

## HARGA PERKIRAAN SENDIRI (HPS)

**Instansi** : Badan Pendapatan Daerah Provinsi Sumatera Utara  
**Kegiatan** : Pembangunan Kantor UPT PPT Tebing Tinggi Tahap II  
**Pekerjaan** : Pembangunan Rumah Dinas UPT PPT Tebing Tinggi  
**Lokasi** : Jl.Tuanku Imam Bonjol No. 1 Tebing Tinggi

| No         | URAIAN PEKERJAAN                         | VOLUME | SAT  | ANALISA                            | HARGA SATUAN (Rp)    | JUMLAH (Rp)          |
|------------|--|--------|------|------------------------------------|----------------------|----------------------|
| 1          | 2  | 3      | 4    | 5                                  | 6                    | 7                    |
| <b>A</b>   | <b>PEKERJAAN PERSIAPAN</b>               |        |      |                                    |                      |                      |
| 1          | Pengukuran dan pemasangan bowplank       | 1,00   | Ls   | A.2.2.1.4                          | 129.875,09           | 129.875,09           |
|            |  |        |      | <b>Total Pekerjaan Pendahuluan</b> |                      | <b>129.875,09</b>    |
| <b>B</b>   | <b>PEKERJAAN 1 UNIT RUMAH DINAS</b>      |        |      |                                    |                      |                      |
| <b>I</b>   | <b>PEKERJAAN GALIAN DAN URUGAN TANAH</b> |        |      |                                    |                      |                      |
| 1          | Galian Tanah                             | 13,50  | M3   | A.2.3.1.1.                         | 89.656,88            | 1.210.367,81         |
| 2          | Urugan Tanah kembali                     | 4,50   | M3   | A.2.3.1.9.                         | 65.463,75            | 294.586,88           |
| 3          | Timbunan Tanah                           | 33,60  | M3   | A.2.3.1.11.a                       | 152.672,85           | 5.129.807,76         |
| 4          | Timbunan Pasir                           | 8,40   | M3   | A.2.3.1.11.                        | 186.144,75           | 1.563.615,90         |
|            |  |        |      |                                    | <b>Sub Total I</b>   | <b>8.198.378,35</b>  |
| <b>II</b>  | <b>PEKERJAAN PONDASI DAN BETON</b>       |        |      |                                    |                      |                      |
| 1          | Pasangan batu kosong                     | 6,00   | M3   | A.3.2.1.9.                         | 700.245,81           | 4.201.474,86         |
| 2          | Pasangan Pondasi Batu Koral 1:3          | 13,50  | M3   | A.3.2.1.1.                         | 1.224.385,83         | 16.529.208,72        |
|            |  |        |      |                                    | <b>Sub Total II</b>  | <b>20.730.683,58</b> |
| <b>III</b> | <b>PEKERJAAN BETON</b>                   |        |      |                                    |                      |                      |
| 1          | Sloof 20x25 Cm                           |        |      |                                    |                      |                      |
|            | - Begesting                              | 5,00   | M2   | A.4.1.1.21                         | 192.665,61           | 963.328,05           |
|            | - Pembesian Besi Polos                   | 355,10 | Kg   | A.4.1.1.17.                        | 16.722,90            | 5.938.369,51         |
|            | - Cor Beton F'c=19,3 Mpa                 | 2,50   | M3   | A.4.1.1.7.                         | 1.727.395,80         | 4.318.489,50         |
| 2          | Kolom Praktis 12x12Cm                    |        |      |                                    |                      |                      |
|            | - Begesting                              | 2,59   | M2   | A.4.1.1.22                         | 292.093,40           | 757.106,10           |
|            | - Pembesian Besi Polos                   | 329,06 | Kg   | A.4.1.1.17.                        | 16.722,90            | 5.502.889,08         |
|            | - Cor Beton F'c=19,3 Mpa                 | 1,30   | M3   | A.4.1.1.7.                         | 1.727.395,80         | 2.238.704,96         |
| 3          | Tiang Teras 15x40 Cm                     |        |      |                                    |                      |                      |
|            | - Begesting                              | 2,40   | M2   | A.4.1.1.22                         | 292.093,40           | 701.024,17           |
