



Comparative Analysis Of Implementation Plan Costs Between Daily Wages And Contract Wages In Building Construction Projects (Case Study Of Jakarta Islamic Hospital Pondok Kopi)

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Abstract

In this study, researchers reworked the RAB (Budget Plan) that was not previously obtained from the research site. The expected outcome of processing the RAB data is to identify which jobs have the greatest weight and require piecework wages. This is then compared to the RAP. Because of this simple point, errors still occur frequently in some projects, resulting in budget overruns. This daily and piecework wage system often occurs in projects. Therefore, the author wants to conduct an analysis of the comparative cost of the Jakarta Islamic Hospital Development Project Pondok Kopi, between the work analysis according to the Cost Budget Plan based on the results of the survey based on daily wages and the Cost Budget Plan based on the results of the survey based on piecework wages based on the Cost Budget Plan. Differences in wage systems significantly impact project cost efficiency. Daily wages tend to provide workers with income security, but they risk reducing productivity if there is no close supervision. Conversely, piecework wages can increase productivity due to the incentive to complete work more quickly, but they can potentially reduce quality if supervision is suboptimal. This research is relevant to the Jakarta Pondok Kopi project, where challenges such as tropical weather and material availability require an adaptive wage approach.

Keywords: Comparative, Contract RAB, Wages RAB

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INTRODUCTION

Health infrastructure development projects in Indonesia, such as hospitals, require an effective human resource management approach to optimize productivity and costs [1].

Daily wages are a payment system based on hours worked, where workers receive a fixed daily wage regardless of output. While this offers income security, it can reduce efficiency due to the lack of direct incentives. In contrast,

piecework wages are paid based on units of work completed, such as per cubic meter of concrete or per wall panel. Workers are incentivized to complete tasks faster, increasing productivity, but risk compromising quality if supervision is inadequate [2].

In general, contractors make analytical bid prices that are not entirely based on SNI analysis. Most contractors calculate the unit price of work with their own estimates based on the size of the m² field so they can estimate how much the total cost of the project will be.

The RAB is a calculation of building costs based on building drawings and specifications for the construction work to be undertaken. The RAB can serve as a reference for future work. The budget is the price of the building, calculated carefully and in accordance with the requirements. The budget for the same building will vary from region to region due to the cost of materials and labor [3].

To calculate the RAB, the following data is required, including:

1. Building plan drawing
2. Work plan requirements (RKS)
3. The volume of each job to be carried out
4. Price list for each building and workers' wages
5. Unit price of work
6. Implementation method.

The steps in calculating the budget plan include the following:

1. Calculating the volume of work
2. Calculating analysis from unit price
3. Calculating the RAB
4. Make a cost recapitulation.

This daily and piecework wage system often occurs in projects. Therefore, the author wants to conduct an analysis of the comparative cost of the Jakarta Islamic Hospital Development Project Pondok Kopi, between the work analysis according to the Cost Budget Plan based on the results of the survey based on daily wages and the Cost Budget Plan based on the results of the survey based on piecework wages based on the Cost Budget Plan.

This research is relevant to the Jakarta Pondok Kopi project, where challenges such as tropical weather and material availability require an adaptive wage approach.

In this study, researchers reworked the RAB (Budget Plan) that was not previously obtained from the research site. The expected outcome of processing the RAB data is to identify which jobs have the greatest weight and require piecework wages. This is then compared to the RAP. Because of this simple point, errors still occur frequently in some projects, resulting in budget overruns.

Job Unit Price Analysis

The unit price of a job is the sum of the prices of materials and labor wages based on

analytical calculations. Material prices obtained in the market are collected in a list called the material unit price list. Labor wages obtained on site are collected and recorded in a list called the material unit price list. Unit prices of materials and labor wages vary from region to region. Therefore, in calculating and preparing the cost budget for a building/project, one must refer to the unit prices of materials and labor wages in the market and at the job site.

