

ABSTRAK

. Dalam melakukan suatu proyek konstruksi, suatu perusahaan konstruksi perlu menjalankan strategi-strategi penting untuk mendapatkan keuntungan dalam mengerjakan suatu proyek konstruksi, salah satunya adalah dengan membuat Rencana Anggaran Biaya (RAB). Selisih antara RAB dan Perhitungan Kontraktor merupakan gambaran awal dalam memperkirakan laba rugi perusahaan kontraktor saat proyek selesai. Biasanya besaran biaya perkiraan kontraktor harus lebih rendah dibandingkan biaya RAB. Penelitian ini bertujuan untuk Mengetahui besar selisih perbandingan biaya antara RAB PUPR No. 28/2016, Perhitungan Kontraktor, dan Analisa SNI 2015. Dan Mengetahui faktor/komponen yang mempengaruhi perbedaan biaya antara RAB PUPR No. 28/2016, Perhitungan Kontraktor, dan Analisa SNI 2015 pada proyek pembangunan Gedung mina asrama haji tahap II. Metode yang digunakan adalah metode deskriptif kuantitatif yaitu menghitung ulang perbandingan rencana perhitungan anggaran biaya pada proyek pembangunan Gedung mina asrama haji tahap II Ternate dengan menggunakan metode Permen PUPR No 28/2016, SNI 2015, dan Kontraktor. Hasil Perhitungan Pada pekerjaan Lantai Basement total Rencana Anggaran Biaya (RAB) PUPR NO. 28/2016 sebesar Rp 102.363.327. Sedangkan Analisa Kontraktor sebesar Rp 66.122.333. Dan Analisa SNI 2015 sebesar Rp 154.499.143. Dan Pada Pekerjaan Lantai Satu total Rencana Anggaran Biaya (RAB) PUPR NO. 28/2016 sebesar 1.399.461.079. Sedangkan Analisa Kontraktor sebesar Rp 925.050.000. dan Analisa SNI 2015 sebesar Rp 2.002.628.493. Adapun faktor atau komponen yang mempengaruhi perbedaan antara ketiga Analisa ini yaitu; Harga material, harga upah, dan perbedaan nilai koefisiennya

ABSTRACT

By carrying out a construction project, a construction company needs to carry out the important strategies to gain profits in working on the construction project itself, one of those which is to make a Cost Budget Plan (*RAB*). The difference between the RAB and the Contractor's Calculation is the initial illustration in estimating the contractor's profit and loss when the project is completed. Usually, the contractor's estimated cost should be lower than the RAB cost. This study aims to determine the difference in the comparison of costs between RAB PUPR No. 28/2016, Contractor's Calculation, and the 2015 SNI Analysis. And knowing the factors/components that affect the cost difference between RAB PUPR No. 28/2016, Contractor Calculation, and Analysis of SNI 2015 on the construction project of the Ternate based Mina dormitory building for Hajj phase II. The method applied is the quantitative descriptive method, which done by recalculating the comparison of the calculation plan for the construction of the Ternate based Mina dormitory Hajj building phase II using the PUPR Ministry Regulation No. 28/2016, SNI 2015, and the result of contractor's calculation on the working of the basement ground floor (RAB) PUPR NO. 28/2016 is about Rp 102,363,327. Meanwhile, the Contractor's Analysis is about Rp. 66,122,333. And the 2015's SNI analysis is about Rp. 154,499,143. And on the first Floor Work, the total PUPR Budget Plan (RAB) NO. 28/2016 is about Rp. 1,399,461,079. Meanwhile, the Contractor's Analysis is Rp. 925,050,000. And the 2015 SNI Analysis is Rp 2,02,628,493. The factors or components that influence the differences between these three analyzes are; The price of materials, the price of wages, and the difference in the value of the coefficients.