

**EVALUASI JADWAL PELAKSANAAN PEMBANGUNAN GEDUNG
DIAGNOSTIK RSUD MIMIKA MENURUT SUDUT PANDANG
KONSULTAN MANAJEMEN KONSTRUKSI**

ABSTRAK

Penelitian ini membahas penentuan jadwal pelaksanaan yang realistis pada Proyek Pembangunan Gedung Diagnostik RSUD Mimika yang didanai APBD tahun 2024, dengan menekankan peran Konsultan Manajemen Konstruksi dalam pengendalian waktu sesuai Permen PUPR No. 22 Tahun 2018. Item pekerjaan dalam Harga Perkiraan Sendiri disimulasikan menggunakan Microsoft Project berbasis Precedence Diagram Method dan dianalisis dengan metode PERT serta statistik untuk menilai kebutuhan percepatan, menentukan jenis kontrak (single year atau multi years), dan menghitung kebutuhan tenaga kerja. Hasilnya, jadwal pelaksanaan yang disusun menghasilkan durasi 315 hari kalender dengan probabilitas selesai tepat waktu 50% dan 324 hari untuk probabilitas 90%, sedangkan analisis statistik murni memberi estimasi 280 hari kalender, sehingga dipilih durasi final 315 hari kalender karena lebih andal secara kuantitatif. Dengan durasi tersebut, proyek dikategorikan sebagai kontrak tahun jamak (multi years) dengan kebutuhan tenaga kerja 65 orang untuk pekerjaan struktur, 106 orang arsitektur, dan 83 orang MEP (total 254 orang), yang direkomendasikan sebagai bagian dari strategi mitigasi keterlambatan bagi Pejabat Pembuat Komitmen. Penelitian ini memberikan acuan praktis bagi akademisi, Konsultan MK, dan PPK dalam menyusun jadwal pelaksanaan yang ideal dan meminimalkan risiko kegagalan penyelesaian proyek dalam satu tahun anggaran.

Kata Kunci: Manajemen Konstruksi, *Gantt chart*, PDM, PERT, Kontrak konstruksi *Multi-years*.

**EVALUATION OF THE DIAGNOSTIC BUILDING CONSTRUCTION
SCHEDULE AT MIMIKA REGIONAL GENERAL HOSPITAL
ACCORDING TO CONSTRUCTION MANAGEMENT CONSULTANT'S
PERSPECTIVE**

ABSTRACT

This thesis analyzes the determination of a realistic construction schedule for the Diagnostic Building Project at Mimika Regional General Hospital (RSUD Mimika), emphasizing the role of the Construction Management Consultant in schedule control as mandated by Minister of PUPR Regulation No. 22 of 2018. Work items in the Owner's Estimate (HPS) are modeled into project phases using Microsoft Project with a Precedence Diagram Method-based network, and then evaluated using Program Evaluation and Review Technique (PERT) and statistical analysis to assess the need for schedule crashing, determine whether the contract should be single-year or multi-year, and estimate labor requirements. The resulting schedule prepared by the Construction Management Consultant has a total duration of 315 calendar days with a 50% probability of on-time completion and 324 calendar days for a 90% probability, while separate statistical analysis produces an estimate of 280 calendar days; the final adopted duration of 315 calendar days is considered more reliable for quantitative schedule control because it is grounded in PERT. With this final duration, the construction contract to be procured must be categorized as a multi-year contract, supported by a planned workforce of 65 workers for structural works, 106 for architectural works, and 83 for MEP works (total 254 workers) as one of the key mitigation measures for schedule risk by the Commitment Making Official. The study provides practical guidance for academia, construction management consultants, and public owners in setting realistic project durations and reducing the risk of forced completion within a single fiscal year that may trigger administrative and technical irregularities.

Keywords: *Construction Management, Gantt chart, PDM, PERT, Multi-years construction contract.*