

SPESIFIKASI TEKNIS MATERIAL

NO	URAIAN PEKERJAAN	SPESIFIKASI BAHAN	PRODUK/MERK
A. PEKERJAAN STRUKTURAL			
1	Pondasi	Beton mutu $f_c'=30$ Mpa (K350)	ReadyMix ex. Jayamix, Varia Beton, Merak Beton
2	Sloof	Beton mutu $f_c'=25$ Mpa (K300)	ReadyMix ex. Jayamix, Varia Beton, Merak Beton
3	Kolom	Beton mutu $f_c'=25$ Mpa (K300)	ReadyMix ex. Jayamix, Varia Beton, Merak Beton
4	Balok	Beton mutu $f_c'=25$ Mpa (K300)	ReadyMix ex. Jayamix, Varia Beton, Merak Beton
5	Pelat Beton	Beton mutu $f_c'=25$ Mpa (K300)	ReadyMix ex. Jayamix, Varia Beton, Merak Beton
6	Beton Non Struktural		
		Beton mutu $f_c'=14,5$ Mpa (K175)	SiteMix
		Semen Portland	ex. Semen Gresik, Semen Holcim, Semen Tiga Roda
		Pasir Cor	ex. Lumajang
		Batu pecah mesin uk. 2/3	ex. Lokal
7	Pembesian		
		Besi Beton Polos U-24 (280 Mpa)	ex. Lautan Steel, Master Steel, Perwira
		Besi Beton Ulir U-40 (420 Mpa)	ex. Lautan Steel, Master Steel, Perwira
8	Bekisting		
		Papan Kayu kelas III (Kayu Meranti)	ex. Lokal
		Balok Kayu Kelas III (kayu Meranti)	ex. Lokal
		Multiplik 9mm (Hardwood) MC Meranti/Sengon	ex. Lokal
		Dolken Kayu Ø 8 cm	ex. Lokal
B. PEKERJAAN ARSITEKTURAL			
1	Dinding		
		Bata Merah uk. 20x10x5cm	ex. Lokal
		Bata Ringan uk. 60x20x10cm	ex. Citicon, Focon, Falcon
2	Bahan Perekat		
		Portland Cement (PC)	ex. Semen Gresik, Semen Holcim, Semen Tiga Roda
		Mortar Siap Pakai (Semen Instan)	ex. Semen MU, Semen SIG, Semen Drymix
		Semen Warna	ex. AM, MU, Sika
3	Pelapis Lantai		
		Keramik 25x25cm	ex. Roman atau sekualitas
		Keramik T. Wudhu 30x30cm pholished	ex. Roman atau sekualitas
		Keramik 50x50cm pholished	ex. Roman atau sekualitas
		Keramik 50x50cm unpolished	ex. Roman atau sekualitas
		Granite Tile Ruangan 60x60cm Polished	ex. Roman Dtuscia atau sekualitas
		Granite Tile Selasar 60x60cm Unpolished	ex. Roman Dtokyo atau sekualitas
		Granite Tile Toilet 60x60cm Unpolished	ex. Roman Dmalaga Vintage atau sekualitas
		Granite Tile + Step Nosing 30x60cm	ex. Roman atau sekualitas
		Vinyl Anti Bakteri Type Marble	ex. Purva atau sekualitas