|            | - Pembesian Besi Polos                   | 128,23 | Kg   | A.4.1.1.17.                        | 16.722,90            | 2.144.411,21         |
|            | - Cor Beton F'c=19,3 Mpa                 | 1,20   | M3   | A.4.1.1.7.                         | 1.727.395,80         | 2.072.874,96         |
| 4          | Ring Balk 12x18 Cm                       |        |      |                                    |                      |                      |
|            | - Begesting                              | 8,64   | M2   | A.4.1.1.23                         | 373.981,94           | 3.231.203,95         |
|            | - Pembesian Besi Polos                   | 295,92 | Kg   | A.4.1.1.17.                        | 16.722,90            | 4.948.641,26         |
|            | - Cor Beton F'c=19,3 Mpa                 | 1,08   | M3   | A.4.1.1.7.                         | 1.727.395,80         | 1.865.587,46         |
| 5          | Meja beton dapur                         |        |      |                                    |                      |                      |
|            | - Begesting                              | 2,40   | M2   | A.4.1.1.24                         | 447.984,44           | 1.075.162,65         |
|            | - Pembesian Besi Polos                   | 99,43  | Kg   | A.4.1.1.17.                        | 16.722,90            | 1.662.743,46         |
|            | - Cor Beton F'c=19,3 Mpa                 | 0,24   | M3   | A.4.1.1.7.                         | 1.727.395,80         | 414.574,99           |
| 6          | Kanopi Beton                             |        |      |                                    |                      |                      |
|            | - Begesting                              | 12,00  | M2   | A.4.1.1.24                         | 447.984,44           | 5.375.813,27         |
|            | - Pembesian Besi Polos                   | 458,08 | Kg   | A.4.1.1.17.                        | 16.722,90            | 7.660.496,67         |
|            | - Cor Beton F'c=19,3 Mpa                 | 1,50   | M3   | A.4.1.1.7.                         | 1.727.395,80         | 2.591.093,70         |
|            |  |        |      |                                    | <b>Sub Total III</b> | <b>53.462.514,94</b> |
| <b>IV</b>  | <b>PEKERJAAN DINDING</b>                 |        |      |                                    |                      |                      |
| 1          | Pasangan Dinding 1/2 bata Camp 1:2       | 50,00  | M2   | A.4.4.1.7.                         | 150.621,87           | 7.531.093,51         |
| 2          | Pasangan Dinding 1/2 bata Camp 1:4       | 160,00 | M2   | A.4.4.1.9.                         | 137.238,18           | 21.958.108,36        |
| 3          | Pekerjaan Pelesteran 1:2                 | 100,00 | M2   | A.4.4.2.2.                         | 83.699,29            | 8.369.928,94         |
| 4          | Pekerjaan Pelesteran 1:4                 | 320,00 | M2   | A.4.4.2.4.                         | 76.681,80            | 24.538.177,16        |
| 5          | Pekerjaan Acian                          | 420,00 | M2   | A.4.4.2.27.                        | 47.737,31            | 20.049.668,10        |
| 6          | Relief                                   | 20,00  | M2   | Relief.L.                          | 521.726,83           | 10.434.536,62        |
| 7          | Pemangan GRC Motif                       | 1,00   | LS   | Taksir                             | 3.750.000,00         | 3.750.000,00         |
|            |  |        |      |                                    | <b>Sub Total IV</b>  | <b>96.631.512,69</b> |
| <b>V</b>   | <b>PEKERJAAN KOSEN PINTU DAN JENDELA</b> |        |      |                                    |                      |                      |
| 1          | Kosen Pintu Type P.1                     | 1,00   | Unit | Taksir                             | 2.756.835,00         | 2.756.835,00         |
| 2          | Kosen Pintu Type P.2                     | 1,00   | Unit | Taksir                             | 2.194.335,00         | 2.194.335,00         |
| 3          | Kosen Pintu Type P.3                     | 2,00   | Unit | Taksir                             | 2.194.335,00         | 4.388.670,00         |
