

## ABSTRACT

The project target and limitation is being correlated each other and consist of estimation, schedule, quality and scopes. The result must be appropriate with time frame and finish time that fixed by contractor and owner of the project. PT. INTI as a part who get the tender, should have a target to do the “BTS Tower” project in Singajaya. However, in the implementation of the project which done by PT. INTI, there are some deviation from the definite plan. Thus, it will decrease profit in some projects, such as: Tower BTS development project in Cikedung Indramayu on April 2005 with project value about Rp. 712.657.500 decreased about 0.52%; Nusaherang Kuningan project, on August 2005, with project value about Rp. 748.500.800 decreased about 0.41% lower than it planned. To decrease the deviation, this final project is about planning project evaluation or control by using performance analysis.

Things to do problem solution above, generally is divided into five steps, i.e. identification, early research, data processing, and analyzing, conclusion and suggestion. Identification includes defining problems and aims. Early research includes studying references and research object. Data processing and project evaluation/control planning step are consist of data collecting, project data processing, and project evaluation/control planning. Next step is analyzing. It is done every weekend by performance and variance analysis. The final step is defining conclusion and suggestion.

Performance analysis method is done by comparing planned value (BCWS) with real project implementation value (ACWP). BCWP is the value of appropriation between implementation and plan, by the cost and time opinion. The beginning of comparison is calculating performance and variance value for every week (CV, SV, CPI, SPI), then analyzing calculation. The analysis includes observing the progress of the project by using S curve, network diagram, and Gantt chart.

The conclusion of this research is material is a resource with the biggest value so it influences to the project performance. Project inefficiency is caused by factors, i.e. cost of unit is higher than it planned before, or there is added volume of resource unit that has lower offered cost than market cost, the lateness of material shipping so then some works are delayed, natural factors such as rain, make workers can not do the jobs, inappropriate resource quantities. Weeks after the lateness, the entire minus is covered by adding more workers or working time and having a lot material more than it planned before.

Keywords : Cost, time, performance analysis, variance analysis, project evaluation.

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