THE APPLICATION OF VALUE ENGINEERING IN THE PROJECT OF KANTOR PUSAT PT. PELINDO III PERAK - SURABAYA

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Abstract

The construction of Kantor Pusat PT. PELINDO III Perak-Surabaya consists of four floors in the building construction cost which is amounted to Rp 8,563,784,801.35 with the building area of 1956 m2. Compared with the standard price per m2 of buildings that have been set by the government of Surabaya for buildings Type A, Rp 4,000,000.00, the building has a price per m2 is greater than the specified price, that is Rp 4,378,213.09. Therefore it is necessary for cost-effectiveness. A method that can be used to efficiently costs without reducing the value of the function is a Value Engineering method. The methods used follow the stages of the Value Engineering Job Plan consists of four stages. First phase, the stage of information. Second Stage, creative stage. The third stage, the stage of analysis. And the fourth stage, the stage of recommendation.

From the results of the application of Value Engineering was acquired three high-cost work items, they are brick masonry wall work, roof parking work, and ceilings work. The savings obtained are as follows: brick masonry wall work Rp 80,533,55,57; parking roof work Rp 35,457,963,08; ceilings work Rp 89,132,047,50; so we get total savings from the application of Value Engineering Project Office PT. PELINDO III Perak - Surabaya for Rp 205,123,566.20.

Key words: Value Engineering, Office Building