Material Price Analysis

The material analysis of a project can be calculated using SNI analysis. This SNI analysis is issued by the Center for Housing Research and Development. The SNI analysis is an update of the BOW 1921 analysis (*Municipal Public Works*). Based on the SNI analysis, coefficients for materials, wages, and tools have been established to analyze the prices or costs required to create a unit price for a job. The comparative composition and arrangement of materials, labor wages, and equipment for a job have also been established in the SNI, then multiplied by the prevailing market price for each unit of work.

Wage Price Analysis

Time-based wages are wages paid to workers according to their time capacity, and these payments are generally based on the length of work (daily, weekly, or monthly). Unit wage rates are the rates paid to workers based on their skill level. Unit wage rates are calculated based on the location of the work, with the East Jakarta city wage standard used in this analysis.

Based on the theoretical studies that have been presented, in the preparation of the research, the author proposes the following framework:

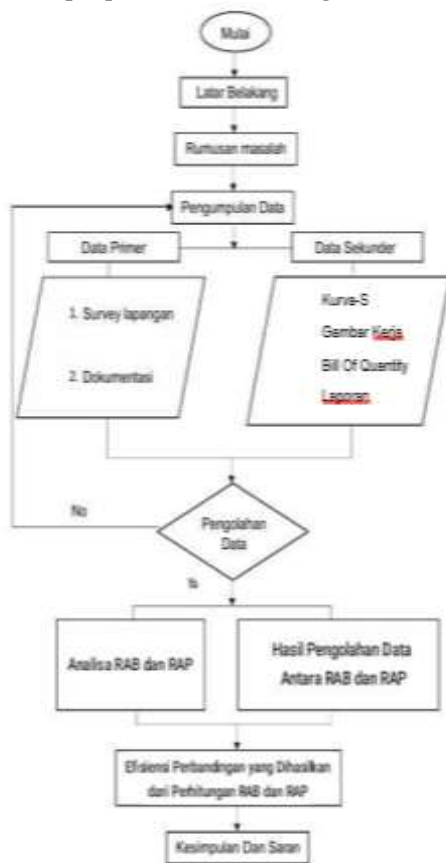


Figure 1. Research Flow Stages

METHOD

This research is a quantitative descriptive study that emphasizes data analysis, comparisons, and efficiency in the Jakarta Islamic Hospital Pondok Kopi construction project. This study uses comparative theory to calculate the difference between raw material and direct labor costs. The data used are primary and secondary data in the form of documents obtained from the company.

RESULT AND DISCUSSION

This chapter presents the results of research on the analysis of daily cost plans and wholesale monastery budget plans in order to find cost efficiencies. The research was conducted to determine the optimization of wages, materials, and equipment costs.

The research stages begin with analyzing and identifying several pieces of data obtained,

then presenting a plan for formulating the problems that will be discussed in the research.

The data will then be processed and used to compare daily and contract labor wages based on the cost estimate (RAB). The analysis process involves activity information and job analysis, including preparatory, structural, and architectural work. Data processing is performed using Microsoft Excel software, with calculations for daily and contract labor wages and a comparison of the results based on the RAB. The budget plan will be analyzed based on material unit price data obtained directly from the relevant building supply store and wage unit price data obtained from interviews with the craftsmen or workers on the project.

Table 1. Budget Plan Data From The Project

REKAPITULASI		PERIODE
		INDEX VALUE
NO.ITEM	URAIAN PEKERJAAN	%
	PEKERJAAN PERSIAPAN	1,20%
PEKERJAAN STRUKTUR		
1	PEKERJAAN TANAH	3,83%
2	PEKERJAAN STRUKTUR PONDASI	28,79%
3	PEKERJAAN STRUKTUR BETON	45,41%
4	PEKERJAAN ATAP	6,67%
PEKERJAAN ARSITEKTUR		
1	ARSITEKTUR LANTAI 1	1,53%
2	ARSITEKTUR LANTAI P1	1,52%
3	ARSITEKTUR LANTAI P2	1,37%
4	ARSITEKTUR LANTAI P3	1,32%
5	ARSITEKTUR LANTAI P4	0,07%
PEKERJAAN MEKANIKAL, ELEKTRIKAL & PLUMBING (MEP)		

