

ABSTRAK

Selama berlangsungnya proyek konstruksi, beragam masalah dapat timbul dari berbagai tahapan pekerjaan manapun. Adanya masalah akan berdampak pada 3 aspek keberhasilan proyek baik biaya, waktu, maupun mutu. Sehingga jarang ditemukan proyek konstruksi yang memiliki ketepatan pada ketiga aspek sekaligus. Diperlukan pelaksanaan manajemen yang baik untuk memaksimalkan pencapaian sasaran proyek. Pengendalian proyek merupakan bagian dari fungsi manajemen proyek yang bertujuan untuk mengurangi penyimpangan pada tiap pekerjaan agar proyek berjalan dengan maksimal dan sesuai rencana.

Penelitian ini akan dilakukan untuk mengetahui kinerja keseluruhan proyek pembangunan Gedung *Twin Building* E7 Universitas Muhammadiyah Yogyakarta dengan metode konsep nilai hasil. Berdasarkan indikator *Actual Cost of Work Performed* (ACWP), *Budgeted Cost of Performed* (BCWP), dan *Budgeted Cost of Work Schedule* (BCWS) untuk mendapatkan nilai *Schedule Varians* (SV), *Schedule Performance Index* (SPI), *Cost Varians* (CV), *Cost Performance Index* (CPI) serta memprediksi perkiraan waktu sampai akhir proyek (EAS) dan perkiraan biaya sampai akhir proyek (EAC) dengan menggunakan bantuan *Microsoft Excel*.

Hasil hingga minggu ke-18 nilai Indeks Kinerja Jadwal (SPI) = $0,57 < 1$ dan Indeks Kinerja Biaya (CPI) = $1,2907 > 1$. Perkiraan Waktu Penyelesaian (EAS) berdasarkan data hingga minggu ke-18 adalah selama 26,76 minggu dengan persentase kemunduran sebesar 48,696% atau selama 3,76 minggu dari jadwal rencana yaitu 23 minggu dan Perkiraan Biaya Penyelesaian (EAC) adalah sebesar Rp 10.339.796.413,04 dengan sisa anggaran sebesar Rp 3.005.846.400,55, proyek mengalami penghematan 22,52% sisa dari anggaran. Kemunduran tersebut disebabkan oleh beberapa faktor lingkungan masyarakat atau sosial, faktor kondisi cuaca di lapangan, serta faktor perubahan spek dan desain.

Kata kunci: Pengendalian proyek, *Earned Value Concept*.

ABSTRACT

During the construction project, various problems can arise from various phase of any work. The problem will have an impact on 3 aspects of the project's success, either cost, time, nor quality. So that it is rarely found that construction projects control have accuracy in all aspects at once. Good management is needed to maximize the achievement of project ideals. Project control is part of the project management function that aims to reduce deviations in each job, so the project runs optimally and according to plan.

This research will be conducted to determine the overall performance of the Twin Building E7 of Muhammadiyah Yogyakarta University's building project with the Earned Value Concept. Based on indicators of Actual Cost of Work Performed (ACWP), Budgeted Cost of Performed (BCWP), and Budgeted Cost of Work Schedule (BCWS) to obtain values of Schedule Variance (SV), Schedule Performance Index (SPI), Cost Varians (CV), Cost Performance Index (CPI) also predict the Estimate At Schedule (EAS) and the Estimate At Completion (EAC) to the end of the project by using Microsoft Excel application.

The results up to the 18th week of the Schedule Performance Index (SPI) value is $0.57 < 1$ and the Cost Performance Index (CPD) is $1,2907 > 1$. Estimate At Schedule (EAS) based on data up to week 18th week is for 26.76 weeks with a decadency percentage of 48.696% or for 3.76 weeks and a planned schedule of 23 weeks and Estimate At Completion (EAC) is amounting to Rp. 10.339.796.413,04 with the remaining budget of Rp 3.005.846.400,55. The projects have saved of 22.52% of the budget. This decadency is caused by community or social environmental factors, weather conditions, as well as changes in spec and design factors.

Keywords: *Project Control, Earned Value Concept.*