THE APPLICATION OF VALUE ENGINEERING IN THE PROJECT OF JAYANATA BEAUTY PLAZA SURABAYA

Name : Kristinanto Setyo Wijoyo
Reg. Number : 3107 100 546
Department : Civil Engineering, FTSP - ITS
Counsellor : Dr. Ir. I Putu Artama Wiguna, MT.

Abstract

The construction project of Jayanata Beauty Plaza Surabaya consists of 8 floors has much cost as Rp 15,295,829,573 which constructed from on March 31, 2008 to March 31, 2009. The global of economics crisis has happened on October 2008 that influenced increasing price of sand and cement. This crisis impacted on inflation the project cost as Rp 85,530,234,- from Rp 15,295,829,573,- to Rp 15,381,359,807,-. The contract applies was lumpsum, so contractor could not submit addendum of increasing price. From that condition, the application of value engineering method to construction project of Jayanata Beauty Plaza Surabaya was selected.

The application of Value Engineering was performed at the construction stage. To do the application of Value Engineering method used by Value Engineering Job Plan which consist of phase information, creative phase, analysis phase, and recommendation phase.

The application of value engineering obtained 3 items of high-cost such as exterior curve walls, aluminium windows and wooden doors. Saving cost obtained such as exterior curve wall as Rp 142,280,652,- or 64.74% from initial design, aluminium windows as Rp 43,392,872,- or 47.20% from initial design and wooden doors as Rp 30,562,258,- or 23.39% from initial design, Therefore, a total saving is Rp 219,764,512,- or 1.44% from grand total of project realititation.
Keyword : Value Engineering, Value Engineering Job Plan, Saving Cost