

**CONSTRUCTION COST ESTIMATION USING
THE UNIT PRICE ANALYSIS METHOD FOR SELF-MANAGED
ROAD MAINTENANCE PROJECTS
(CASE STUDY OF CV. IWIN CONSULTANT)**

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ABSTRACT

This study aims to determine the application of the Analysis of Unit Price of Work (AHSP) method in the cost estimation process on road maintenance project managed by CV. Iwin Consultant, the causes of cost overruns on construction projects and the success rate of the unit price of work method in overcoming cost estimation inaccuracies in road construction projects managed by CV. Iwin Consultant. The type of data used in this research is Qualitative Descriptive data. Research data obtained from CV. Iwin Consultant. Data collection techniques in this study are interviews, observation and documentation. Research results showed that the AHSP method was able to provide a more detailed and realistic cost estimate through analysis of material costs, labor, work duration, and overhead costs. Cost overruns are generally caused by external factors such as weather, fluctuations in material prices, and labor uncertainty. However, the application of AHSP proved to be quite effective in minimizing the risk of cost overruns and improving efficiency in the cost estimation process of road projects.

Keywords: *Construction Cost Estimation, AHSP, Self-Managed Project, Maintenance Road.*