

Pengembangan pedoman pekerjaan preventive maintenance komponen lansekap dan tata grha pada bangunan gedung pemerintah berbasis WBS untuk meningkatkan kinerja pemeliharaan dan perawatan =  
Development of preventive maintenance guidelines for development of preventive maintenance guidelines for building based on work breakdown structure to improve maintenance performance

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Abstrak

Komponen lansekap dan tata grha bangunan gedung pemerinta mengalami deteriorasi dan kegagalan fungsi selama siklus hidup bangunan gedung tersebut. Pemeliharaan dan perawatan bangunan dapat berupa pembersihan, inspeksi, perbaikan, dan penggantian untuk memaksimalkan usia dari bangunan gedung. Meskipun banyak metode dalam pemeliharaan dan perawatan, di Indonesia pada umumnya melakukan tindakan perbaikan. Preventive maintenance dapat mencegah perbaikan maupun penggantian komponen. Aktivitas preventive maintenance dapat disusun menggunakan work breakdown structure (WBS). Di Indonesia, belum ada pedoman aktivitas preventive maintenance berbasis WBS untuk meningkatkan kinerja pemeliharaan dan perawatan bangunan gedung. Penelitian ini menggunakan kebijakan dan peraturan yang berlaku saat ini, studi literatur, dan studi kasus yang akan divalidasi oleh pakar. Pakar memvalidasi aktivitas menggunakan kuesioner dan menilai peningkatan kinerja pemeliharaan. Hasil dari penelitian ini menunjukkan adanya peningkatan kinerja pemeliharaan dan perawatan bangunan gedung setelah menggunakan pedoman aktivitas preventive maintenance berbasis WBS pada bangunan gedung pemerintah. ....Buildings suffer deterioration and function failures during its lifecycle even for landscape and housekeeping components in government buildings. Maintenance includes cleaning, inspecting, repairing, and replacing can provide buildings the ability to maximize the utilities of the buildings lifecycle. Corrective maintenance is the most used maintenance method in Indonesia although there are several alternatives. Such as preventive maintenance that prevent any occurrences of building failures without neither repairing nor replacing any components throughout its lifecycle. Work breakdown structure (WBS) is an effective method to define preventive maintenance activities. However, in Indonesia there is still lack of preventive maintenance based on WBS activities guidebook and preventive maintenance policies. Therefore, the purpose of this study is to develop a guidebook of preventive maintenance landscape and housekeeping activities based on WBS to improve maintenance performance. The Research Method used is activities defined from policies, literature studies, and case studies drawn into WBS and validated by maintenance expertise. Experts validate the preventive maintenance activities using questionnaires and provide any maintenance performance improvements after using the guidebook. Result of the research showed that landscape and housekeeping preventive maintenance activities guidebook based on WBS government buildings maintenance can improve buildings maintenance performance.