| 4          | Kosen Pintu Type P.4                     | 1,00   | Unit | Taksir                             | 1.622.475,00         | 1.622.475,00         |
| 5          | Kosen Jendela Type J.1                   | 4,00   | Unit | Taksir                             | 2.673.000,00         | 10.692.000,00        |
| 6          | Kosen Jendela Type V1                    | 1,00   | Unit | Taksir                             | 1.622.475,00         | 1.622.475,00         |
|            |  |        |      |                                    | <b>Sub Total V</b>   | <b>23.276.790,00</b> |
| <b>VI</b>  | <b>PEKERJAAN ATAP</b>                    |        |      |                                    |                      |                      |
| 1          | Rangka Atap Baja Ringan Canal C75        | 104,00 | M2   | A.4.2.1.22.b                       | 290.589,58           | 30.221.316,22        |
| 2          | Atap Bitumen Bergelombang , tebal 3 mm   | 104,00 | M2   | A.4.5.2.31.B                       | 203.185,16           | 21.131.256,40        |

| No          | URAIAN PEKERJAAN   | VOLUME | SAT   | ANALISA       | HARGA SATUAN<br>(Rp)                      | JUMLAH<br>(Rp)        |
|-------------|--|--------|-------|---------------|---|-----------------------|
| 1           | 2  | 3      | 4     | 5             | 6   | 7                     |
| 3           | Rabung Atap Bitumen Bergelombang, tebal 3 mm                     | 57,50  | M1    | A.4.5.2.35.B  | 213.376,44                                | 12.269.145,32         |
| 4           | Lisplank GRC   | 176,00 | M1    | A.4.6.1.22.A  | 60.982,27                                 | 10.732.879,08         |
|             |  |        |       |               | <b>Sub Total VI</b>                       | <b>74.354.597,02</b>  |
| <b>VII</b>  | <b>PEKERJAAN PLAFOND DAN CAT</b>                                 |        |       |               |   |                       |
| 1           | Rangka Furing Gypsum/Calsiboard tebal 0,5 mm                     | 59,40  | M2    | PLL. SUPL 6.1 | 55.969,59                                 | 3.324.593,60          |
| 2           | Plafond Gypsum Board tebal 9 mm                                  | 45,00  | M2    | A.4.5.1.7.    | 50.775,96                                 | 2.284.918,27          |
| 4           | Plafond Calciboard   | 11,70  | M2    | A.4.5.1.7.B   | 78.051,01                                 | 913.196,77            |
| 5           | Profil Gypsum  | 129,10 | M2    | A.4.5.1.9.a   | 26.993,84                                 | 3.484.904,10          |
| 6           | Pengecatan Plafond   | 71,10  | M2    | A.4.7.1.10.   | 39.509,37                                 | 2.809.115,89          |
| 7           | Pengecatan Dinding   | 420,00 | M2    | A.4.7.1.10.   | 39.509,37                                 | 16.593.933,51         |
| 8           | Pengecatan Listplank   | 35,20  | M2    | A.4.7.1.10.   | 39.509,37                                 | 1.390.729,67          |
|             |  |        |       |               | <b>Sub Total VII</b>                      | <b>30.801.391,80</b>  |
| <b>VIII</b> | <b>PEKERJAAN LANTAI /KERAMIK</b>                                 |        |       |               |   |                       |
| 1           | Rabat Beton dibawah lantai 5 Cm                                  | 5,40   | M3    | A.4.1.1.4.    | 1.117.697,41                              | 6.035.566,04          |
| 2           | Pasang Lantai Granite Lokal Polish uk. 60x60 cm                  | 42,30  | M2    | A.4.4.3.35.B  | 437.514,61                                | 18.506.867,86         |
| 3           | Pasang Lantai Granite Lokal Unpolish uk. 60x60 cm (Area Selasar) | 9,00   | M2    | A.4.4.3.35.B  | 437.514,61                                | 3.937.631,46          |
| 4           | Pasang Lantai Granite Lokal Unpolish uk. 60x60 cm (Area Toilet)  | 2,70   | M2    | A.4.4.3.35.C  | 508.708,21                                | 1.373.512,16          |
| 5           | Pasang Keramik Dinding Toilet uk. 30x60 cm (Area Toilet)         | 13,20  | M2    | A.4.4.3.35.B  | 437.514,61                                | 5.775.192,81          |
|             |  |        |       |               | <b>Sub Total VIII</b>                     | <b>35.628.770,32</b>  |
| <b>IX</b>   | <b>PEKERJAAN INSTALASI LISTRIK</b>                               |        |       |               |   |                       |
