

ABSTRAK

The purpose of this research is to find out the most influential and efficient Cost Factors & Values that will be recommended for Office Building Facade work, based on the proposed facade design alternatives in terms of design costs, operational costs and maintenance costs. Design costs are analyzed using supply and install cost data according to the materials used, operational costs are analyzed using BIM 6D energy analysis using the Sefaira program. Maintenance costs are analyzed based on work methods and maintenance service costs according to alternative building facade designs.

Design costs, operational costs and maintenance costs will be compared using the Value Engineering method to obtain the most efficient facade design recommendations.

Keywords: *BIM 6D, Value Engineering, Design Cost, Operational Cost, Maintenance Cost, Building Facade, Office Building.*

ABSTRAK

Tujuan dari penelitian ini adalah untuk mengetahui Faktor & Nilai Biaya yang paling berpengaruh dan efisien akan menjadi rekomendasi pekerjaan Fasad Bangunan Perkantoran, berdasarkan alternatif desain fasad yang diajukan ditinjau dari Biaya desain, biaya operasional dan biaya Perawatan. Biaya desain di analisa menggunakan data biaya supply dan install sesuai material yang dipakai, Biaya operasioanal dianalisa menggunakan BIM 6D energy analisis menggunakan program Sefaira. Biaya Perawatan di analisis berdasarkan metode kerja dan biaya jasa perawtan sesuai alternatif desain fasad bangunan.

Biaya desain, biaya operasional dan biaya perawatan akan komparasi menggunakan metode Value Enginnering untuk mendapatkan rekomendasi desain fasad yang paling efisien.

Kata kunci: *BIM 6D, Rekayasa nilai Biaya Desain, Biaya Operasional, Biaya Perawatan, Fasad Bangunan, Bangunan Perkantoran.*

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