

## ABSTRACT

*PT Lippo Cikarang is the company developers who moves in the field of development, having specialism in the planning stages. One of the projects that become the target company next is a project lagoon cafe sport the centre feel the need to the calculation of cost estimates good projects and conduct penjadwalan project to ensure the project run well. Therefore, will be conducted research by sistematic solving a problem consisting of identification stage, early, a research phase the stage of the collection and data processing, the stage of analysis, and phase conclusions and advice. Identification stage includes the formulation of a problem and objectives to be achieved.*

*The stage of the collection and data processing includes activities process of gathering the necessary data, started from the manufacture of Work Breakdown of Structure ( WBS ) to descriptions of a whole all the elements of works to be counted price satuan and duration to any activities. Furthermore, done by means of diagrams schedule precedence method and gantt chart. Next designed costæ the baseline project with consider penjadwalan of early start ( ES ). The result of design cost the baseline will show how big cost to be excluded a company so can be adjusted to term of payment will be formulated.*

*A conclusion that obtained from this research is a charge required in the execution of this project as much as Rp. 423.678.000, - ( four hundred twenty three million six hundred seventy eight thousand ), began on the september 1, 2012, and to be completed by dated 4 january 2013. Based on alternate draft cost baseline design based on schedule obtained the result of early start time because it will be profitable companies in terms of comfort in finishing the job in regulating and the scope of expenditure cost of the project.*

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