

INTISARI

Penelitian ini bertujuan menganalisis perubahan volume pekerjaan, efisiensi perencanaan biaya, serta profitabilitas kontraktor pada sembilan proyek pembangunan bangunan pelayanan publik di Kabupaten Sleman. Analisis dilakukan dengan membandingkan volume pekerjaan berdasarkan Gambar *Detail Engineering Design* (DED) dan *As-Built Drawing* (AB), serta mengevaluasi kinerja biaya melalui perbandingan Harga Perkiraan Sendiri (HPS), Rencana Anggaran Pelaksanaan (RAP), dan biaya realisasi berbasis harga pasar. Hasil penelitian menunjukkan bahwa perubahan volume paling kecil terjadi pada pekerjaan struktur, sedangkan pekerjaan arsitektur dan MEP menunjukkan deviasi yang lebih besar. Seluruh proyek menunjukkan efisiensi perencanaan biaya dengan rata-rata 29,38%, di mana RAP secara konsisten berada di bawah HPS. Rata-rata biaya realisasi sebesar Rp916 juta menghasilkan profit rata-rata 20,46%, yang masih berada dalam kisaran wajar untuk proyek gedung skala kecil menengah. Pekerjaan struktur menjadi penyumbang profit terbesar, sementara pekerjaan MEP cenderung menurunkan profitabilitas akibat deviasi volume yang signifikan.

Kata kunci: perubahan volume, DED, *As-Built Drawing*, efisiensi biaya, profitabilitas proyek.

ABSTRACT

This study aims to analyze changes in work volume, cost planning efficiency, and contractor profitability in nine public service building construction projects in Sleman Regency. The analysis was conducted by comparing the volume of work based on the Detailed Engineering Design (DED) and As-Built Drawing (AB), as well as evaluating cost performance by comparing the Estimated Price (HPS), Implementation Budget Plan (RAP), and actual costs based on market prices. The results show that the smallest changes in volume occurred in structural work, while architectural and MEP work showed greater deviations. All projects showed cost planning efficiency with an average of 29.38%, with the RAP consistently below the HPS. The average realized cost of IDR 916 million resulted in an average profit of 20.46%, which is still within a reasonable range for small to medium-scale building projects. Structural work contributed the most to profit, while MEP work tended to reduce profitability due to significant volume deviations.

Keywords: *volume changes, DED, As-Built Drawing, cost efficiency, project profitability.*