



**KERJA-KERJA PENGGANTIAN, PEMBAIKAN DAN
PENYENGGARAAN SISTEM PERISIAN DAN
PERKAKASAN BUILDING CONTROL SYSTEM (BCS) DI
BLOK SETIA PERKASA 6, KOMPLEKS SETIA PERKASA,
PUTRAJAYA**

NO. SEBUT HARGA : JKR/WPP/Q/8/2025

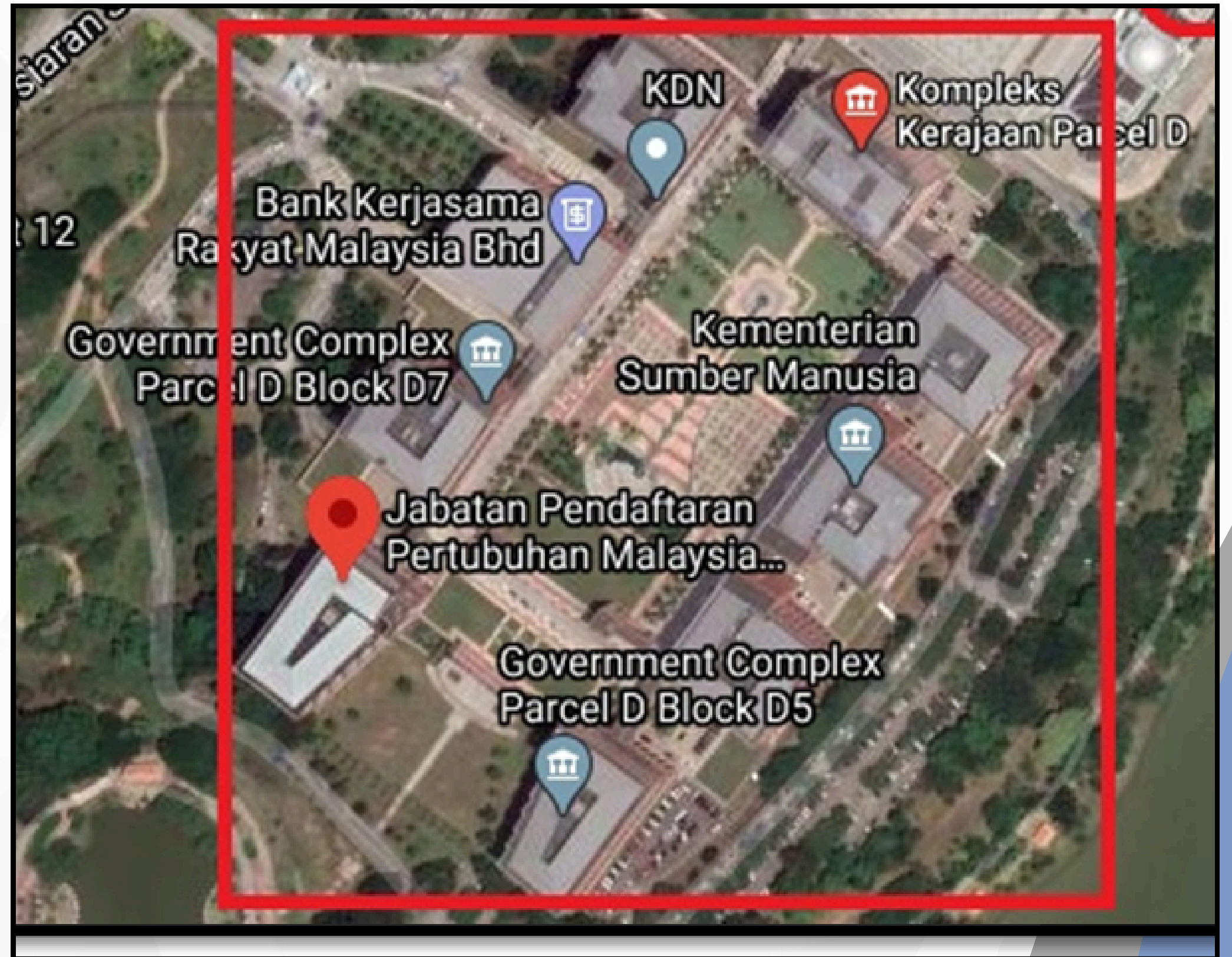
Tarikh Iklan : 13 Januari 2025

Tarikh Tutup : 23 Januari 2025



BAHAGIAN BANGUNAN KERAJAAN 1 (JKR WILAYAH PERSEKUTUAN PUTRAJAYA)

LOKASI BANGUNAN





MAKLUMAT BANGUNAN

BLOK	KEMENTERIAN / JABATAN
SP 1	KEMENTERIAN DALAM NEGERI (KDN)
SP 2	KEMENTERIAN DALAM NEGERI (KDN)
SP 3	KEMENTERIAN SUMBER MANUSIA (KSM)
SP 4	KEMENTERIAN SUMBER MANUSIA (KSM)
SP 5	JABATAN PERDANA MENTERI (JPM)
SP 6	KEMENTERIAN DALAM NEGERI (KDN)
SP 7	KEMENTERIAN DALAM NEGERI (KDN)
SP 8	AUDITORIUM
SP 9	KEMENTERIAN DALAM NEGERI (KDN)
SP 10	KEFETERIA / DEWAN SERBAGUNA





