

## ABSTRACT

PT Graha Mustika Mulya was chosen by BAPEDDA of Kabupaten Blora (owner) as contractor for construction project of BAPEDDA of Kabupaten Blora's building which is scheduled started at August 28, 2008 until December 13, 2008 with project cost according to the contract about Rp 2.444.662.000,00. As we know that this project's purpose was divided into three dimensions, which are cost, time, and quality. For achieving the goal, it is needed the mature operational planning and structured managing. To measure cost performance and time of project and to know the discrepancy that occurred, so needed a controlling system design implementing performance analyze where in this system there is a supporting tool such information system application for helping project planning and project controlling which can give quick, exact, and accurate information. The implementation of this project is experiencing the deviation of schedule and cost. The project is finished in 17 weeks with direct cost Rp2.268.188.610,00.

There are so many things done to overcome those problems, which are made the project controlling system design started from collecting data from existing system for comparing the existing system to performance analyze theory, identifying system shortage, then identifying system functional need, identifying user, input, and output need to make an information system design. The output is cost estimation, cost budgeting , ganttchart of planning and realization, variance analyze (SV&SV), earned value analyze (ACWP, BCWP, BCWS), performance analyze (CPI & SPI), cost estimation and schedule at project completion (BEAC & SEAC), S curve project percentage and earned value, and performance quadrant.

The obtained conclusion from this research is project controlling system implementing performance analyze which simplifies user to make planning, implementation report, and project controlling easily, rapidly, accurately, and structured. Factor causing discrepancy between planning and implementing is activities which had been scheduled at previous week but unattained.

Key words : cost estimation, budgeting, ganttchart, variance analysis, earned value analysis, performance analysis, quadrant performance, SV, CV, ACWP, BCWP, BEAC, SEAC.