

## ATTACHMENTS

### Attachment 1 : Cost of Construction

NO.	URAIAN PEKERJAAN	VOLUME	SATUAN	HARGA SATUAN (Rp.)	JUMLAH (Rp.)	Keterangan
<b>I. PEKERJAAN PENDAHULUAN</b>						
1	Pembersihan lokasi pekerjaan (mulai pekerjaan awal - akhir)	1	ls	Rp2,000,000	Rp2,000,000	CHECKED
2	Pengukuran dan pemasangan bouwplank	225	m2	Rp85,198	Rp19,169,555	CHECKED
3	Persediaan Air Kerja	1	ls	Rp2,000,000	Rp2,000,000	CHECKED
4	Persediaan Listrik	1	ls	Rp4,000,000	Rp4,000,000	CHECKED
<b>SUB TOTAL</b>					<b>Rp27,169,555</b>	<b>CHECKED</b>
<b>II. PEKERJAAN TANAH DAN PONDASI</b>						
1	Galian Pondasi Foot Plat	40.5	m3	Rp99,370	Rp4,024,490	CHECKED
2	Pekerjaan pancang mini pile 10 x 10	12	titik	Rp290,000	Rp3,480,000	CHECKED
3	Pondasi Batu Kali	337.5	m3	Rp87,883	Rp29,660,513	CHECKED
4	Urugan tanah pondasi	337.5	m3	Rp257,057	Rp2,155,646	CHECKED
5	Urugan kembali bekas galian pondasi	33.75	m3	Rp63,871		CHECKED
<b>SUB TOTAL</b>					<b>Rp39,320,649</b>	<b>CHECKED</b>
<b>III. PEKERJAAN BETON</b>						
1	Pondasi Foot Plat	18	m3	Rp900,000	Rp16,200,000	CHECKED
2	Cor sloof 30/40	9	m3	Rp900,000	Rp8,100,000	CHECKED

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3	Cor Kolom 30/40	4.4	m3	Rp900,000	Rp3,960,000	CHECKED
4	Balok 20/30	3.6	m3	Rp900,000	Rp3,240,000	CHECKED
5	Ringbalk 20/30	2.4	m3	Rp900,000	Rp2,160,000	CHECKED
6	Plat atap dak	12	m3	Rp900,000	Rp10,800,000	CHECKED
<b>SUB TOTAL</b>					<b>Rp44,460,000</b>	<b>CHECKED</b>
<b>IV. PEKERJAAN PEMBESIAN</b>						
1	Pembesian pondasi foot plat Ø22	1,080.00	kg	Rp10,956	Rp11,832,761	CHECKED
2	Pembesian sloof 30/40 Ø16	540.00	kg	Rp10,956	Rp5,916,380	CHECKED
3	Pembesian kolom pada pondasi FP1 Ø22	264	kg	Rp10,956	Rp2,892,453	CHECKED
4	Pembesian sengkang kolom pada pondasi Ø10	264	kg	Rp12,234	Rp3,229,681	CHECKED
5	Pembesian kolom 30/30 lantai 1-lantai 2 Ø22	264.00	kg	Rp10,956	Rp2,892,453	CHECKED
6	Pembesian ringbalk 25/30 atap dak Ø12	144	kg	Rp12,385	Rp1,783,500	CHECKED
7	Pembesian plat atap dak Ø10	720.00	kg	Rp14,069	Rp10,129,450	CHECKED
<b>SUB TOTAL</b>					<b>Rp38,676,678</b>	<b>CHECKED</b>
<b>V. PEKERJAAN BEKISTING</b>						
1	Pemasangan bekisting sloof 30/40	9	m2	Rp237,601	Rp2,138,410	CHECKED
2	Pemasangan bekisting kolom	4.4	m2	Rp237,601	Rp1,045,445	CHECKED