1	PLUMBING SALURAN AIR HUJAN	3,54%
2	FREE HYDRANT & SPRINKLER	0,89%
3	PANEL LISTRIK, KABEL, TRAY KABEL, PENERANGAN & KOTAK KONTAK	3,87%
TOTAL		100%

The discussion of the RAB data analysis begins with an initial blank RAB that only lists the activity name and work volume. This stage is still basic because it does not provide an overview of the cost value or the weight of the work. After processing, the data is converted into a fixed RAB by adding the unit price for each type of work. The unit price is then multiplied by the volume to produce a total price, which reflects the total cost of each activity. From the accumulation of all costs, the weight of each activity is also calculated to demonstrate the proportion of its contribution to the total budget. Thus, this calculation process makes the RAB more structured, transparent, and can be used as a reference in project planning and control.

The daily wages for work done in each job are determined based on the number of workers and the length of working hours with the following data and analysis:

1. Daily RAB for Foundation Structure Work
 Foundation work is a crucial stage in construction because it serves as the building's primary support. This process involves constructing foundations appropriate to the soil type and building load, such as river rock foundations, reinforced concrete foundations, or piles. The stages include excavation, formwork installation, casting, and material quality control to ensure the foundation's strength [4].

The following is a table of the results of daily RAB calculations for foundation structure work.

Table 2. Daily RAB for Foundation Structure Work for Bored Pile Foundation with a diameter of 60 cm

No.	URAIAN	VOLUME		TOTAL	
1	Pondasi Bored Pile dia 60 cm	1312,5		2.687.212.500,00	
No.	Uraian	Sat.	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)
A Tenaga Kerja					
1	Pekerja	OJ	0,249	120.000,00	299,280,00
2	Tukang Batu	OJ	0,249	145.000,00	361.630,00
3	Mandor	OJ	0,338	200.000,00	202,800,00
	Jumlah Tenaga Kerja				863.710,00
B Bahan					
	Jumlah Harga Bahan				
C Peralatan					
1	Bore Pile Machine	Jam	0,249	500.000,00	997.600,00
	Jumlah Harga Alat				
D Jumlah (A+B+C)					1.861.310,00
E Biaya Umum dan Keuntungan 10%-15% x D				10%	186.131,00
F Harga Satuan Pekerjaan (D+E)					2.047.441,00

Table 3. Daily RAB for Foundation Structure Work PDA TEST

III PEKERJAAN STRUKTUR PONDASI					
No.	URAIAN	VOLUME		TOTAL	
2	PDA TEST	5		199.873.500,00	
No.	Uraian	Sat.	Koefisien	Harga Satuan (Rp)	Jumlah Harga (Rp)
A TENAGA KERJA					

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1.	Pekerja	OJ	5	150.000,00	3.750.000,00
JUMLAH HARGA TENAGA KERJA					3.750.000,00
B	BAHAN				0,00
JUMLAH HARGA BAHAN					0,00
C	PERALATAN				
1	PDA SET	Ja m	1	600.000,00	600.000,00
2	Bore Pile Machine	Ja m	0,373	517.000,00	192.582,50
JUMLAH HARGA ALAT					792.582,50
D	Jumlah (A+B+C)				4.542.582,50
E	Biaya Umum dan Keuntungan 10%-15% x D			10%	454.258,25
F	Harga Satuan Pekerjaan (D+E)				39.974,726,00