NO	URAIAN PEKERJAAN	SPESIFIKASI BAHAN	PRODUK/MERK
4	Pelapis Dinding	Keramik 25x50cm	ex. Roman atau sekualitas
		Granite Tile 60x60cm Polished Type Black Onyx	ex. Roman atau sekualitas
		Granite Tile 30x60cm Polished gelap	eex. Roman Detincelle Grey atau sekualitas
		Granite Tile 30x60cm Polished Terang	ex. Roman Dboston Pearl atau sekualitas
		Batu Andesit 20x40cm	ex. Lokal
		Batu Tempel	ex. Lokal
5	Kusen Pintu & Jendela	Profil Kusen Aluminium Hitam 4 " (door jamb)	ex. Alexindo, YKK, Superex
		Profil Daun Pintu Aluminium Pintu Hitam	ex. Alexindo, YKK, Superex
		Profil Kaca Alumunium	ex. Alexindo, YKK, Superex
		Pintu Multiplek Rangka kayu Fin. Duco	Custom
		Pintu KM/WC PVC Polos	ex. Platinum atau setara
		Roster Kayu Jati uk.15/30 + Kasa	Custom
		Kubikal 'Panel Phenolic Warna Kayu tb. 12mm	ex. PT. Sakura Matriks Utama atau Sekualitas
		Pintu Lipat (Panel fin HPL, Glasswool, sistem persection)	ex. Pireki type Samowa atau sekualitas
6	Kaca	Kaca Polos tebal 3; 5; 8 mm	ex. Asahimas, Glassindo, Mulia
		Kaca Buram tebal 5 mm	ex. Asahimas, Glassindo, Mulia
		Kaca Cermin tebal 5 mm	ex. Asahimas, Glassindo, Mulia
		Kubikal Kaca Tempered Glass 10mm	ex. Asahimas, Glassindo, Mulia
7	Kunci & Engsel	Lever Handle Pintu komplit	ex. Dekson, Solid
		Pull Handel stainless 80cm	ex. Dekson, Solid
		Handel pintu geser	ex. Dekson, Solid
		Handle towel stainless 20 X 50	ex. Dekson, Solid
		Lockcase + Kunci silinder	ex. Dekson, Solid
		Engsel Pintu 5"	ex. Dekson, Solid
		Engsel Pintu Biasa 4"	ex. Dekson, Solid
		Patch Fitting Kaca tempered	ex. Dekson, Solid
		Glass Clip	ex. Dekson, Solid
		Lis U stainless	ex. YKK/Alexindo/Setara
		Grendel Pintu Hotel	ex. Dekson, Solid
		Grendel Pintu Toilet	ex. Dekson, Solid
		Grendel Tanam	ex. Dekson, Solid
		Grendel Pintu Biasa	ex. Dekson, Solid
		Casement Jendela 20"	ex. Dekson, Solid
		Ram Buncis Alumunium	ex. Dekson, Solid
Rel Pintu Dorong p=200cm	ex. Dekson, Solid		
Door Closer	ex. Dekson, Solid		

NO	URAIAN PEKERJAAN	SPESIFIKASI BAHAN	PRODUK/MERK
8	Plafon	Gypsum Board 9 mm	ex. Jayaboard, Elephant, Gyproc
		Semen Board 4 mm	ex. Kalsiboard, GRC Board, Jaya Board
		Lisplank GRC 20cm	ex. Woodplank, Elephant, Kalsiplank
9.	Penutup Atap	Genteng Aspal	ex. GAF, Victory, Firescreen
		Bubung Genteng Aspal	ex. GAF, Victory, Firescreen
		Atap Galvalum	ex. Spandek
		Atap Galvalum Transparan	ex. Spandek
		Talang Jurai Galvalum	ex. Spandek
10.	Rangka Plafon & Atap	Baja Ringan 0,75	ex. Kencana, Taso, BMT
		Reng Purlin R 36.055	ex. Kencana, Taso, BMT
		Metal furing	ex. Jayaboard, Aplus, Knauf,
11	Mebelair	Papan Kayu meranti 3x30 cm	ex. Lokal
		Kayu Usuk Meranti 5/7	ex. Lokal
		Multiplek 4 mm SC Meranti	ex. Lokal
		Multiplek 6 mm SC Meranti	ex. Lokal
		Multiplek 9 mm SC Meranti	ex. Lokal
		HPL Lem Kayu	ex. Taco, Grasmerino, Alborite ex. Rajawali, Fox, Dextone
12	Pengecatan	Cat Dasar Tembok	ex. Jotun atau sekualitas
		Cat Tembok Eksterior	ex. Jotun atau sekualitas
		Cat Tembok Interior	ex. Jotun atau sekualitas
		Cat Plafon	ex. Jotun atau sekualitas
		Cat Tekstur Pasir Kamprot Natural	ex. Kamproll, Tekskam, Stucco
		Cat Dasar Kayu	ex. Mowilek, Emco, Propan
		Cat Kayu	ex. Mowilek, Propan, Woodstain
		Cat Duco Kayu	ex. Propan, Nippon paint, Bio Duco
		Clear Gloss	ex. Propan, Avian, Biovarnish
		Cat meni besi	ex. Emco, Nippon paint, Altex
		Cat Besi	ex. Emco, Nippon paint, Propan
		Coating batu alam	ex. Propan, Avian, AM
		Waterproofing Type Coating	ex. Sika, AM, Aquaproof
Waterproofing Type Membrane	ex. BASF, Brai, Bituline		