SYARAT-SYARAT KELAYAKAN

**KONTRAKTOR-
KONTRAKTOR YANG
BERDAFTAR DENGAN
CIDB**

GRED: G3

**PENGGHUSUSAN :
M04
SISTEM AUTOMASI
BANGUNAN**

**PENDAFTARAN KONTRAKTOR
YANG BERALAMAT DI NEGERI
SELANGOR IAITU HULU
LANGAT, SEPANG DAN
PETALING SERTA WILAYAH
PERSEKUTUAN PUTRAJAYA**



TARIKH-TARIKH PENTING

TEMPOH KERJA	26 MINGGU
MOHON SEBUTHARGA	14-15/01/2025
MENERIMA KATA LALUAN	16-17/01/2025
TUTUP SEBUTHARGA	23/01/2025
PENGHANTARAN DOKUMEN	TIDAK LEWAT DARI JAM 12.00 TENGAH HARI

ALAMAT PENGHANTARAN

PETI SEBUTHARGA
BAHAGIAN KONTRAK
DAN UKUR BAHAN, JKR
WILAYAH PERSEKUTUAN
PUTRAJAYA, ARAS 2, BLOK
F7, KOMPLEKS F, PUSAT
PENTADBIRAN KERAJAAN
PERSEKUTUAN, 62000
PUTRAJAYA





BILL.A : KERJA-KERJA AWALAN

- INSURANCES
- EMPLOYEE SOCIAL SECURITY ACT 1969 (PERKESO)
- PERFORMANCE BOND
- MOBILIZATION AND DEMOBILIZATION
- SITE PREPARATION AND SITE CLEANING
- HANDLING OVER DOCUMENT





BILL.B : SKOP KERJA

REPAIR AND REPLACEMENT

1. Control Room Bcs System Software License & Hardware

- To Upgrade Existing Server and Building Control System (BCS) Software for Block SP6, SP7 and SP9 and centralize at Block SP8 (The software license must be compatible with existing Master Server at Block SP8)

2. IP Network Link between Block SP6 TO Master at SP8

- To Supply and Install Fiber Distribution core Switch at Block SP6 to link Master at SP 8 and Fiber up link link switch at NCU Panel
- To supply and install fiber up link network switch at NCU Panel to link each network controller unit and link to DDC controller





BILL.B : SKOP KERJA

REPAIR AND REPLACEMENT

3. Control Room BCS System Software License & Hardware

- Building Control System (BCS) Client License
 - a)Efficient alarm management
 - b)Schedule editor
 - c)Stunning graphics capability
- PC Work Station for Building Control System (BCS) Display Terminal
- 21.8 LED Monitor For System Display
- Energy Management System (EMS) Display Terminal License
- PC Work Station for Maintenance Energy Management System (EMS) Display Terminal
- 43 inch LED TV for Energy Dashboard Display
 - a)Monitor Consumption
 - b)Monitor temperature sensing outdoors





BILL.B : SKOP KERJA

REPAIR AND REPLACEMENT

- Rack Mounted 3KVA BCS Server Uninterrupted Power Supply (UPS)
 - a) Online double conversion with full digital control
 - b) Generator compatible
 - c) Selectable output voltage





BILL.B : SKOP KERJA

REPAIR AND REPLACEMENT

4. Supervisory and IP Controller at BCS Panel

- To Upgrade Existing Network Control Unit (NCU) firmware and license to work with existing BCS Master Software version at each floor BCS
- To supply and install DC power supply with battery back up for network control unit (NCU)
- Direct Digital Control (DDC) at BCS Panel
 - a) IP enabled with dual-port ethernet
 - b) Versatile onboard I/O point models
 - c) Highly available
 - d) Room bus for future support of connected room solution



BILL.B : SKOP KERJA

REPAIR AND REPLACEMENT

5. Field device , Sensor and VAV Controller

- To Supply and Install Variable Air Volume (VAV) Controller
- To Supply and Install Variable Air Volume (VAV) Digital Temperature Sensor
- To Supply and Install Tank Water Level Sensor (High and Low)
- To Supply and Install Outdoor RH Humidity sensor
 - a) Provide relative humidity measurement
 - b) Temperature sensing outdoors

6. Air Handling Unit (AHU) and Chilled Water Pump (CHWP) Variable Speed Drive (VSD)

- i) 18.5kW





BILL.B : SKOP KERJA

REPAIR AND REPLACEMENT

7. Programming , System Setting & Commissioning

- Graphic and template design with 3D floor plan in the building control system for block SP6 and integrated in to centralized BCS server at Block Setia Perkasa 8
- Software configuration, engineering design, programming works, building control station Block Setia Perkasa 6
- Testing and commissioning for overall Building Control System (BCS) include perfectly function according to site specification

