

ABSTRAK

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Judul : Implementasi Kontrak Kontruksi Terintegrasi (*Design and Build*) Proyek Pekerjaan Gedung

Sistem *Design and Build* (DB) merupakan alternatif sistem pelaksanaan proyek yang dianggap mampu mengatasi kelemahan sistem Tradisional, terutama untuk mempercepat pembangunan dan meningkatkan efisiensi pengadaan barang dan jasa. Penelitian menunjukkan bahwa kinerja proyek dengan sistem DB lebih baik dibandingkan sistem Tradisional dalam hal biaya, waktu, dan mutu.. Proyek IMC menggunakan sistem DB untuk mempercepat waktu pelaksanaan pekerjaan, Melalui penyusunan variabel dari data sekunder dan studi literatur, validasi pakar, pilot survey, penyebaran kuesioner. Metode "*design and build*" pada proyek ini memfasilitasi koordinasi yang lebih baik antara tim perancang dan tim konstruksi, mengurangi risiko kesalahan dan mempercepat waktu penyelesaian proyek. Hasilnya adalah sebuah bangunan yang tidak hanya memenuhi kebutuhan pengguna, tetapi juga melampaui ekspektasi dalam hal kualitas dan keindahan.

Kata kunci :

Design and build, faktor risiko, kinerja waktu, tim desain, manajer proyek, kontraktor, perusahaan kontraktor, badan usaha milik negara, PT Adhi Karya, proyek konstruksi, Indonesia Manufacturing Center (IMC), analisis NVivo

ABSTRACT

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Title : Implementation of Integrated Construction Contract (Design and Build) IMC Building Works Project

The Design and Build (DB) system is an alternative project implementation system that is considered capable of overcoming the weaknesses of the Traditional system, especially to accelerate development and increase the efficiency of procurement of goods and services. Research shows that project performance with the DB system is better than the Traditional system in terms of cost, time, and quality. The IMC project uses the DB system to accelerate the time of work execution, through the preparation of variables from secondary data and literature studies, expert validation, pilot survey, questionnaire distribution. The "design and build" method in this project facilitated better coordination between the design team and the construction team, reducing the risk of errors and accelerating the project completion time. The result is a building that not only meets user needs, but also exceeds expectations in terms of quality and beauty.

Keywords:
Design and build, risk factors, time performance, design team, project manager, contractor, contracting company, state-owned enterprise, PT Adhi Karya, construction project, Indonesia Manufacturing Center (IMC), NVivo analysis,