NO	URAIAN PEKERJAAN	SPESIFIKASI BAHAN	PRODUK/MERK
C.	PEKERJAAN MEP		
1	Panel-Panel & Genset	Box Panel Indoor + Aksesoris (ukuran sesuai gambar)	ex. Asa Mitra Enjining (ASME)
		COS Electric (200A)	ex. Schneider, Omron, Mitsubishi Electric
		Kontaktor	ex. Schneider, Omron, Mitsubishi Electric
		MCB 1P	ex. Schneider, Omron, Mitsubishi Electric
		MCB 3P	ex. Schneider, Omron, Mitsubishi Electric
		MCCB 3P	ex. Schneider, Omron, Mitsubishi Electric
2	Genset 100 kVA Type Silent + ATS	Engine : Cummins type 6BT.9G2	ex. Simtek Power
		Altenator : simgen	
3	Pompa Solar Elektrik 12 Volt	Tegangan Kerja 12 Volt	ex. Perkins, Yanmar, Cummins
4	Kabel Instalasi Listrik	Kabel NYY	ex. Supreme
		Kabel BC	ex. Supreme
		Kabel NYM	ex. Supreme
5	Kabel Tray & Pipa Conduit	Kabel Tray Ladder C 300 x 100 mm (Hotdip Galvanis)	ex. Traytek, TRIAS, Tray Kabelindo
		Aksesoris Tray	ex. Traytek, TRIAS, Tray Kabelindo
		Kabel Duck 100x50mm	ex. Traytek, TRIAS, Tray Kabelindo
6	Lampu, Fixture & Stop Kontak	Armatur Lampu TKI	ex. Philips
		Armatur Lampu RMI	ex. Philips
		Lampu TL LED 2x8W	ex. Philips
		Lampu TL LED 1x8W	ex. Philips
		Lampu Downlight panel LED 5W, 10W, 15W	ex. Philips
		Lampu LED Bulb 10W	ex. Philips
		Lampu LED Strip 4,6W/m'	ex. Philips
		LED Selang Warm White	ex. Philips
		Saklar Ganda	ex. Clipsal, Panasonic, Philips
		Saklar Tunggal	ex. Clipsal, Panasonic, Philips
		Stop Kontak	ex. Clipsal, Panasonic, Philips
		Stop Kontak AC (Switch + Indikator)	ex. Clipsal, Panasonic, Philips
		Stop Kontak Lantai 16A	ex. Legrand, Schneider, Panasonic
		Stop Kontak Outdoor 16A	ex. Legrand, Schneider, Panasonic
		Pipa Conduit 20mm	ex. Clipsal, Boss, Legrand
		Inbow dus	ex. Clipsal, Panasonic, Philips
		T dus	ex. Clipsal, Panasonic, Philips