| 1           | Instalasi Titik Lampu  | 18,00  | Titik | PK.Elek.01    | 245.355,00                                | 4.416.390,00          |
| 2           | Instalasi Titik Stop kontak                                      | 8,00   | Titik | PK.Elek.03    | 401.830,00                                | 3.214.640,00          |
| 3           | Stop Kontak  | 7,00   | Bh    | PK.Elek.28    | 39.700,00                                 | 277.900,00            |
| 4           | Saklar Tunggal   | 3,00   | Bh    | PK.Elek.29    | 46.574,00                                 | 139.722,00            |
| 5           | Saklar Double  | 2,00   | Bh    | PK.Elek.30    | 48.306,00                                 | 96.612,00             |
| 6           | Saklar Triple  | 3,00   | Bh    | PK.Elek.31    | 62.359,00                                 | 187.077,00            |
| 7           | Lampu LED Plafon Bulat 13 Watt                                   | 18,00  | Bh    | PK.Elek.37    | 137.901,00                                | 2.482.218,00          |
|             |  |        |       |               | <b>Sub Total IX</b>                       | <b>10.814.559,00</b>  |
| <b>X</b>    | <b>PEKERJAAN KUNCI, PENGGANTUNG</b>                              |        |       |               |   |                       |
| 1           | Kunci Tanam  | 7,00   | Bh    | A.4.6.2.2.    | 161.951,63                                | 1.133.661,38          |
| 2           | Engsel Pintu 4"  | 14,00  | Bh    | A.4.6.2.5.    | 39.016,40                                 | 546.229,53            |
| 3           | Engsel Jendela 3"  | 18,00  | Bh    | A.4.6.2.6.    | 27.523,24                                 | 495.418,28            |
| 4           | Hak Angin Lipat (Salon)  | 18,00  | Bh    | A.4.6.2.9.    | 39.107,48                                 | 703.934,55            |
| 5           | Gerendel Kodok   | 9,00   | Bh    | A.4.6.2.11.   | 65.292,98                                 | 587.636,78            |
| 6           | Gerendel Pintu   | 7,00   | Bh    | A.4.6.2.6.A   | 73.632,49                                 | 515.427,41            |
|             |  |        |       |               | <b>Sub Total IX</b>                       | <b>3.982.307,92</b>   |
| <b>XI</b>   | <b>PEKERJAAN SANITAIR</b>  |        |       |               |   |                       |
| 1           | Kran air   | 4,00   | Bh    | A.5.1.1.19.   | 115.159,28                                | 460.637,10            |
| 2           | Kran air cuci piring   | 1,00   | Bh    | A.5.1.1.19.A  | 242.102,03                                | 242.102,03            |
| 3           | Floor drain  | 3,00   | Bh    | A.5.1.1.15.   | 70.416,23                                 | 211.248,68            |
| 4           | Instalasi air Bersih Pipa PPR 3/4"                               | 36,00  | M1    | Pk.plam.02    | 50.022,00                                 | 1.800.792,00          |
| 5           | Instalasi air Kotor Pipa PVC 3"                                  | 18,00  | M1    | Pk.plamPVC.03 | 142.285,00                                | 2.561.130,00          |
| 6           | Instalasi air Limbah Pipa PVC 4"                                 | 42,00  | M1    | Pk.plamPVC.04 | 217.415,00                                | 9.131.430,00          |
| 6           | Klosed Jongkok   | 1,00   | Bh    | A.5.1.1.2.A   | 889.700,09                                | 889.700,09            |
| 7           | Bak Fiber  | 3,00   | Bh    | Harga Satuan  | 346.500,00                                | 1.039.500,00          |
| 8           | Washtafel Zinc 2 Lubang  | 1,00   | Bh    | Harga Satuan  | 851.423,32                                | 851.423,32            |
| 9           | Septik tank  | 1,00   | Ls    | Harga Satuan  | 3.465.000,00                              | 3.465.000,00          |
| 10          | Pengadaan Sumur Bor dalam 50m                                    | 1,00   | Ls    | Harga Satuan  | 49.500.000,00                             | 49.500.000,00         |
| 11          | Pengadaan Tower Tangki + Tnagki                                  | 1,00   | Ls    | Harga Satuan  | 25.000.000,00                             | 25.000.000,00         |
|             |  |        |       |               | <b>Sub Total IX</b>                       | <b>95.152.963,21</b>  |
|             |  |        |       |               | <b>Total Pekerjaan 1 Unit Rumah Dinas</b> | <b>453.034.468,82</b> |