

Proyek konstruksi sebagai rangkaian kegiatan yang bersifat kompleks sering mengalami masalah krusial seperti keterlambatan pelaksanaan pekerjaan yang berdampak pada aspek biaya, mutu, dan waktu. Penerapan monitoring proyek sebagai upaya pengendalian waktu masih dilakukan secara manual dan tidak terintegrasi dengan dokumen perencanaan. Penelitian ini bertujuan untuk 1) menganalisis performa proyek dengan metode *Earned Value Management* berdasarkan data monitoring kontraktor dan data pengamatan di lapangan, 2) menganalisis performa proyek dengan metode *Earned Schedule Management* berdasarkan data monitoring kontraktor dan data pengamatan di lapangan, dan 3) membandingkan hasil analisis performa proyek berdasarkan metode *Earned Value Management* dan *Earned Schedule Management*. Penelitian ini menggunakan data primer dan sekunder berupa hasil monitoring progres pekerjaan dengan data pengamatan dan data kontraktor. Studi kasus dilakukan pada Proyek Pembangunan Gedung Pascasarjana, Fakultas Teknologi Pertanian, Universitas Gadjah Mada, dengan batasan tinjauan pada pekerjaan struktur dan arsitektur. Penelitian ini memanfaatkan *software* Microsoft Project untuk penjadwalan dan monitoring pekerjaan, serta metode *Earned Value Management* dan *Earned Schedule Management* untuk evaluasi kinerja proyek. Metode *Earned Value Management* menganalisis kinerja proyek berdasarkan parameter biaya sehingga kurang optimal untuk analisis kinerja waktu. *Earned Schedule Management* digunakan untuk melengkapi kekurangan tersebut dengan menginformasikan waktu di mana nilai pekerjaan yang diperoleh saat ini direncanakan untuk diperoleh.

Hasil analisis *Earned Value Management* dan *Earned Schedule Management* menunjukkan tren kinerja proyek yang awalnya positif, kemudian menurun menjadi kondisi kritis, dan akhirnya mengalami penurunan performa yang mengindikasikan adanya keterlambatan. Perbandingan kedua metode tersebut memberikan perbedaan yang signifikan pada pertengahan waktu proyek yaitu saat terdapat hari libur kerja. Hasil analisis metode *Earned Schedule Management* lebih sensitif terhadap waktu sehingga mempengaruhi akurasi proyeksi waktu penyelesaian proyek. Kombinasi kedua metode ini menghasilkan evaluasi kinerja proyek yang komprehensif dengan parameter *Earned Schedule Management* yang memberikan perspektif waktu yang lebih detail dan akurat.

Kata kunci: Monitoring proyek, kinerja proyek, *Earned Value Management*, *Earned Schedule Management*, Microsoft Project

Construction projects, as a series of complex and dynamic activities, often face crucial issues like delays in execution time, which impact project time, cost, and quality. While project monitoring helps control schedules, it is often done manually and is not directly linked to planning documents. This research aims to: 1) analyze the results of the Earned Value Management method based on contractor monitoring data and field observation data, (2) analyze the results of the Earned Schedule Management method based on contractor monitoring data and field observation data, and (3) compare the analytical outcomes derived from contractor monitoring data versus field observation data, as well as the analytical results of the Earned Value Management and Earned Schedule Management methods.

The research methodology utilized primary and secondary progress monitoring data. A case study was conducted on the construction project of the Postgraduate Building for the Faculty of Agricultural Technology, Universitas Gadjah Mada, specifically for structural and architectural works. The study leveraged Microsoft Project software for scheduling and monitoring, and both Earned Value Management and Earned Schedule Management methods for project performance evaluation. Earned Value Management analyzes project performance based on cost parameters, making it less optimal for time performance analysis. Earned Schedule Management was used to complement this shortcoming by informing the time at which the currently earned work value was planned to be achieved.

Both Earned Value Management and Earned Schedule Management analyses revealed an initial positive project performance trend, transitioning to a critical state, and ultimately declining to indicate delays. A significant divergence between the methods was observed mid-project, particularly during work holidays, where Earned Schedule Management analysis proved more sensitive to time, impacting the accuracy of project completion time projections. The combination offers a comprehensive project performance evaluation, with ES providing a more detailed and accurate time perspective.

Keywords: *Project monitoring, project performance, Earned Value Management, Earned Schedule Management, Microsoft Project*