DETERMINATION OF BUILDING MAINTENANCE PRIORITY OF BISCUIT FACTORY BUILDING  
(A CASE STUDY AT PT GARUDAFOOD PUTRA PUTRI JAYA BISCUITS DIVISION IN GRESIK)

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ABSTRACT

Building maintenance is one of an important activities as part of production processes. This is due to the fact that without good building condition, the production processes cannot run as expected. One of the goals of a building maintenance activity is to maintain the building condition and its elements, materials and equipments inside the building in order to work maximally as designed. Building maintenance at PT Garudafood Putra Putri Jaya Gresik is conducted regularly, but accidentally repair is carried out whenever there is a problem with the buildings. No standard is applied in order to determine priority for the building maintenance. Therefore, building maintenance priority determination is really required.

The research has used a survey method by means of questionnaires distributed to managers and supervisors who are responsible for the maintenance of biscuit-production building within PT Garudafood Putra Putri Jaya. The survey was carried out four phases, consisting of introductory survey aimed at obtaining some criteria of building maintenance, and expert-judgement survey for the Plant Manager as the top management to obtain an agreement on criteria to be used for the maintenance the production building. It was then continued with the third survey aimed at obtaining pairwise comparison between the criteria. The last survey was dealt with direct rating, which aims to obtain the score for each building element in all criteria within Plant 1 and Plant 2 of the production building.

The result of the research showed that there were six criteria to be used in the determination of the building maintenance priority at PT Garudafood Putra Putri Jaya Gresik, namely: important of usage, effect to user, physical condition, effect to structure, cost effectiveness, and effect to service provision. Meanwhile, the alternative order to be used to maintain the production building in plant 1 comprised: floor, roof, installation / circulation, and walls; and in plant 2: wall, roof, floor and installation / circulation.

Keywords : priority, maintenance, building, Garudafood, criteria.