

ABSTRAK

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Skripsi

Studi Analisis Penerapan Value Engineering Pada Gedung Tarakanita Development Center di Kota Surabaya

Gedung Tarakanita Development Center (TDC 2) yang berada di Jalan Jemur Adayani XVII No 20 Surabaya dulunya bernama Gedung Hening Griya yang kemudian oleh Yayasan Tarakanita dan Biro Umum yang melakukan renovasi menjadi TDC 2 dengan total biaya pekerjaan sebesar Rp 12.250.000.000 termasuk PPN 10% sehingga dilakukan studi analisis penerapan *value engineering* atau rekayasa nilai agar dapat mengetahui potensi penghematan dan jumlah penghematan dari item pekerjaan yang akan ditentukan untuk dilakukan *value engineering*. Dengan demikian penghematan yang terjadi tidak mengorbankan nilai fungsi dari item pekerjaan yang dianalisis. Tahapan yang dilakukan dalam penerapan *value engineering* adalah tahap pengumpulan data, tahap informasi, tahap analisis fungsional, tahap kreatif, tahap pengembangan, dan tahap pengambilan keputusan yang menggunakan metode *Analytical Hierarchy Process* (AHP). Sehingga didapatkan alternatif terbaik dari item pekerjaan yang dianalisis. Dari hasil penerapan *value engineering* didapatkan item pekerjaan yang dianalisis adalah pekerjaan penutup atap dengan fokus analisis pada pekerjaan penutup atap dimana alternatif yang terpilih adalah penutup atap genteng beton dengan total penghematan yang didapatkan adalah sebesar Rp 30.540.828,31 (16%) dari penutup atap eksisting.

Kata Kunci : Rekayasa Nilai, Matriks Kelayakan, Metode *Analytical Hierarchy Process* (AHP)

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ABSTRACT

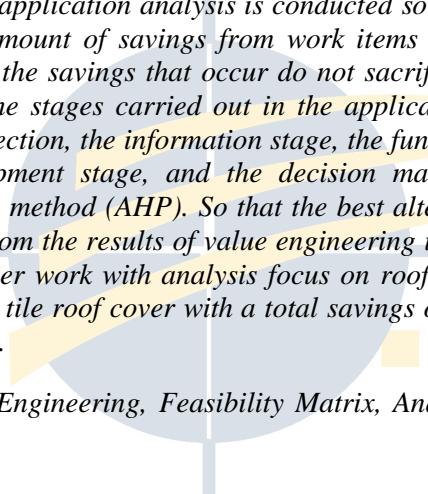
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Thesis

Study of Value Engineering Implementation Analysis at the Tarakanita Development Center Building in Surabaya City

The Tarakanita Development Center (TDC 2) building located on Jemur Andayani XVII Street No. 20 Surabaya was formerly called the Hening Griya Building which was later by the Tarakanita Foundation and the General Bureau which carried out renovations to TDC 2 with a total work cost of Rp 12,250,000,000 including 10% tax so that a study of value engineering application analysis is conducted so that it can determine the potential savings and the amount of savings from work items that will be determined for value engineering. Thus the savings that occur do not sacrifice the function value of the work items analyzed. The stages carried out in the application of value engineering are the stages of data collection, the information stage, the functional analysis stage, the creative stage, the development stage, and the decision making stages using the Analytical Hierarchy Process method (AHP). So that the best alternative is obtained from the work items analyzed. From the results of value engineering implementation, the analyzed work items are roof cover work with analysis focus on roof cover work where the alternative chosen is concrete tile roof cover with a total savings of Rp. 30,540. 828.31 (16%) of the existing roof cover.

Keywords: Value Engineering, Feasibility Matrix, Analytical Hierarchy Process (AHP) Method



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