	20/20 lantai 1					
3	Pemasangan bekisting balok 20/20 lantai 2	3.6	m2	Rp116,414	Rp419,091	CHECKED
4	Pemasangan bekisting ringbalk 25/20 atap dak	2.4	m2	Rp461,569	Rp1,107,767	CHECKED
5	Pemasangan bekisting atap dak	12	m2	Rp116,414	Rp1,396,969	CHECKED
SUB TOTAL					Rp6,107,682	CHECKED
VI. PEKERJAAN DINDING						
1	Pek. Pasangan bata 1 : 5	152.34	m3	Rp200,000	Rp30,468,000	CHECKED
4	Pek. Plesteran Dinding 1 : 5 (TEXTURED)	527.34	m2	Rp80,000	Rp42,187,200	CHECKED
SUB TOTAL					Rp72,655,200	CHECKED
VII. PEKERJAAN LANTAI						
1	Pemasangan keramik 40 x 40 Oak Wood	168.75	m2	Rp80,000	Rp13,500,000	CHECKED
2	Pemasangan Keramik lantai 50x50 Anti-Slip	52.5	m2	Rp140,000	Rp7,350,000	CHECKED
4	Pemasangan keramik dinding 2.5 cm x 15 cm	60	m2	Rp436,781	Rp26,206,860	CHECKED
SUB TOTAL					Rp47,056,860	CHECKED
VIII . PEKERJAAN PLAFON						
1	Pemasangan High Quality Plafond 0,8 mm x 30 cm	168.75	m2	Rp70,000	Rp11,812,500	CHECKED
SUB TOTAL					Rp11,812,500	CHECKED

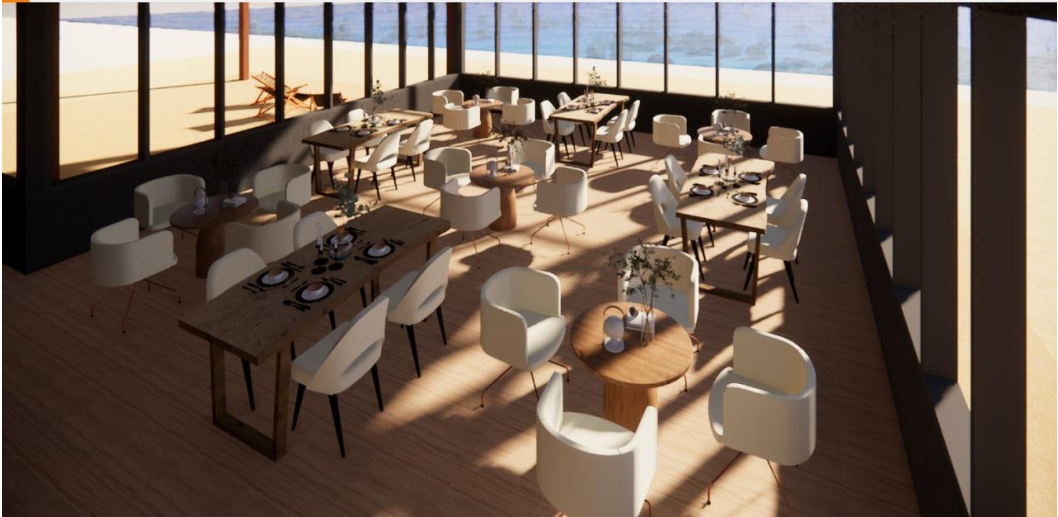
IX.	PEKERJAAN KUSEN, DAUN PINTU DAN JENDELA					
1	Kusen pintu Aluminium	3.6	m2	Rp155,000	Rp558,000	CHECKED
2	Kusen jendela Aluminium	109.5	m2	Rp155,000	Rp16,972,500	CHECKED
3	Kusen ventilasi Aluminium	6	m2	Rp155,000	Rp930,000	CHECKED
4	Daun pintu panel Aluminium	6.6	m2	Rp155,000	Rp1,023,000	CHECKED
5	Kaca jendela mati bening 5 mm	127.5	m2	Rp255,000	Rp32,512,500	CHECKED
6	Rangka & Pintu Dapur Komersial	3.6	m2	Rp1,800,000	Rp6,480,000	CHECKED
					Rp58,476,000	CHECKED
X.	PEKERJAAN INSTALASI LISTRIK					
1	Pemasangan instalasi titik lampu	25	titik	Rp293,250	Rp7,331,250	CHECKED
2	Pemasangan instalasi stop kontak	20	titik	Rp354,430	Rp7,088,600	CHECKED
3	Pemasangan box MCB	1	unit	Rp189,635	Rp189,635	CHECKED
4	Pemasangan saklar tunggal	2	buah	Rp124,430	Rp248,860	CHECKED
5	Pemasangan saklar ganda	4	buah	Rp124,430	Rp497,720	CHECKED
6	Lampu TL 40 watt panjang	6	buah	Rp48,700	Rp292,200	CHECKED
7	Lampu pijar 25 watt	15	buah	Rp16,700	Rp250,500	CHECKED
SUB TOTAL					Rp15,898,765	CHECKED
XI.	PEKERJAAN SANITAIR & INSTALASI AIR					
1	Pemasangan instalasi pipa Ø6" air kotor	10	m1	Rp160,800	Rp1,608,000	CHECKED

