

## Identifikasi Faktor-faktor Risiko Proyek Rancang Bangun (Design and Build) Pada PT. XYZ Yang Berpengaruh Terhadap Kinerja Waktu

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### Abstrak

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Waktu pelaksanaan pekerjaan yang cepat merupakan alasan mengapa proyek design and build digunakan pada PT. XYZ. Dalam pelaksanaannya masih selalu terjadi keterlambatan pekerjaan. Tesis ini membahas faktor-faktor risiko yang berpengaruh terhadap kinerja waktu pelaksanaan proyek design and build. Penyusunan variabel dari data sekunder dan studi literatur, validasi pakar, pilot survey, penyebaran kuesioner kepada responden, kemudian dievaluasi dengan analisa komparatif, deskriptif, uji validitas dan reliabilitas, korelasi, analisa faktor dan regresi linier, akhirnya diperoleh tiga faktor risiko yang paling signifikan yaitu : kurangnya pengalaman tim desain dan project manager dalam menyusun jadwal pelaksanaan serta menangani kompleksitas TOR dan lingkup pekerjaan ; kurangnya kompetensi pelaksana pekerjaan dalam merealisasikan pekerjaan design and build ; serta kelalaian dan keterlambatan dari sub kontraktor. Dari persamaan regresi, terlihat faktor risiko berkorelasi dengan kinerja waktu dan faktor risiko menurunkan kinerja waktu.

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<b>ABSTRACT</b><br>

Fast timing of the task is reason why design and build project are used in PT. XYZ. In its implementation is still always a delay of work. This thesis discussed risk factors that affect time performance of design and build project. Preparation of variables from secondary data and literature studies, expert validation, pilot surveys, distributing questionnaires to the respondents, then evaluated by comparative, descriptive, validity and reliability test, correlation, factor analysis and regression, eventually acquired three of the most significant risk factors, that is : the adequacy of design team and project manager experience in preparing the implementation schedule, as well as handling the complexity of TOR and scope of work ; the adequacy of builder competency in finishing design and build project ; the negligence and delay of sub contractor. From the regression equation, found that risk factors correlate with time performance and risk factors decrease time performance., Fast timing of the task is reason why design and build project are used in PT.

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