

INTISARI

Gedung serbaguna sebagai salah satu fasilitas pendukung Pendidikan mampu meningkatkan kualitas Pendidikan apabila dioptimalkan dengan sarana dan prasarana yang baik. Bangunan bekas Graha Karir Fakultas Teknik Universitas Gadjah Mada terletak di lokasi yang strategis karena dekat dengan pusat Kota Yogyakarta, dan apabila dimanfaatkan dengan tepat dapat memberikan manfaat secara ekonomi baik bagi pemilik maupun masyarakat sekitar. Penelitian ini mengkaji pra kelayakan pembangunan gedung serbaguna berdasarkan pada aspek legal, aspek pasar dan pemasaran, aspek finansial, aspek teknis, aspek manajemen dan aspek ekonomi sosial. Kelayakan investasi dihitung dengan menggunakan metode *Net Present Value* (NPV), *Internal Rate of Return* (IRR), dan *Payback Period* (PP). Pengembangan yang paling optimal adalah skema 2 dengan fasilitas berupa ruang pertemuan utama, *lobby*, ruang rias, ruang transit, ruang staf, ruang utama, ruang catering, ruang gudang, mushola dan toilet. Dari perhitungan aspek finansial, diperoleh nilai NPV sebesar Rp445,556,786, IRR 20,67% dan *Payback Period* selama 6 tahun 8 bulan, PI sebesar 2,88, dan BCR sebesar 1,16. Berdasarkan perhitungan disimpulkan bahwa rencana pembangunan gedung serbaguna layak untuk dilakukan.

Kata kunci: Pra Studi Kelayakan, Gedung Serbaguna

ABSTRACT

Multipurpose building as one of the supporting facilities of Education can improve the quality of Education if optimized with good facilities and infrastructure. The former Graha Karir building of the Faculty of Engineering, Gadjah Mada University is located in a strategic location because it is close to the center of Yogyakarta City, and if utilized properly can provide economic benefits for both the owner and the surrounding community. This study examines the pre-feasibility of the construction of a multipurpose building based on legal aspects, market and marketing aspects, financial aspects, technical aspects, management aspects and socio-economic aspects. Investment feasibility is calculated using the Net Present Value (NPV), Internal Rate of Return (IRR), and Payback Period (PP) methods. The most optimal development is scheme 2 with facilities in the form of a main meeting room, lobby, make-up or transit room, staff room, main room, catering room, warehouse room, prayer room and toilet. From the calculation of financial aspects, the NPV value obtained was Rp 445,556,786, IRR 20.67% and Payback Period for 6 years 8 months, PI of 2.88, and BCR of 1.16. Based on the calculation, it is concluded that the plan to build a multipurpose building is feasible.

Keywords: Pre-Feasibility Study, Multipurpose Building