

BUILDING MAINTENANCE COST ANALYSIS DESCRIPTIVE QUANTITATIVE METHOD (CASE STUDY OF SMPN 11 BENGKALIS BUILDING AND SMKN 1 BENGKALIS BUILDING)

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ABSTRACT

Over time, whether it is a new building or has long been affecting the use of buildings that will cause damage, it is necessary as early as possible to analyze building damage that will affect functions that are less than optimal for building performance so that it requires effective maintenance.

Realizing this, the importance of building maintenance which is an activity to replace or repair parts of buildings that are damaged so that the building remains functional, the study aims to find out what damage occurs in the building, identify typical damage to the building and to find out the estimated cost of building maintenance. This research was conducted by taking primary data obtained by direct observation/survey at the buildings of SMP Negeri 11 Bengkalis and SMK Negeri 1 Bengkalis. Meanwhile, to identify typical building damage referring to the Directorate General of Cipta Karya 2006 including minor damage because most of the damage is in the architectural part and with a limited area, the cost needed for maintenance / repair of the SMP Negeri 11 Bengkalis building is Rp. 173.370.000,00,- and for SMK Negeri 1 Bengkalis is Rp. 135.709.000,00,- .

Keywords: Building Building, Maintenance/repair, Typical Building Damage, Maintenance Cost.