

ABSTRAK

Proyek pembangunan gedung kost tiga lantai di Jatinangor, Kabupaten Bandung, merupakan proyek strategis karena terletak di kawasan pendidikan dan permukiman padat. Namun, proyek ini mengalami keterlambatan signifikan pada tahap awal pelaksanaan, yang berpotensi menimbulkan efek domino terhadap jadwal keseluruhan serta meningkatkan biaya operasional. Penelitian ini bertujuan untuk menganalisis faktor-faktor penyebab keterlambatan, mengukur deviasi antara rencana dan realisasi, serta merumuskan strategi percepatan agar proyek tetap selesai sesuai target. Metode yang digunakan adalah kualitatif dengan pendekatan studi kasus. Data diperoleh melalui observasi langsung di lapangan, wawancara informal dengan pihak pelaksana, serta analisis dokumen proyek seperti time schedule dan kurva S.

Hasil penelitian menunjukkan bahwa keterlambatan disebabkan oleh beberapa faktor utama, antara lain cuaca ekstrem (hujan deras berkepanjangan), keterlambatan pengiriman material konstruksi, lemahnya koordinasi antar tim pelaksana, serta kurang optimalnya mobilisasi tenaga kerja dan alat berat. Analisis terhadap kurva S memperlihatkan adanya deviasi negatif pada beberapa bulan awal, namun keterlambatan tersebut berhasil dikejar melalui penerapan strategi percepatan, sehingga proyek tetap mencapai progres 100% pada bulan ke-22 sesuai rencana. Sebagai solusi, disarankan penyusunan ulang jadwal proyek yang lebih adaptif, penguatan sistem logistik dan pengadaan material, peningkatan koordinasi melalui evaluasi rutin dan pelaporan harian, serta pemanfaatan teknologi digital dalam pengawasan progres. Strategi mitigasi terhadap cuaca buruk juga menjadi elemen penting dalam menjaga kesinambungan pekerjaan di lapangan.

Kata kunci: keterlambatan proyek, manajemen waktu, proyek konstruksi, strategi percepatan

ABSTRACT

The construction project of a three-story boarding house in Jatinangor, Bandung Regency, is a strategic development due to its location in a densely populated residential and educational area. However, the project experienced significant delays in its early stages, which potentially created a domino effect on subsequent schedules and increased operational costs. This study aims to analyze the factors causing delays, measure deviations between planning and actual progress, and formulate acceleration strategies to ensure timely project completion. A descriptive qualitative method with a case study approach was employed. Data were collected through field observations, informal interviews with project implementers, and analysis of project documents such as time schedules and S- curves.

The findings indicate that delays were primarily caused by several factors: extreme weather (prolonged heavy rainfall), delays in material delivery, weak coordination among implementation teams, and suboptimal mobilization of labor and heavy equipment. S-curve analysis showed negative deviations in the initial months, but these were overcome through acceleration strategies, enabling the project to reach 100% progress by the 22nd month as originally planned. As a solution, the study recommends a more adaptive project schedule, strengthening logistics and material procurement systems, improving internal coordination through routine evaluations and daily reporting, and utilizing digital technology for project monitoring. Mitigation strategies for adverse weather conditions are also essential to maintain continuity of on-site activities.

Keywords: *project delay, time management, construction project, acceleration strategy*