

ABSTRAK

Judul : Analisis Dampak Pada Proyek Konstruksi Dengan Adanya Pandemi Covid-19 Terhadap Pelaksanaan Pekerjaan Struktur (Studi Kasus Proyek Bintaro Jaya Xchange Tahap 2) Zulfi Maulana Karim, 41116120092, Dosen Pembimbing : Dr. Ir. Mawardi Amin, M.T.

Proyek Bintaro Jaya Xchange Mall tahap II yang dikembangkan oleh PT. Jaya Real Property adalah lanjutan pembangunan Bintaro Xchange Mall meliputi mall tahap ke-2, hotel dan oceanarium. Namun karena adanya Pandemi Covid-19 yang telah melemahkan berbagai sektor di Indonesia, tidak terkecuali sektor konstruksi. Akibat pandemi Covid-19 ini pula kegiatan pembangunan proyek Bintaro Xchange Tahap II terhenti sementara. Dengan munculnya pandemi covid-19 ini, pembangunan Proyek Bintaro Jaya XChange Mall tahap II juga menyusun kebijakan yang akan diberlakukan di dalam pelaksanaan pembangunan kedepan demi meminimalisir risiko bahaya covid-19 tersebar di area proyek tanpa mengganggu aktivitas pekerjaan konstruksi yang sedang berlangsung. Walaupun kegiatan pembangunan Proyek Bintaro Jaya XChange Mall tahap II dapat terus berlangsung dengan berbagai syarat pembatasan sesuai dengan aturan yang berlaku, namun karena adanya pemberhentian sementara kegiatan proyek sebelumnya mengakibatkan beberapa dampak kerugian yang ditinggalkan.

Penulisan ini bertujuan Untuk mengetahui dampak yang timbul akibat pengaruh adanya pandemi Covid-19 dan untuk mengetahui langkah-langkah apa saja dari pihak kontraktor untuk mengatasi dampak tersebut terhadap pekerjaan struktur proyek Bintaro Jaya Xchange Mall tahap II. Data dari penulisan ini diperoleh dari kuesioner responden, kemudian diuji dengan menggunakan SPSS dengan menguji validitas dan reliabilitas. Setelah itu, penulis mengidentifikasi tingkatan risiko akibat penundaan kegiatan konstruksi berdasarkan matriks risiko.

Hasil dari penulisan diperoleh 5 indikator yaitu, pada risiko pelaksanaan : A3 Adanya pekerja yang positif Covid-19 akibat kelalaian penerapan pencegahan Covid-19 dan A10 Kesulitan para pekerja menerapkan aturan pencegahan Covid-19. Pada risiko perencanaan : B6 Kurang jelasnya perencanaan desain. Pada risiko finansial : F2 Pembekakan estimasi biaya konstruksi akibat penundaan kegiatan proyek dan F4 Keadaan ekonomi yang masih labil akibat pandemi Covid-19. Dari hasil penelitian didapat langkah yang tepat untuk meminimalisir dampak terkait risiko pandemi Covid-19 pada pekerjaan struktur konstruksi, yaitu dengan efisiensi sumber daya, berkoordinasi dengan pihak owner dan MK, serta melakukan evaluasi terhadap penegakan penanggulangan Covid-19 di area konstruksi.

Kata kunci : Matriks Risiko, Pandemi Covid-19, Pekerjaan Struktur, SPSS.

ABSTRACT

Title: Impact Analysis of Construction Projects Due to the Covid-19 Pandemic on the Implementation of Structural Works (Case Study: Bintaro Jaya Xchange Mall Phase II Project) Zulfi Maulana Karim, 41116120092, Supervisor: Dr. Ir. Mawardi Amin, M.T.

Bintaro Jaya Xchange Mall phase 2 developed by PT. Jaya Real Property is a continuation of the construction of Bintaro Xchange Mall which includes the 2nd phase mall, hotel and oceanarium. However, Covid-19 pandemic has weakened various sectors in Indonesia, including the construction sector. Due to the Covid-19 pandemic, construction activities for the Bintaro Xchange Phase II project have been temporarily suspended. With the emergence of this covid-19 pandemic, the construction of Bintaro Jaya XChange Mall Phase II Project also formulated that will be implemented in future development implementation in order to minimize the risk of covid-19 spreading in the project area without disrupting ongoing construction work activities. Although the construction activities of the Bintaro Jaya XChange Mall phase II Project can continue with various conditions and restrictions in accordance with applicable regulations, due to the temporary suspension of previous project activities, some of the impact of losses is left behind.

This writing aims to determine impacts that arise after the impact of the Covid-19 pandemic and to find out what steps the contractor took after the Covid-19 pandemic on the structural work of the Bintaro Jaya Xchange Mall phase II project. The data from this paper were obtained from the respondent's questionnaire, then tested using SPSS by testing the validity and reliability. After that, the authors identify the level of risk due to delays in construction activities based on the risk matrix.

The results of the writing obtained 5 indicators, at the risk of implementation: A3 There are workers who are positive Covid-19 due to negligence in the implementation of Covid-19 prevention and A10 Difficulty for workers to apply Covid-19 prevention rules. On planning risk: B6 Lack of clear design planning. On financial risk: F2 Swelling of construction cost estimates due to delays in project activities and F4 Economic conditions are still unstable due to the Covid-19 pandemic. From the results, was found that the right steps were taken to minimize the impact to related the risk of the Covid-19 pandemic on construction structure work, first with resource efficiency, coordinating with the owner and the Constitutional Court, and evaluating the enforcement of Covid-19 countermeasures in the construction area.

Keywords: Covid-19 Pandemic, Risk Matrix, SPSS, Structure Construction.