

ABSTRACT

Boarding house building project in the Housing Gems Stone Fruits owner do in order to meet the needs of students in finding housing close to campus. In this research project carried out in the housing development Gems Stone Fruits in which the construction is left to the developer. The developer typically use development plan that has been commonly used. so that the costs incurred for the construction of boarding houses are often not in line with expectations maximum or less effective, judging from no consideration to using other materials in the market.

making better use of design plans based on value engineering planning. Value engineering in practice consists of 5 stages: stage of information, creative stage, the analysis phase, development phase, phase percentage and recommendations. At this stage of the analysis performed AHP (analytical hierarchy process) so it is more easily understood and analyzed.

After all the stages in the value engineering done to come the conclusion that the use of value engineering in construction projects can be seen boarding house with the replacement of the material used in the project. Material being replaced include the use of lightweight steel roof, metal roof, ceiling GRC board, using red brick walls, flooring using granite, bathroom facilities using the shower, boarding facilities are provided by the Internet, used cabinets are cabinets Dakota, slimbed used is slimbed vyniland, as well as solid bejalar table. With no replacement on the project will be obtained for cost savings overall.

Key words: Value Engineering, the project, value, AHP.