

ABSTRAK

Earned Value Analysis Pada proyek pembangunan gedung perkantoran “Showroom Janto Building”, PT. Guna Bersama selaku owner menunjuk PT. Anantagraha Primaperkasa sebagai pelaksana konstruksi melalui proses tender. Pelaksanaan proyek tersebut dilaksanakan dalam waktu 5 bulan / 150 hari masa kalender dimulai dari bulan Agustus 2018 hingga Desember 2018. Nilai kontrak proyek tersebut sebesar Rp. 5,410,000,000.00 dengan kontrak lump sum and fixed. setelah adanya perubahan desain, nilai kontrak berubah menjadi sebesar Rp. 6,399,000,000.00 sudah termasuk ppn 10%. Perubahan nilai kontrak tersebut mempengaruhi jadwal pelaksanaan proyek karena berdasarkan kontrak tidak ada penambahan waktu dan hanya ada penambahan biaya. Pihak kontraktor mengajukan penambahan waktu selama 1 bulan setelah memperhitungkan pelaksanaan pekerjaan tidak akan selesai tepat waktu. Dan prediksi tersebut dinilai tepat karena selama berlangsungnya proses pelaksanaan konstruksi sampai dengan bulan ke 5, progress hanya mencapai 88,43% atau terlambat 11,57% dari jadwal rencana sesuai kontrak yang kemudian mengalami masa penambahan waktu selama 1 bulan. Keterlambatan tersebut berdampak pada kinerja proyek yang mengalami stagnansi selama beberapa waktu. Oleh karena itu perlu untuk mereview pelaksanaan pekerjaan selama berlangsungnya proyek berdasarkan jadwal pelaksanaan proyek, kurva S, data laporan progress mingguan beserta laporan hasil permasalahan proyek dalam rapat internal bulanan. Data tersebut kemudian di olah dan di analisis dengan metode earned value analysis. Metode earned value ini merupakan perhitungan analisis biaya dan waktu, analisis varian dan analisis indeks peformasi yang di evaluasi tiap minggu. Hasil analisis tersebut menunjukkan seberapa efisien kinerja proyek dari awal hingga akhir proyek.

Progress pelaksanaan pekerjaan sampai dengan bulan ke 5 hanya mencapai 88,432%. Biaya aktual tertinggi yang melebihi nilai fisik proyek selama 6 bulan terjadi pada minggu ke 60 sebesar Rp. 1,679,113,866.07 atau – Rp. 920,516,092.62 setelah di kumulatif ($\text{biaya aktual} > \text{nilai fisik proyek} / \text{EV}$). Keterlambatan pelaksanaan pekerjaan sejak bulan pertama s/d bulan ke 5 yaitu pada bulan Agustus s/d Desember 2018. Bobot terendah terjadi disepanjang bulan November s/d Desember 2018 pada minggu 17 hingga minggu ke 19 sebesar 82.77 %.

Kata kunci: Earned value analysis, EVA, Nilai hasil, Aluminium composite panel

ABSTRACT

Earned Value Analysis In the office building construction project "Showroom Janto Building", PT. Guna Bersama as the owner appointed PT. Anantagraha Primaperkasa as the executor of construction through a tender process. The project is carried out within 5 months / 150 calendar days starting from August 2018 to December 2018. The contract value of the project is Rp. 5,410,000,000.00 with a lump sum and fixed contract. after a design change, the contract value changed to Rp. 6,399,000,000.00 including 10% VAT. Changes in the contract value affect the project implementation schedule because based on the contract there is no additional time and there are only additional costs. The contractor proposes additional time for 1 month after calculating the work will not be completed on time. And the prediction is considered appropriate because during the construction process until the 5th month, progress only reached 88.43% or late 11.57% of the planned schedule according to the contract which then experienced an additional time period of 1 month. The delay has an impact on project performance which has stagnated for some time. Therefore it is necessary to review the implementation of work during the project life based on the project implementation schedule, S curve, weekly progress report data along with the report on the results of the project's problems in monthly internal meetings. The data is then processed and analyzed using the earned value analysis method. The earned value method is the calculation of cost and time analysis, analysis of variance and analysis of information indexes that are evaluated every week. The results of the analysis show how efficient the project performance was from the beginning to the end of the project.

The progress of work implementation up to the 5th month only reached 88.432%. The highest actual cost that exceeds the physical value of the project for 6 months occurred in the 60th week of Rp. 1,679,113,866.07 or - Rp. 920,516,092.62 after cumulative (actual cost > physical value of the project / EV). Delay in the implementation of work from the first month to the fifth month, namely in August to December 2018. The lowest weight occurred throughout November to December 2018 in the 17th to the 19th weeks of 82.77%.

Keywords: Earned value analiasys, EVA, Aluminum composite panel