

ABSTRAK

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ANALISIS PERANAN MANAJEMEN KONSTRUKSI DALAM MELAKUKAN MITIGASI TERHADAP KETERLAMBATAN PADA PROYEK

Tesis, Fakultas Sains dan Teknologi (2024).

(84 halaman; 46 gambar; 11 tabel; 2 lampiran)

Perencanaan dan Pengendalian Biaya dan Waktu merupakan bagian dari manajemen proyek konstruksi secara keseluruhan. Selain penilaian dari segi kualitas, prestasi suatu proyek dapat pula dinilai dari segi biaya dan waktu. Dengan adanya indikator prestasi proyek dari segi biaya dan waktu ini memungkinkan tindakan pencegahan agar pelaksanaan proyek berjalan sesuai dengan rencana. Penjadwalan merupakan hal yang krusial dalam sebuah proyek konstruksi dengan penyusunan proses penjadwalan harus dibuat detail agar dapat membantu pelaksanaan proyek yang efektif dan efisien. Pelaksanaan Proyek Pembangunan Asrama Haji Jawa Tengah yang dimulai tanggal 15 Juni 2023 dengan waktu penyelesaian 195 hari kalender atau direncanakan selesai pada tanggal 28 Desember 2023 namun pada pelaksanaannya, proyek tersebut mengalami keterlambatan, semua faktor yang dapat berdampak besar terhadap waktu dan biaya pada proyek tersebut, maka diperlukan analisis metode crash program dengan pengurangan durasi proyek agar dapat mengejar deviasi keterlambatan pada waktu-waktu sebelumnya dengan melakukan analisis jaringan kerja berupa PDM. Studi ini bertujuan untuk mengetahui peran manajemen konstruksi dalam mitigasi terjadinya keterlambatan proyek konstruksi, sehingga dapat melakukan analisis dan memberi saran percepatan dengan penambahan jam kerja (lembur). From the calculation results, it can be concluded that the optimum time and costs due to acceleration are additional working hours, which can reduce the duration by 28 days from the normal time of 195 days to 167 days with an additional cost of IDR 275,949,773.30 from the total normal work costs which amount to IDR 34,379,874,000.00 to IDR 34,655,823,773.30 or an increase of 0.8% from the total normal work costs. Melalui penelitian ini dapat dilihat bahwa dengan menggunakan analisis percepatan maka langkah-langkah penanganan risiko keterlambatan proyek dapat diidentifikasi sejak awal pelaksanaan pekerjaan. Secara logika apabila risiko-risiko dalam proyek dapat tertangani dengan baik, maka target ketepatan waktu pelaksanaan proyek tentu akan baik pula.

Kata kunci : Analisis Peranan Manajemen Konstruksi Dalam Mitigas Keterlambatan Pada Proyek Pembangunan Asrama Haji.

Referensi: 10 referensi (2013 – 2022)

ABSTRACT

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ANALYSIS OF THE ROLE OF CONSTRUCTION MANAGEMENT IN MITIGATION OF DELAYS IN PROJECTS

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(84 pages; 46 figures; 11 tables; 2 appendices)

Cost and Time Planning and Control is part of overall construction project management. Apart from being assessed in terms of quality, the performance of a project can also be assessed in terms of cost and time. Having project performance indicators in terms of cost and time allows for preventive measures so that project implementation goes according to plan. Scheduling is crucial in a construction project, with the preparation of the scheduling process having to be made in detail in order to help implement the project effectively and efficiently. Implementation of the Central Java Hajj Dormitory Development Project which started on June 15 2023 with a completion time of 195 calendar days or was planned to be completed on December 28 2023 but in its implementation, the project experienced delays, all factors which could have a major impact on the time and costs of the project, So it is necessary to analyze the crash program method by reducing the project duration in order to catch up with deviations in delays in previous times by carrying out work network analysis in the form of PDM. This study aims to determine the role of construction management in mitigating construction project delays, so that it can carry out analysis and provide suggestions for acceleration by increasing working hours (overtime). From the calculation results, it can be concluded that the optimum time and costs due to acceleration are additional working hours and a reduced duration of 28 days from the normal time of 195 days to 167 days with additional costs of IDR 275,949,773.30 from the total normal work costs of IDR 34,379,874,000.00 to IDR 34,655,823,773.30 or an increase of 0.8% from the total normal work costs. Through this research, it can be seen that by using acceleration analysis, steps to handle the risk of project delays can be identified from the start of work implementation. Logically, if the risks in the project can be handled well, then the target on time for project implementation will certainly be good too.

Keywords: Analysis of the Role of Construction Management in Mitigating Delays in the Hajj Dormitory Construction Project.

References: 10 references (2013 – 2022)