

## ABSTRACT

Project delivery method and contracting strategies are always improving. Commonly used traditional design-bid-build delivery method has considered to become design-bid-redesign-rebid and build project. It leads to increasing in cost growth and schedule delay. Hence, design-build delivery method arises as the method of choice. Nevertheless, the implementation of this non-traditional delivery method in Indonesia is encountering various obstacles i.e. engineering consultant capability, constructor competence, and technology availability. One of the reason of this difficulty is due to its nature in estimating process.

This final project will give a brief explanation on step-by-step procedure in design-build estimating process to bring a strong understanding of design-build estimation analysis in order to achieve a successful project. It will also cover a cost reestimation analysis on a design-build project which is Construction of Jakarta MRT Project CP103 and complies with Regulation of Minister of Public Works No. 11/PRT/M/2013 (AHSP). The reestimation analysis is conducted partially to pier column and pier head works under Milestone Number 04.04.

The reestimation analysis on pier column and pier head works generates cost 11.5% more expensive than estimated cost of Milestone Number 04.04. Further analysis by modifying AHSP thereupon is taken to explain the result. To cope with overestimate generated by AHSP, manpower is reduced thus generates only 7.3% more expensive than Milestone Number 04.04. The utilization of mechanical equipment, to emulate real construction cost estimate, generates 2.7% less cost than Milestone Number 04.04.

**Keyword:** design-build, design-bid-build, cost estimation, AHSP