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EVALUATION OF THE IMPLEMENTATION TIME OF BUILDING CONSTRUCTION PROJECTS WITHIN THE NATIONAL POLICE

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ABSTRACT

The development process requires relationships between the parties involved in a project, generally differentiated into functional relationships, namely patterns of relationships related to these parties' functions and formal working relationships, namely patterns of relationships related to cooperation between the parties. parties involved in a construction project confirmed by a contract document. The method in this research is qualitative. The results in this study increased the duration of the work and several days of the project there was no work because the foundation work was on a critical trajectory and there was a need for cooperation and communication within the Police. If one job has experienced delays, to catch up on delays so that the project does not experience delays as a whole is to speed up the superstructure work. One way is to provide formwork for more floors, so that the superstructure work can be completed more quickly with good management at the National Police level.

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1. INTRODUCTION

To build a project, it is necessary to have good and correct management. So that the evaluation process is needed in extracting information. The construction process will have the possibility of delays in building construction projects that can occur due to incorrect estimation of the time needed to complete project work in the planning stage, or other possibilities such as improper management, problems with materials, labor, equipment, finances, and an unsupportive environment. Project delays for the Contractor will experience a loss of time and costs, because the profit expected by the Contractor will be reduced, or even not get the profit expected by the Contractor.

For service users, delays in completing project work will cause losses to the operating time of project results, so that the use of project construction results becomes backward or late. In addition, at the project implementation stage, there are still obstacles in the coordination relationship involving both internal and external parties of the project, this involvement forms a *construction supply chain* network. As in the material procurement process, there is still uncertainty in the performance of the construction *supply chain* which can pose a risk of delays in the project. Mardiaman (2021) explained that many factors contribute to delays in construction work and reporting implementation. This resulted in cost overruns occurring as a result of project delays.

Delay in construction projects means an increase in the time for completing projects planned and stated in the contract, resulting in the project experiencing losses that should have been completed on the planned date (Kurniawan, 2020). Material procurement in construction supply chain management greatly influences project success rates. A supply chain is a network of companies that work together to deliver and create a product to users. Currently, the supply chain is highly developed as a determinant for the preparation of contractors in carrying out a job.

Delays can also decrease the quality of work because the work is forced to be done than it should be, allowing some technical violations to reduce the impact of project delays (Sudarsono, 2014). There are several ways to overcome project delays but depending on the conditions of the project, from being handled directly by special staff of the organization to the stage of sharing responsibilities including from task providers, contractors and sub-contractors, so that material offers on a project can arise from sub-contractors, manufacturers, suppliers, and importers referring to a plan and specifications that have been determined and planned (Rusito, 2019). The evaluation process within the National Police is also important in the development process. So there needs to be an evaluation process to check again.

2. METHOD

This research uses qualitative methods. Research informants are people who know or actors who are directly involved with research problems. They comprise implementors, Head of Development Economics, Procurement Department, Contractors/Providers, and the community. In this study the researcher acts as the main instrument. Data collection was conducted through documentation studies, interviews and observations. Data analysis is carried out by triangulation techniques, namely checking with data obtained in research.

3. RESULTS AND DISCUSSION

Project Delays Delays in a construction project are delays in the work process compared to the planned Time Schedule. According to Assaf and Al Hejji (2004), delay is an additional time beyond the completion date of a project that all have agreed upon. According to Aibinu (2002), delay is when the contractor and project owner contribute to the non-completion of the project within the agreed contract period. This can mean that delays can be caused by anyone taking part in a construction project, including owners, implementing contractors, and supervisory consultants. Project delay (construction delay) is defined as a delay in completing work according to the work contract which legally involves several situations that cause claims. Project delays arise when the contractor cannot complete the project according to the time stated in the contract (Ariful Bakhtiyar et al. 2012).