NO	URAIAN PEKERJAAN	SPESIFIKASI BAHAN	PRODUK/MERK
7	Sistem Tata Udara	Unit AC Split Kap. 5.000 Btu/h (1/2 PK)	ex. Daikin
		Unit AC Split Kap. 7.000 Btu/h (3/4 PK)	ex. Daikin
		Unit AC Split Kap. 9.000 Btu/h (1 PK)	ex. Daikin
		Unit AC Split Kap. 12.000 Btu/h (1,5 PK)	ex. Daikin
		Unit AC Casette Kap. 27.000 Btu/h (3 PK)	ex. Daikin
		Exhaust Plafon 8"	ex. KDK, Maspion, Sekai,
		Exhaust Cooling Fan 20" industrial	ex. KDK, Sekai, CKE
8	Sistem MATV	Kabel Coaxial RG 6	ex. Belden, Kintani, Maxtron
		Inbow dus	ex. Panasonic, Philips
		Outlet TV	ex. Panasonic, Philips
		Booster 2 Port / 34dB / 550MHz / 220 V	ex. TOA
		Splitter 4 way	ex. TOA
		CATV Amplifier Booster, gain 34 dB, Bandwidth 550	ex. TOA
		Satelit Receiver, 4 way	ex. V8 nova
		A/V Modular	ex. TOA
		A/V Combiner	ex. TOA
		Video/MP3 Player	ex. TOA
		Parabola Disc 8 feet	ex. Solid
		Parabola Solid Disc 6 feet	ex. Solid
		Rack Server 42U	ex. Inдорack
9	Sistem Data & WIFI	Main Switch hub 24 Port, Gigabit, Router, Converter	ex. TP Link, D Link, Bluelink
		Switch HUB (8 : 5 : 4 Port) With PoE	ex. TP Link, D Link, Bluelink
		Switch PoE 4 port	ex. TP Link, D Link, Bluelink
		UTP Cat 5e + Conduit 20 mm	ex. Belden, Pro link, Commscope
		Outlet Stop Kontak Lantai Data Cat 6	ex. Legrand, Schneider, Panasonic
		Access Point, 300Mbps	ex. TP Link, D Link, Bluelink
10	Sistem CCTV	Kabel Cat 5e + Conduit 20 mm	ex. Belden, Kintani, Matrix
		1/3" color Dome Camera, 4 MP	ex. Hikvision
		Colour Fixed Outdoor IP Camera 5 MP Full Time	ex. Hikvision
		NVR 16 Channel	ex. Hikvision
11	Sistem Penangkal Petir	Head Protector R60-80	ex. Kurn, Thomas, Gent
		Kabel Coaxial 50mm2	ex. DCE, Bass, Liteco
		Lampu OBL 100W	ex. Philips, Panasonic, Osram
		Lightning Counter Stroke	ex. Sky Counter, LPI, Eritech
		Pipa Galvanis Ø 2", tebal 2.3 mm	
		Pipa Galvanis Ø 3", tebal 2.5 mm	

NO	URAIAN PEKERJAAN	SPESIFIKASI BAHAN	PRODUK/MERK
12	Plumbing	Pompa Transfer	ex. Zirantec
		Pompa Penguras	ex. Zirantec
		Pompa Booster (Packaged)	ex. Zirantec
		<i>Spesifikasi :</i>	
		- 2 unit Pompa +Motor	
		- 1 unit Diaphragma Pressure Tank 100L	
		- 1 unit Panel Control Automatic/ Alternate	
		- 1 lot Aksesoris	
		Tandon air Stainless Steel, Kap. 4000L	ex. Profil Tank, Penguin, Excel
		Electric Water Heater Kap. 15 L	ex. Ariston, Modena, Rinnai
		Bio Septictank kap. 5m3	ex. Biotech, Biofill, Bioseven
		Pipa PPR (ϕ 1/2", 2") + Aksesoris Valve	ex. Vinilon
		Pipa PVC Type AW (ϕ 1/2", 3/4", 1", 2", 3", 4")	ex. Vinilon
		Pipa PVC Type D (ϕ 1", 2")	ex. Vinilon
13	Sanitaire	Kloset Duduk	ex. Toto, American Standard
		Kloset Jongkok	ex. Toto, American Standard
		Wastafel Dinding	ex. Toto, American Standard
		Wastafel Meja Console Bulat	ex. Toto, American Standard
		Wastafel Meja Console Kotak	ex. Toto, American Standard
		Urinoir	ex. Toto, American Standard
		Devider Urinoir	ex. Toto, American Standard
		Shower	ex. Onda, AER, Wasser
		Jet Shower	ex. Onda, AER, Wasser
		Kran Angsa	ex. Onda, AER, Wasser
		Kran Dinding	ex. Onda, AER, Wasser
		Kran Panas Dingin	ex. Onda, AER, Wasser
		Kran Wastafel	ex. Onda, AER, Wasser
		Floor Drain Stainless 2"	ex. Onda, AER, Wasser
		Floor Drain Stainless 3"	ex. Onda, AER, Wasser
		Roof Drain Stainless 4"	ex. Onda, AER, Wasser