ABSTRACT

The purposes of Jatim Bank’s development in Kediri are providing value and benefits for entrepreneur, and is expected to facilitate the community in East Java to access the banking services. Development Jatim Bank in Kediri spend money up to Rp 18,040,134,397.07 with 4,582 m² building area, so the total price of the building per m² is equal to 3,937,174.68 Rp/ m². With that much cost, it is necessary to know what the most optimum alternative plan and how much savings can be obtained for the next building development.

Value engineering is one of the methods to reduce costs, without reducing the functionality and quality of the building. In this method, there are several steps that must be done. The information stage is data that has been collected were analyzed to find which of those items that have a high cost and analysis functions. The creative stage is analyzing alternatives that can fulfill the same function or usefulness. The analysis of the advantages and disadvantages is compare the advantages and disadvantages of the alternatives. Stage of planning / development is analyzing the LCC and AHP. The recommendation stage: presenting the results of the engineering value to stakeholders.
From the results of value engineering implementation, value obtained by AHP: Wall on partition section with Alt.AA3: kalsiboard partition, obtained savings of Rp134.012.281.49, alternative LCC comparison with the initial design is 48.57%. Wall on stone masonry section with Alt.AB3: brick and mortar, obtained a savings of Rp423.186.571.29, alternative LCC comparison with the initial design is 41.22%. Wall on cover section with Alt.AC2: marble, obtained savings of Rp167.185.299.29, alternative LCC comparison with the initial design is 34.17%. Floor with Alt.B1: Paving Block, floor hardener, concrete floor plate, kanstin, ampyangan, and marmorea, obtained savings of Rp432.184.832.23, alternative LCC comparison with the initial design is 14.30%. So the total cost required to use such alternative is for 16,883,565,412.68. The savings gained 6.41% of the total initial cost Rp18.040.134.397.07.

Keywords: alternative, analysis functions, Jatim’s Kediri Bank, value engineering