

ABSTRACTION

Sekolah Tinggi Teknologi Telkom's (STT Telkom) dormitory is one of facility for the student that is important to support their education. The dormitory has renovated to be administration department building. So, STT Telkom had to build new dormitory. STT Telkom chooses a contractor to build it, which is PT. Widya Satria. Based on the agreement between STT Telkom as an owner and PT. Widya Satria as contractor, cost of the project were 8,750 Milliard and project must be finished match time duration which had been agreed that is for 210 days. To reach the target PT. Widya Satria must be do the project as well as it can and the process must be control to avoid something that make it unmatching between plan and realization. So, in this final project the writer try to arranger makes a project controlling design

Earned Value Concept is one of method that can be used to control a project. Based on the method, controlling project is done with comparing between project's budget (BCWS), earned value of activity based budget (BCWP), and project's actual cost (ACWP). Then it will get value of Cost Variance, Schedule Variance, Cost Performance Index, and Schedule Performance Index. Variance of project overall also can be showed by draw it into a S-Curve. From the calculated variance, performance index, and the S-curve are analyzed that will show description of time and schedule performed. Then based on the performed company can estimate at completion and estimate to completion project.

Based on the calculation, at week 26th was gotten value of CV is positive that is Rp. 163.863.779,91 , value of CPI is 3,13, value of SV is negative that are (Rp. 52.002.085,35), and SPI is 0,82. Cost estimation to complete the project (ETC) is Rp. 317.720.963,00 and cost estimation for overall until the project finished (EAC) is Rp. 5.868.950.252,00.

The conclusion of the project final are, at week 26th cost of project is less than budget, but the project progress is longer than the schedule. For the overall condition of the project shown that project done faster from the schedule, but the accumulation of project cot until week 26th is more than budget. And then, about the estimation, the project will be finished with total cost that less than budget.

Keyword : project controlling, BCWS, BCWP, ACWP, Variance Analysis, Performance Analysis