

ABSTRACTION

Ministry of public work is the corporate body that responsible for development and maintenance of roads in Indonesia. So that at the time of road construction will conduct first time to carry out the planning and implementation of the cost of this project.

Project planning is an important part of a process in project management, planning for the beginning or foundation of the project. Good or bad depending on the implementation depends on how accurate the planning is. Poor planning projects can impact on the specification of the change or addition work at the time of the project so that it can lead the implementation of the pullback and the swelling cost of the project

Some of the things done in solving the above outline is divided into five phases, namely the identification stage, early stage research, the data processing and evaluation of the design / project management, analysis phase, and the conclusions and recommendations. Identification phase includes the determination of problems and goals to achieve. Early stage of research began to study literature and studies the object of research. Stage of data processing and evaluation of the design / control of the project includes data collection, data processing, designing the project owner estimate. The next stage is the stage to the analysis, from the analysis time and cost of the project, then the probability analysis and cost analysis of the baseline that has been designed in the previous stage. After the analysis is complete, the next stage is the conclusion and recommendations.

Method of this owner estimate analysis using the analysis of the price of each project development activity forming Package Ancol-Ciamis-Banjar-Batas Jateng. And also counting the probability of determining the time of project implementation, and results of data processing to be made over a baseline, so that the cost can also known the progress of each week and also the term of payment of this road development project

Conclusion from this research is that the cost required in the implementation of development projects-roads Package Ancol-Ciamis-Banjar-Batas Jateng is Rp 94,754,559,000.00. And probabilities of this project can be completed in the effective implementation in 52weeks is 88.1%, while the opportunities when the project is completed within 56 weeks is 99.4% so it can be a maximum time limit to finish the project. And based on cost baseline that has been designed so it can be discovered from the terms of payment of the project is done in a period of a month so that this project is the payment process is done as much as 13 times the payment.

Keywords: project planning, Owner Estimate, unit price analysis, cost baseline, and Probability