CHAPTER III

GENERAL DESCRIPTION OF PROJECT

3.1 Project Identity

3.1.1 Project Data

1)	Project Name	: Hotel Santika Batam
2)	Project Location	: Jl. Engku Putri No. 9, Batam Centre, Batam
3)	Building's Function	: Hotel
4)	Owner	: PT. Multi Daya Investama
5)	Architectural Consultant	: PT. Sketsa Megah Integra
6)	Interior Design Consultant	: PT. I Style
7)	Structural Consultant	: PT. Sketsa Megah Integra
8)	ME Consultant	: PT. Sketsa Megah Integra
9)	Contractor	: PT. Prambanan Dwipaka
10)	Time for Execution	: 243 days
11)	Time for Maintenance	: 365 days
12)	Contract Number	:
13)	Type of Contract	: Lump Sum
14)	Sub-contractors	:
	a. STP & GWT	: PT. Gerbang Sukses Karya
15)	Area of Land	: 3461 m^2
16)	Number of floors	: 10 floors

3.1.2 Project Location

Hotel Santika is located at Jl. Engku Putri No. 9, Batam Centre, Batam. The geographical boundaries of Hotel Santika are:

1) North : BP Batam, Jasa Raharja, Port of Batam Center
2) East : Dataran Engku Putri
3) South : Masjid Raya
4) West : Jasa Raharja

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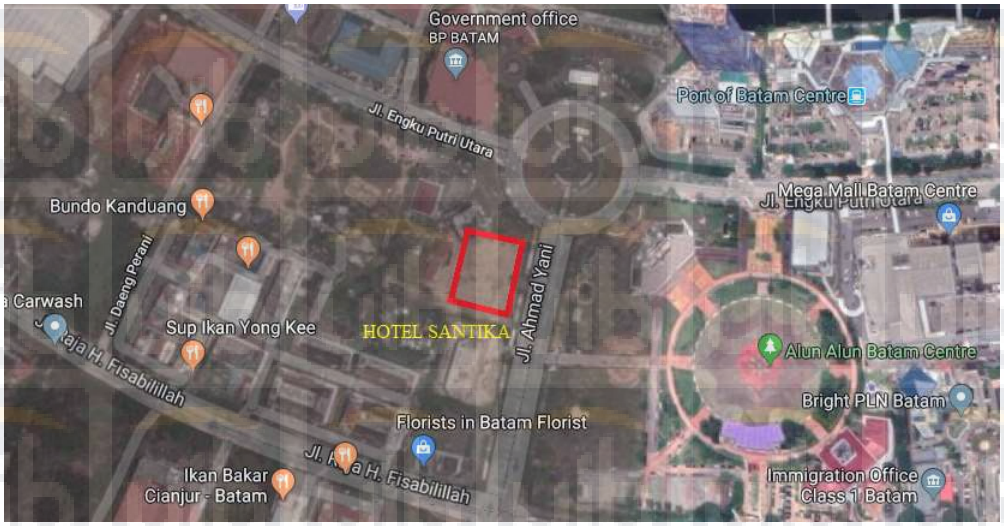

Figure 3.1 Map of Hotel Santika

3.2 Elements Involved in the Project

The elements involved in this project are:

a. Owner
b. Planning consultant
c. Contractor
d. Management consultant

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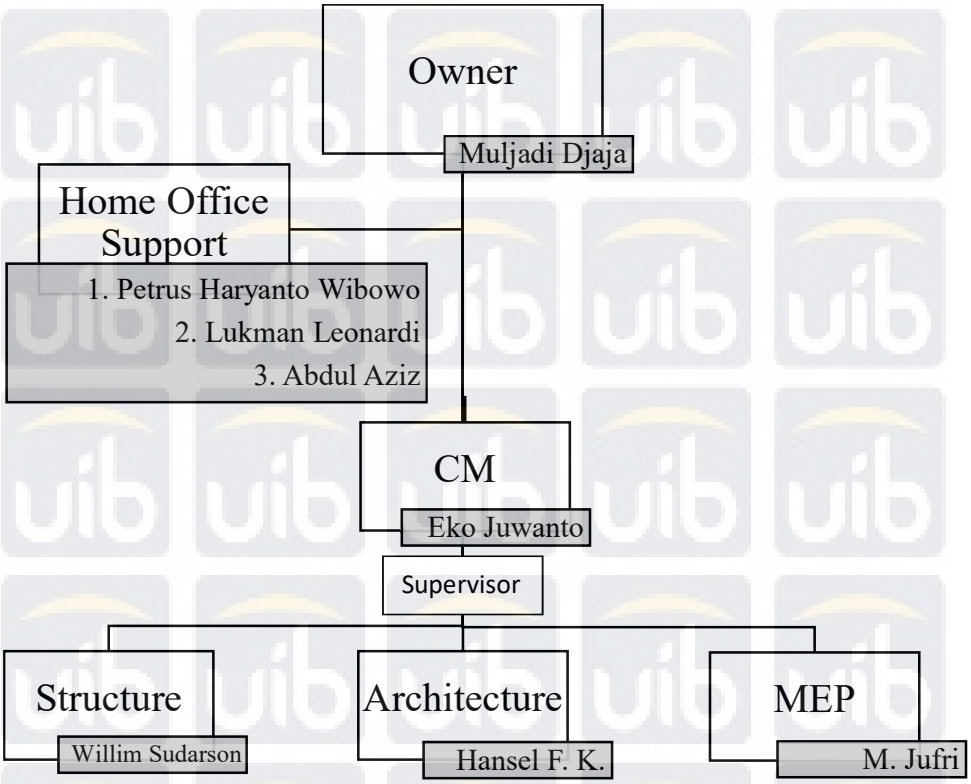

