PERFORMANCE ANALYSIS OF PT.X AMMONIA TANK CONSTRUCTION PROJECT USING EARNED VALUE METHOD

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ABSTRACT

Ammonia Tank Construction Project PT. X involves a different of major disciplines including civil, mechanical, electrical and instrumental engineering so that the project become very complex and facing a problem that the projects must be completed on the scheduled cost and time. Delayed project finishing time will affect project performance, construction time and finally affecting total cost of the project. This study purpose to determine the project performance and then estimating the final cost and completion time of the project.

The method used to analyze the performance of this project is Earned Value Method with three indicators, PV (Planned Value), EV (Earned Value), and AC (Actual Cost). The purpose of determining the project performance is to conduct project monitoring and control, so that immediate action can be performed when a problem occurs in project completion process. The review carried out for 3 months which is divided into the first period May 8, 2010 - 24 June 2010 and a second period of June 25, 2010 - 29 July 2010.

Based on the analysis results of each review, we will know how the project performance for each month is. In the end of the review process, the project suffered some delays according to planned schedules but the costs are still below of the budget planned before. These delay was due to frequently project design
change requested by the owner, material distribution delay due to sub-contractors lack of operational costs, the amount of man power is inadequate, and rainy weather conditions at the project site. In the period June 25, 2010 - 29 July 2010, the final cost of the project predicted in the value of Rp. 878,373,635.2, this value is still below of the project budget of Rp. 949,819,692.00 and project completion time from the review forecast was 292 days while the planned time has a duration of 175 calendar days or in other words, this project delayed for 117 days.

**Keywords: Project Performance, Earned Value, PT. X Ammonia Tank Construction Project**