAT							
1	Alat Las Listrik		Jam	82,800.00	42,989.76	39,810.24	51.92%	
2	Bender Baja Beton		Hari	65,000.00	33,748.00	31,252.00	51.92%	
3	Compressor		Jam	89,700.00	46,572.24	43,127.76	51.92%	
4	Concrete Mixer		Jam	89,700.00	46,572.24	43,127.76	51.92%	
5	Concrete Vibrator		Jam	89,700.00	46,572.24	43,127.76	51.92%	

No.	Uraian	Kode	Satuan	Harga Satuan (Rp)	KDN (Rp)	KLN (Rp)	TKDN (%)	Sertifikat
6	Crane Mobile 7 Ton		Jam	701,500.00	364,218.80	337,281.20	51.92%	
7	Crane Mobile 20 Ton		Jam	1,247,671.00	647,790.78	599,880.22	51.92%	
8	Crawler Crane 10 Ton + Ladder 14 Ton		Jam	724,500.00	376,160.40	348,339.60	51.92%	
9	Cutter Baja Beton		Hari	65,000.00	33,748.00	31,252.00	51.92%	
10	Dump Truck		Jam	184,000.00	95,532.80	88,467.20	51.92%	
11	Excavator		Jam	534,376.00	277,448.02	256,927.98	51.92%	
12	Genset		Jam	367,142.86	190,620.57	176,522.29	51.92%	
13	Jack Hammer dan Genset 12 HP		Hari	784,000.00	407,052.80	376,947.20	51.92%	
14	Molen / Concrete Mixer 0.35 M ³		Hari	480,000.00	249,216.00	230,784.00	51.92%	
15	Sewa Scaffolding T=120cm		Set/Bln	67,200.00	67,200.00	-	100.00%	
16	Waterpass		Hari	93,455.00	48,521.84	44,933.16	51.92%	

Jakarta, Desember 2025
Konsultan Perencana
PT. BENNATIN SURYA CIPTA

LELA KESUMA, ST., MT
Team Leader