

## ABSTRACTION

Institut Teknologi Telkom (IT Telkom) in cooperation with the Ministry of Industry Republic of Indonesia (Deperind RI) formed the backbone of the development of Bandung Techno Park. The presence of BTP is expected to become the ICT Park that contributes in building Information Society of Indonesia (MII) that move the wheels of the national economy in the field of Information and Telecommunications. The first phase of BTP's development begins with the construction of the Main Building BTP that serves as a central office, and stand on the land area of 1200 square meters. This building development is closely associated with the project management subject.

Project planning is an important part in project management, because planning is the first step of the project. Good or bad implementation of the project depends on how good the planning is done. This research will discuss about the estimation in project planning activities called by Owner Estimate (OE). OE activity largely discusses the two most important things in the project, namely the cost and duration of the project.

To generate the output according to the problems, the next step is developing a systematic problem-solving consists of five stages, namely the identification stage, the early research stage, the stage of collecting and processing data, the analysis stage, and stage of conclusions and suggestions. Identification phase includes the formulation of problems and goals to be achieved. Early research phase includes literature study and the study of objects. Stages of collecting and processing data includes collecting data required in the process of OE which focuses on the cost calculation using unit price analysis method, calculation of the duration using the Precedence Diagram Method (PDM), and the design of the project cost baseline by considering the early start-time scheduling and late start time scheduling. Analysis stage carries out analysis of all aspects such as duration, cost project, cost baseline alternative project designs, and term of payment of this project. After the analysis phase is completed, the next stage is ended by conclusions and suggestions.

The conclusion of this research is the cost that required in the implementation of this project is Rp 9,965,421,600 by the duration of the project for 205 days, or rounded into 30 weeks. According to the alternative designs of cost baseline based on late start time scheduling, it would give an advantage in terms of payment that will be done by the owner. The process of payment based on terms of payment will be made as 6 times the payment.

Keywords : project planning, owner estimate, unit price analysis, PDM, early start time, late start time, and cost baseline.