

INTISARI

Gedung *Teaching Industry Learning Center* (TILC) Universitas Gadjah Mada adalah gedung baru 8 lantai yang berlokasi di Depok Sleman Yogyakarta. Operasional dan pemeliharaan gedung adalah suatu kegiatan keharusan guna menjaga bangunan dapat beroperasi dengan keadaan optimal. Untuk menjaga kegiatan tetap berjalan seiring waktu maka perlu mempersiapkan estimasi rencana anggaran biaya pada operasional dan pemeliharaan sehingga yang diharapkan dapat mempersiapkan pengeluaran biaya bangunan secara tepat dan efisien agar bangunan dalam kondisi baik dan tidak menimbulkan kerusakan secara besar.

Proyek akhir dilaksanakan di Gedung *Teaching Industry Learning Center* (TILC) dengan topik estimasi biaya operasional dan pemeliharaan bangunan. Data yang diambil berupa data *as built* Gedung TILC, volume pekerjaan Gedung TILC, dan Harga satuan Daerah Sleman tahun anggaran 2021/2022. Sesuai Peraturan Menteri Pekerjaan Umum No.24/PRT/M/2008 tentang Pedoman Pemeliharaan dan Perawatan Bangunan Gedung pada Gedung TILC memiliki komponen bangunan seperti tata grha , arsitektur, mekanikal, elektrik, dan struktur. Komponen-komponen bangunan akan dihitung berdasarkan waktu pemeliharaan seperti pemeliharaan: harian, mingguan, bulanan, 3 bulanan, 6 bulanan dan tahunan. Metode perhitungan menggunakan metode konvensional atau dengan metode analisa harga satuan. Untuk operasional dibedakan menjadi operasional energi dan non-energi. Operasional energi yang meliputi: listrik,air dan internet; Operasional non-energi meliputi kebersihan, keamanan dan penggajian.

Hasil yang didapatkan menunjukkan biaya Operasional Gedung *Teaching Industry Learning Center* (TILC) sebesar Rp 674.129.198,50 per tahun, dan biaya Pemeliharaan sebesar Rp1,300,355,840.51 per tahun dengan rincian biaya Didapatkan estimasi biaya Gedung TILC UGM dalam setahun biaya terbesar pada komponen Tata Grha dan Umum sebesar Rp895,542,588.96 (68.87%) disusul Komponen Mekanikal sebesar Rp216,978,569.77 (16.69%) disusul Komponen Arsitektur Rp106,747,521.71 (8.21%) disusul dan terakhir Komponen Elektrikal Rp81,087,160.07 (6.24%). Maka total biaya O/P Gedung TILC UGM sebesar Rp1.974.485.039,00 per tahun

Kata kunci: estimasi, biaya, operasional, pemeliharaan, gedung TILC UGM

ABSTRACT

Teaching Industry Learning Center (TILC) building of Universitas Gadjah Mada is a new 8-storey building located in Depok, Sleman, Yogyakarta. Operation and maintenance of the building is a mandatory activity in order to keep the building operating in an optimal condition. To keep activities running over time, it is necessary to prepare an estimated cost budget for operations and maintenance so that it is expected to prepare building costs appropriately and efficiently so that the building is in good condition and does not cause major damage.

The final project was carried out at the Teaching Industry Learning Center (TILC) building with the topic of estimating operational costs and building maintenance. The data taken are in the form of the TILC building as built, the TILC building work volume, and the Sleman Regional unit price for the 2021/2022 fiscal year. In accordance with the Regulation of the Minister of Public Works No.24/PRT/M/2008 concerning Guidelines for Building Maintenance and Maintenance, the TILC Building has building components such as housekeeping, architecture, mechanical, electrical, and structural. Building components will be calculated based on maintenance time such as maintenance: daily, weekly, monthly, 3 monthly, 6 monthly and yearly. The calculation method uses the conventional method or the unit price analysis method. Operations are divided into energy and non-energy operations. Energy operations which include: electricity, water and internet; Non-energy operations include cleaning, security and payroll.

The results obtained show the operational costs of the Teaching Industry Learning Center (TILC) building of Rp 674.129.198,50 per year, and maintenance costs of Rp1.300.355.840,51 per year with details of costs housekeeping and general Rp895.542.588,96 (68,87%) followed by Mechanical Components at Rp216.978.569,77 (16,69%) followed by Architectural Components at Rp106.747.521,71 (8,21%) and finally Electrical Components at Rp81.087.160,07 (6,24%). Then the total cost of O/M UGM TILC Building is Rp1.974.485.039,00 per years

Keywords: estimation, cost, operation, maintenance, TILC UGM building



**Estimasi Biaya Operasional dan Pemeliharaan Gedung Teaching Industry Learning Center
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