ABSTRACT

A construction project is said to be successful if the products do not only meet the quality standards, on-schedule, but also on-budget. However, in reality, the delay and changes often occur in project life cycle. Both of these factors can affect the project schedule, and potentially affect the project cost too. Because of these conditions, fast-track method is often used to shorten the total project duration. Fast-track itself is an overlapping process of some sequence of activities or parallel phases to shorten the project duration. This thesis will discuss the influence of Fast-Track method to the apartment & condotel XYZ project cost. The fast-track method is already implemented since the beginning of the project. Based on the real project schedule which has already implemented fast-track method, the schedule will be simulated using the conventional method to determine the percentage of time-saved between the two methods. In the aspect of cost, the same project will be analyzed using the conventional method and fast-track method. The collected data is the project data that has already implemented fast-track method. Analysis with earned value method is being used for completed project phases. By using this method, the actual work done will be compared with the schedule and cost planned. But, for on-going project phases, the analysis will be done using future value method. By using future value, the project cost using conventional method will be simulated to determine the project cost difference of both methods. This research result shows that fast-track method proved shortened the project duration. Meanwhile, the implementation of fast-track method in XYZ apartment and condotel project indicates lower project cost than conventional method. These results are affected by the low unpredictability factor of the project, the steps taken in anticipation of additional typical floors possibility, and the progress of upper-structure construction is still in early stage.

Key Words: *delay, fast track, overlapping, schedule, project duration, project cost, earned value method, future value*