Table 4. Daily RAB for Peilcap Foundation Structure Work, K-350

III PEKERJAAN STRUKTUR PONDASI					
NO	URAIAN	VOLUME	TOTAL		
3	Peilcap, K-350	2800	12.356.680.000,00		

No.	Uraian	Sat.	Koeffisien	Harga Satuan (Rp)	Jumlah Harga (Rp)
A	TENAGA KERJA				
1	Pekerja	OH	0,66	120.000,00	554.400,00
2	Tukang Kayu	OH	0,33	120.000,00	792.000,00
3	Kepala tukang	OH	0,033	175.000,00	577.500,00
4	Man dor	OH	0,011	200.000,00	440.000,00
JUMLAH HARGA TENAGA KERJA					2.363.900,00
B	BAHAN				
1	Paku 12 cm	kg	0,4	1.500,00	600,00
2	Minyak	liter	0,2	16.800,00	3.360,00

Bekisting					
3	Kayu Balok 6/12 kelas II	m3	0,005	11.950.000,00	55.567,50
4	Plywood 12 mm	lembar	0,127	169.300,00	21.255,47
5	Dolken kayu Ø8-10 panjang 400 cm	Batang	0,65	5.000,00	3.250,00
6	Baja Tulangan Sirip (BjTS) diameter >12 mm	kg	1,02	16.500,00	16.830
7	Semen Portland (PC)	kg	400	1.300,00	520.000,00
8	Pasir beton	kg	672	300,00	201.600,00
9	Batu split 2/3	kg	1440	242,97	349.870,34
10	Stroxt-100	kg	1,2	40.000,00	48.000,00
11	Air	liter	210	200,00	42.000,00
JUMLAH HARGA BAHAN					1.262.333,31
C	PERALATAN				
1	Molen beton mixer 350 liter	hari	0,148	300.000,00	44.250,00
2	Cutter baja beton	hari	0	800.000,00	80,00
3	Concrete vibrator	hari	0,08	800.000,00	64.000,00
4	Crawler Crane 20 ton + Ladder 14 ton	jam	0,096	550.000,00	52.910,00
5	Alat pancang Hidraulik	jam	0,096	487.000,00	46.849,40

	Pile Driv er				
6	Bore Pile Mac hine	jam	0,37 3	476.90 0,00	177.645,25
JUMLAH HARGA ALAT					385.734,65
D	Jumlah (A+B+C)				4.011.967,96
E	Biaya Umum dan Keuntungan 10% - 15% x D			10%	401.196,80
F	Harga Satuan Pekerjaan (D+E)				4.413.164,76

Table 5. Total Daily RAB for Foundation Structure Work

TOTAL PEKERJAAN STRUKTUR PONDASI	15.243.766.000,00
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Table 6. Results of the Daily RAB Recapitulation for Foundation Structure Work

III	PEKERJAAN STRUKTUR PONDASI	Rp. 457.998.662
1	Pondasi Bored Pile dia 60 cm	1.411.971,00
2	PDA TEST	39.974.726,00
3	Peilcap, K-350	4.413.164,76

The total daily wage price is obtained from price analysis obtained from project data which is calculated using the following formula:

1. Daily wage of workers = wage analysis coefficient workers x unit price daily wage x number of employees
 $= 0.249 \times \text{Rp.}120,000 \times 10$
 $= \text{Rp.} 299,280.00$
2. Daily wage of a craftsman = wage analysis coefficient craftsman x unit price daily wage x number of employees
 $= 0.249 \times \text{Rp.}145,000 \times 10$
 $= \text{Rp.} 361,630.00$
3. Foreman's daily wages = wage analysis coefficient foreman x unit price daily wage
 $= 0.025 \times \text{Rp.} 200,000$
 $= \text{Rp.} 4,980$

$$\begin{aligned} 4. \text{ Price of the tool} &= \text{Bore Pile} \\ &\text{coefficient Machine} \times \text{unit price Tool} \\ &= 0.249 \times \text{Rp.} 500,000 \\ &= \text{Rp.} 124,700.00 \end{aligned}$$

$$\begin{aligned} 5. \text{ Unit price of work} &= \text{wages} + \text{materials} + \text{tools} \\ &= \text{Rp.}71,071 + \text{Rp.}124,700 \\ &= \text{Rp.} 215,348.10 \end{aligned}$$

$$\begin{aligned} 6. \text{ Total price of work} &= \text{Unit price of work} \times \text{Volume} \\ &= \text{Rp.} 215,348.10 \times 1312.5 \\ &= \text{Rp.} 282,581,250.00 \end{aligned}$$

Foundation structure work with a daily wage of Rp. 45,799,862.

