

ABSTRACT

Build a Rumah Susun Sederhana Sewa (Rusunawa) is one of project that handled by PT Ultrajasa Persada Prima. It schedule will be started on November 3rd 2006 and will be finished on May 1st 2007, but because of the high rainy season problem in Bandung, in the middle between January 2007 until March 2007 and the arriving of crane lately from Jakarta because there is a flood there, so that, the completion has a pending time until July 2007, in order the completion time of the project can finish appropriately, or even can be shorted optimally, the company need a reaction to anticipate it, by doing a rescheduling or *crash program* to make the completion time shorted.

As we know that project direction has three dimensions, they are Time, cost, and also performance. The project result must appropriate with the specification and criteria that want to achieve by the company, and the completion time must deal with the agreement between contractor and owner. PT. ULtrajasa Persada Prima as a contractor must have a target to finish its project. When the project is done, there are no cost deviations because the real project cost is under the budget. RBP or Project Budget Planning value is Rp 5.611.048.000 and the real project cost without overhead value is Rp 4.640.513.600. But there is a deviation only in the realization schedule. To simplify in knowing many deviation, the project needs the evaluation by using performance method with an application design.

To solve the problem, globally are making a project evaluation design that begin with identifying user need and also identify the input and output. Based on the identification, so it is designed an project evaluation information system and the result is used to control and evaluate the project to build the Rusunawa. In the other hand, the network planning is made to help identify the critical activity. The outputs from these applications are S-Curve (BCWS, BCWP, and ACWP), Variance (CV, SV) and the optimal cost after crashing process. Based on the output, there is a project performance analysis and factors that cause a deviation project.

The conclusion from this research is a project evaluation and control system design, in order to simplify project manager and other user that connected to the project to do a project controlling and evaluation by using a performance method. Factors that influence a deviation between planning performance and the implementation or realization performance are many project activity that have been planned in the week before but it different with the realization. That activity is different in each week.

Based on a comparing of crashing process by using a network planning manually, the project completion time of Rusunawa Project can be shorted optimally become 154 days or shorted for 14 days with project increment cost value is Rp 57.316.854. So that the project cost that have to be paid by the company if the project is shorted is Rp 5.668.364.854

Key words: Project Evaluation Design, Performance Analysis, Variance Analysis, CV, SV, CPI, SPI, Crashing, Earned Value Analysis (BCWS, BCWP, ACWP), Network Planning