

ABSTRACT

Project development of Stasiun Pengisian Bahan Bakar Umum DODO (SPBU) is a project who organized by PT XYZ in cooperation with PT. Pertamina. The purpose of the construction of this project is as an investment by companies, therefore required optimization and effectiveness of project financing to minimize costs. In addition, the study in 2004 conducted by the Kelompok Kerja Pembaruan Agraria dan Pengelolaan Sumber Daya Alam (Pokja PA-PSDA) dan Koalisi Ornop Energi said that the Indonesian petroleum will be exhausted within 15-20 years. Because of that, the need for optimization and effectiveness of project funding is needed because this SPBU business which may be discharged the next few years. So this project planning and control techniques require well-planned project, investment will need to consider the value of gas station project in the next 10 years. For that perform the engineering for the project was originally estimated at Rp 4,993,494,102.60. Five stages of VE has been run and evaluate alternatives that exist, and the result is the best alternative. In choosing the best alternative selection method is used Hierachy Analytical Process (AHP). Each of the alternatives and criteria has been weight accordance with their respective functions. After analyzing the best alternative, its can be recommended. And after obtaining the best alternatives to perform the estimated total project costs by using the unit price analysis. Thus obtained the total cost of SPBU of Cianjur construction projects are more economical. This study produced several conclusions that the best alternative recommendations: the tank using a tank PT Daya Prima, fuel oil delivered by pipeline NUPI distribution, and use the brand Gilbarco dispenser machine, environmental monitoring using ATG, the drive-way use of cast concrete, lighting uses PJU with anti fog lamps , grounding electrode rod and wall office and mini market using bataton with a total cost of Rp 4,608,666,211.93.