	septictank					
2	Pemasangan instalasi pipa Ø4" air bekas	10	m1	Rp274,432	Rp2,744,320	CHECKED
3	Pemasangan instalasi pipa Ø3/4" air bersih	10	m1	Rp36,180	Rp361,800	CHECKED
4	Pemasangan kran air	3	buah	Rp350,000	Rp1,050,000	CHECKED
5	Pemasangan Water Tank 1200L	1	buah	Rp3,160,000	Rp3,160,000	CHECKED
6	Pemasangan commercial kitchen sink	1	buah	Rp5,000,000	Rp5,000,000	CHECKED
7	Pemasangan Cocktail Station Ice Bin with Sink with Speedrail	1	buah	Rp8,000,000	Rp8,000,000	CHECKED
8	Pemasangan Commercial Floor Drain	2	buah	Rp700,000	Rp1,400,000	CHECKED
9	Pemasangan Grease Trap 3 Section	2	buah	Rp2,000,000	Rp4,000,000	CHECKED
10	Septic Tank 1000L untuk Limbah Air Kotor	1	buah	Rp4,840,000	Rp4,840,000	CHECKED
<b>SUB TOTAL</b>					<b>Rp32,164,120</b>	<b>CHECKED</b>
<b>XII. PEKERJAAN PENGECATAN</b>						
1	Cat dinding	132.5	m2	Rp41,602	Rp5,512,266	CHECKED
2	Cat Plafon	168.75	m2	Rp41,602	Rp7,020,339	CHECKED
3	Cat Kayu	75	m2	Rp41,602	Rp3,120,150	CHECKED
<b>SUB TOTAL</b>					<b>Rp15,652,756</b>	<b>CHECKED</b>
<b>XIII PEKERJAAN PENGUNCI DAN</b>						

Transportation costs	500,000	525,000	551,250	578,813	607,753
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.	<b>PENGGANTUNG</b>					
1	Pemasangan kunci tanam	4	set	Rp108,874	Rp435,498	CHECKED
2	Pemasangan engsel pintu 4"	12	buah	Rp66,255	Rp795,063	CHECKED
3	Pemasangan grendel pintu tanam	3	buah	Rp136,680	Rp410,039	CHECKED
4	Pemasangan hak angin	2	buah	Rp47,334	Rp94,669	CHECKED
<b>SUB TOTAL</b>					<b>Rp1,735,268</b>	<b>CHECKED</b>
XIV	<b>PEKERJAAN ATAP</b>					
1	Rangka Baja Ringan	225	m2	Rp250,000	Rp56,250,000	CHECKED
4	Atap Polycarbonat Transparan Alderon	168.75	m2	Rp240,000	Rp40,500,000	CHECKED
5	Lisplang Baja	20	lbr	Rp200,000	Rp4,000,000	CHECKED
6	Paku 5,7 + Baut + Plat	1	Ls	Rp200,000	Rp200,000	CHECKED
7	Pemasangan Peredam Panas Aluminium Foil	168.75	m2	Rp25,000	Rp4,218,750	CHECKED
<b>SUB TOTAL</b>					<b>Rp105,168,750</b>	<b>CHECKED</b>
<b>TOTAL KESELURUHAN</b>					<b>Rp516,354,781</b>	<b>CHECKED</b>
<b>TOTAL HARGA PER METER PERSEGI</b>					<b>Rp2,294,910</b>	<b>per M2</b>

**Attachment 2: Café layout**







Dining area of Sanctuary Café





Bar Area





Exterior View of Sanctuary Café

### Attachment 3: Turnitin Results

#### TURNITIN-TA\_31200141-BUSINESS PLAN SANCTUARY CAFÉ

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