2. RAB for Foundation Structure Work Contract

Contract building prices cover all construction activities, including material costs and workers wages. This system offers cost certainty at the start of the project and helps avoid over-budgeting [5]. The following is a table of the results of daily RAB calculations for foundation structure work.

Table 7. RAB for Foundation Structure Work Contract

1	Pondasi Bored Pile dia 60 cm	13 12,5	M 1	Rp. 139. 900	Rp. 183.618.750	8,82
2	PDA Test	5	bh	Rp. 13.0 00.0 00	Rp. 65.000.000	0,33
3	Peilcap , K-350					
	F2	12	ttk	Rp. 50.8 50.1 00	Rp. 610.201.200	4,17
	F3	2	ttk	Rp. 68.7 73.4 00	Rp. 137.546.800	2,31
	F4	5	ttk	Rp. 67.4 73.4 00	Rp. 337.367.000	1,72
	F6	8	ttk	Rp. 77.8 73.4 00	Rp. 622.987.200	1,24
	FG7	2	ttk	Rp. 86.9 73.4 00	Rp. 173.946.800	1,21

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	FG11	1	ttk	Rp. 76.573.400	1,12		F26	2	ttk	Rp. 185.076.917	0,48
				76.573.400						92.538.459	
4	Pengadaan Material Spun Pile d 50	784	M1	Rp. 950.000	Rp. 744.800.000	1,19	FL23	1	ttk	Rp. 127.240.381	0,66
							SUBTOTAL			Rp. 5.322.704.575	
	Mob demob Alat Pancan g (HSPD 420 ton)	1	ls	Rp. 150.000.000	Rp. 900.000.000	1,25	Beton Lantai Kerja (K-175)				
	Jasa Pemasangan Spun Pile	784	M1	Rp. 250.000	Rp. 196.000.000	1,72	1 Beton Lantai Kerja Bawah Peilcap	3598	M3	Rp. 45.748.570	0,35
	Handling	784	M1	Rp. 160.000	Rp. 125.440.000	1,2	SUBTOTAL			Rp. 45.748.570,00	
	Joint Welding	56	ttk	Rp. 47.500	Rp. 2660000	1,32	Lain-lain				
	Potong Tiang Pancan g	56	ttk	Rp. 25.000	Rp. 1400000	0,45	1 Dewat ering Pilecap & Area Pit Lift	1	ls	Rp. 15.800	0,56
5	Peilcap , K-350						2 Tambahan Stek Sambungan	644,6	kg	Rp. 65.000	0,45
	Peilcap , K-350 (gambar terbaru)						SUBTOTAL			Rp. 41.914.800	
	F6C	1	ttk	Rp. 71.331.728	0,37		TOTAL PEKERJAAN PONDASI			Rp. 5.410.367.945	
	F6D	1	ttk	Rp. 65.548.075	0,34						
	F10	1	ttk	Rp. 59.764.421	0,31						
	F11	1	ttk	Rp. 94.466.343	0,49						
	F12A	4	ttk	Rp. 88.682.689	0,46						
	F12B	1	ttk	Rp. 100.249.997	0,52						
	F17	1	ttk	Rp. 86.754.805	0,45						

Table 8 Total Contract RAB for Foundation Structure Work

TOTAL PEKERJAAN PONDASI	Rp. 5.410.367.945
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Table 9. Results of the Summary of the RAB for the Foundation Structure Work Contract

III	PEKERJAAN STRUKTUR PONDASI	Rp. 14.411.400
1	Pondasi Bored Pile dia 60 cm	139.900,00
2	PDA TEST	13.000.000,00
3	Peilcap, K-350	1.271.500,00

The RAB volume is obtained from temporary project data, then the units are obtained from the 2025 unit price analysis (AHSP).