Figure 3.2 Organizational structure of management consultant for Hotel Santika

3.3 Work Relationship

The relationship of the four elements involved in the project can be explained through the diagram below

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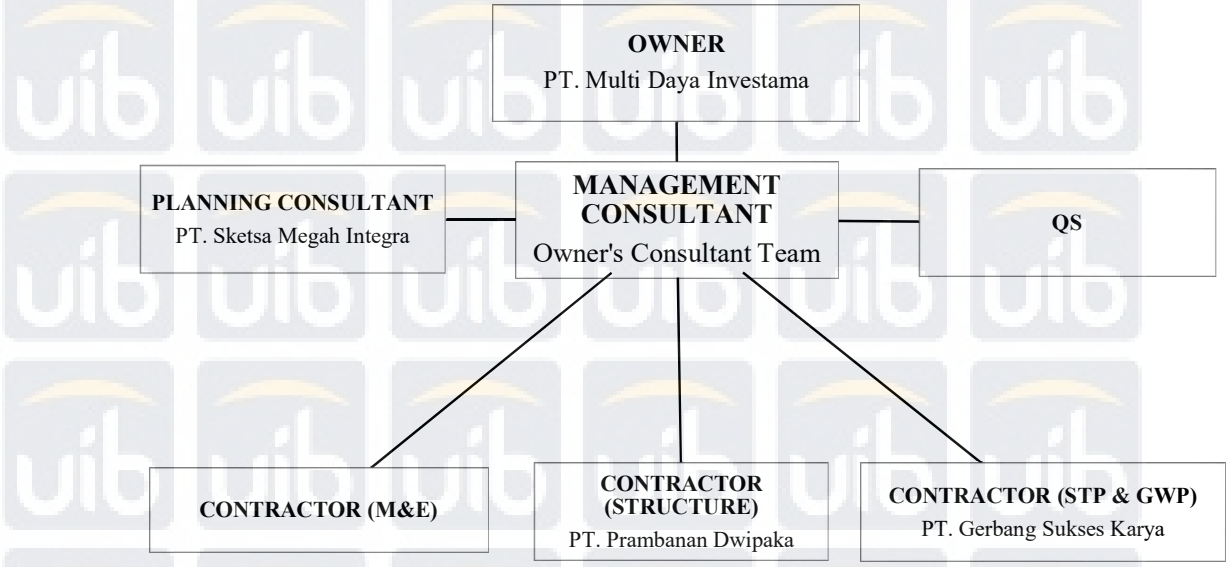

Figure 3.3 Organizational structure of construction project of Hotel Santika

3.3.1 Owner and Management Consultant

The owner has a direct commanding line to the management consultant. The relationship of the owner and the management consultant is bounded by a contract. The owner gives the management consultant tasks such as managing the construction project, making decisions for the owner on site, planning the construction project with the planning consultant which includes the administration to start the project and as well as technicalities and design of the building the owner wants, while the owner has an obligation to pay the management consultant for their work of managing.

3.3.2 Owner and Contractor

The owner has a direct commanding line to the contractor through the management consultant. The relationship of the owner and the contractor is bounded by a contract. The owner gives the contractor a task of constructing the building which is designed by the planning consultant. The contractor has the obligation to finish the construction accordingly, on time and quality, while the owner has the obligation to pay the contractor for their work of constructing.

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3.3.3 Management Consultant and Contractor

The management consultant acts as a representation of the owner in the process of construction with the task of supervising. Unlike others, the relationship of the management consultant and the contractor is not bounded by a contract. When there are some changes needed to be done, the contractor must enquire the management consultant in order to execute the changes. The relationship of the contractor and the management consultant tends to be coordinative.

3.4 Work Plan

In order to plan and manage the contractor to work efficiently, it is needed to make a work plan. A work plan consists of plans, method, schedules as well as drawings.

3.4.1 Time Schedule

Time schedule consists of list of tasks as well as its starting time and ending time. Time schedule doesn't explain the link between the tasks needed to be done as well as doesn't explain about the price of the work done. Master time schedule is used as a benchmark for the progress of the project.

3.4.2 S Curve

S curve is usually used as an indicator of the schedule of the project if it is too early or too late or on schedule. S curve explains the link of each tasks which controls the timing of the project as well as explaining the percentage of work done.

Even though it is already planned beforehand, there are some problems that can delay the completion of the project. These problems are either technical or non-technical that are hard to solve in an instant.

3.4.3 Shop Drawing

Shop drawing is used as an indication for the contractor to work on. When there is a change or a revision, the contractor drafts the revision and

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it must be accepted by the management consultant, as a representative of the owner in the project, in order to finalize the draft into a shop drawing. Shop drawing is essential because its role as the plan for constructing the building.

3.5 Workforce and its Work Hours

The workforce is usually controlled based on the rules and regulations of Indonesia (Undang-Undang Perburuan) in which minimum wage, work hours (regular time and over time) as well as other problems that are correlated to manpower are explained. Usually, every contractor has different rules and regulations to control their manpower.

3.5.1 Workforce

The labors in this project are divided into three groups:

1) Permanent Workers
2) Daily Workers
3) Contracted Workers

3.5.2 Work Hours

Work hours in this project are explained below:

- Work days : Monday-Saturday
- Work hours : 08.00-17.00
- Idul Fitri Holiday : 2 weeks

Public holidays are counted as an off day. Over time or work days out of regular time are compensated accordingly.

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