Popescu and Charoengam (1995) stated, when viewed based on the responsibility of delay can be classified in several aspects. Perama, Compensable Delay with Compensation is a delay caused by the owner, this delay is the owner's failure to submit the agreed duration of time to the contractor, design errors or incomplete drawing specifications, different field conditions, changes to the planning that has been made, or also the owner's failure to convey important information that affects the smooth running of the project work. For delays like this, compensation can be given to the contractor in the form of additional processing time and also additional or reimbursed costs due to delays.

Second, Compensable Delay Without Compensation is a delay that the owner or contractor does not cause. This delay occurs if project implementation activities are hampered due to errors that the owner or contractor does not cause. Such delays are contained in the clauses of the contract document as Force Majeure. Compensation for this delay is an extension of the project's duration, but project costs are not added or reimbursed. Third, Non-Excusable Delays are delays caused by contractors. This delay is the contractor's failure to meet the work duration determined on the planned Time Schedule. Compensation for this delay is nil, there is no additional time or cost, even on the contrary the owner has the right to determine the fine that the contractor must pay as compensation for the delay in the project that occurs.

According to Shubham (2013), project delays will have impacts such as increased project costs, increased market risk, decreased overall efficiency, increased worker work time to catch up with delays and late production.

Delays in the provision of tools/materials, purchasing and procurement of materials are one element of a project's interconnected planning and control system, which must always be in accordance with one another. Project delays due to materials that occur in the project result from errors in planning and scheduling the procurement of construction materials. Procurement of construction materials includes planning activities on the amount and type of materials used. Purchasing, transporting, and shipping, determining routes for transport and delivery, organizing the inventory of materials and proper storage of construction materials. Before carrying out the project, conducting a survey at the site is recommended.

By surveying the site, planners can find out policies that can avoid project delays due to materials, so that the problem of late delivery of materials, inaccuracy in order time, shortage of materials, damage to materials in storage, material changes, scarcity due to specificity, and manufacturing delays can be avoided as little as possible—delay in the provision of tools/materials due to the contractor's negligence. One of the supporting factors in implementing the project directly is the availability of equipment and materials to be used. Delays in providing equipment and materials in the project can be due to delays in supplier delivery, difficulties in obtaining them, and shortages of the materials themselves. The provision of tools and materials that are not in accordance with the needs and planned time will decrease worker productivity due to the number of idle hours, thus hampering the pace of work.

From the observations made, the factors causing delays in building construction project work within the National Police are caused by the following dominant factors:

There are changes in the design of the drawings in the foundation work section

The change in image design occurs due to inaccurate soil data used by the planner to design the foundation for the project so that the foundation design that has been designed does not enter the existing requirements. The solution to this problem is from the service users, planners, contractors, and MK to close the matter of foundation design. The result of the meeting was found that there was an increase in the number of pile points, so that the size of the foundation pile cap had to change its dimensions. Similar to the first problem, the second problem will cause foundation work to be late from the original plan. What's more, this work entered into a critical trajectory. So, the right countermeasure so that this delay in work does not affect the project's delay is to speed up the work of the upper structure.

Acceleration can be done by providing more formwork beams and floor plates than planned. If the initial formwork plan is only provided for 2 floors in a building construction process, the contractor provides beam formwork and floor plates for 4 floors because it has to catch up with slowness. The provision of more formwork will be very influential, because the contractor does not need to wait for the concrete on the previous floor to dry first. So the work of the upper structure will be quickly completed compared to the original plan. Of course, this needs coordination between State Institutions, especially within the National Police in building the Foundation, there needs to be a study in building a transparent budget and an evaluation process.

4. CONCLUSION

Project delays can stem from several factors. Negligence on the part of suppliers and planners can result in the duration of work getting longer and several days of project no work because foundation work is on a critical trajectory and there needs cooperation and communication within the National Police. If one work has experienced delays, to catch up with delays so that the project does not experience delays as a whole is to accelerate the work of the upper structure. One way is to provide formwork for more floors, so that the upper structure can be completed faster with good management at the National Police level. Accelerating the implementation of upper structure work, the contractor must spend more budget than the initial plan.

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