1. Bored Pile Foundation

- = volume of work x wholesale price
 = 1312.5 x Rp. 139,900
 = Rp.183,618,750.00
 - 2. Total price of PDA Test
 = volume of work x wholesale price
 = 5 x Rp. 13,000,000
 = Rp. 65,000,000.00
- Foundation structure work with a daily wage of
 Rp. 14,411,400.00
3. Comparison of Daily RAB and Contract RAB

Table 10. Comparison Results Between Daily RAB and Contract RAB

No.	JENIS PEKERJAAN	RAB HARIAN	RAB BORONGAN
1	2	3	4
III	PEKERJAAN STRUKTUR PONDASI	Rp. 15.243.766.000	Rp. 5.410.367.945
	PERBANDINGAN RAB HARIAN DAN RAB BORONGAN	Rp. 9.833398.055,36	
	PERSENTASE SELISIH RAB HARIAN DAN RAB BORONGAN	2,8	

The comparison between the Daily RAB and the Wholesale RAB shows a significant difference. The total cost of the Daily RAB reached Rp 15,243,766,000, while the Wholesale RAB was lower at Rp 5,410,367,945. Thus, there is a difference of Rp 9,833,398,055.36, or approximately 2.8%. This difference illustrates that the contract system tends to be more efficient in terms of costs than the daily system, even though each type of work has its own different variations [6].

This analysis is important as a consideration in making decisions about project implementation methods, because in addition to cost aspects, quality, time and risk factors also need to be taken into account so that development results remain optimal.

4. Data Comparison Chart

Table 11. Results Between The Total Daily RAB And The Contract RAB For The Foundation Structure Work



From the graph above, we can see the significant comparison results between the total Daily RAB and the Contract RAB for the Foundation Structure work.

CONCLUSIONS AND SUGGESTION

Based on the results of research on the Comparative Analysis of Implementation Plan Costs between Daily Wages and Contract Wages in Building Construction Projects (Case Study of the Jakarta Islamic Hospital Pondok Kopi), it can be concluded that:

1. The comparison between the Daily RAB and the Wholesale RAB shows a significant difference. The total cost of the Daily RAB reached Rp 15,243,766,000, while the Wholesale RAB was lower at Rp 5,410,367,945. Thus, there is a difference of Rp 9,833,398,055.36, or approximately 2.8%.
2. The analysis of the RAB and RAP shows a cost difference between the daily wage and piecework methods. Detailed calculations using unit prices for materials and labor show that the piecework method is more efficient for large-scale jobs, while the daily method is more appropriate for jobs requiring high precision.
3. Differences in wage systems significantly impact project cost efficiency. Daily wages tend to provide workers with income

security, but they risk reducing productivity if there is no close supervision. Conversely, piecework wages can increase productivity due to the incentive to complete work more quickly, but they can potentially reduce quality if supervision is suboptimal.

4. Factors determining cost efficiency include labor productivity, quality of supervision, field conditions, and the appropriateness of the wage method to the type of work. Therefore, the choice of wage method must consider technical aspects, time, and quality of work to avoid budget overruns.

Based on the results of research on the Comparative Analysis of Implementation Plan Costs between Daily Wages and Contract Wages in Building Construction Projects (Case Study of the Jakarta Islamic Hospital Pondok Kopi), it can be suggest that:

1. The choice of wage method should be tailored to the characteristics of the work. Preparatory work and architectural detailing are more appropriately priced using a daily wage, while larger structural and MEP projects are more efficiently priced using a piece rate system.
2. The processing of RAB and RAP needs to be carried out carefully by paying attention to the unit prices of materials and labor wages applicable at the project location, so that the analysis results truly reflect the real conditions in the field.
3. Further research should include a more in-depth analysis of labor productivity, the risk of delays, and the impact of work quality on total project costs. This would enrich the study of cost efficiency in construction management.
4. This research can be used as reference material and material evaluation as input in decision making for subsequent civil engineering projects.

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