8. Dismantle , Installation , make good and Termination Work

- To make good or replace existing Building Control System (BCS) Control panel or to add new subpanel upon existing panel in considering of insufficient space c/w necessary accessories



BILL.B : SKOP KERJA

REPAIR AND REPLACEMENT

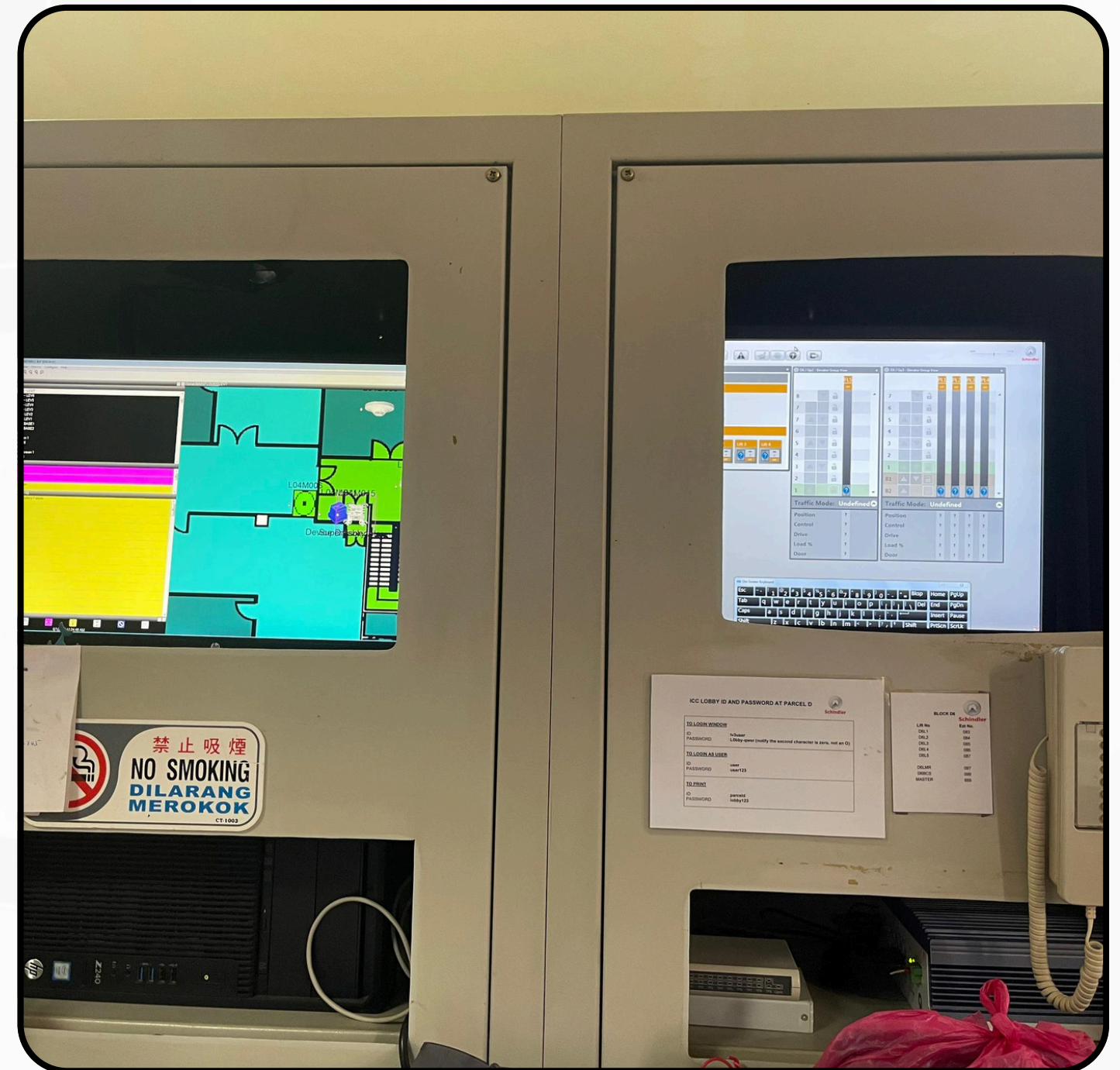
9.Cabling Work

- Graphic and template design with 3D floor plan in the building control system for block SP6 and integrated in to centralized BCS server at Block Setia Perkasa 8
- To troubleshoot, trace cable shock/wiring problem for existing IP Network cable or replace new wiring if necessary with PVC conduit/GI conduit, accessories, termination connection for link between NCU , DDC and IP Network switch to core distribution switch at control room.
- To troubleshoot, trace cable shock/wiring problem for existing DC/AC power supply cable or replace new wiring if necessary with PVC conduit/GI conduit, accessories, termination connection.



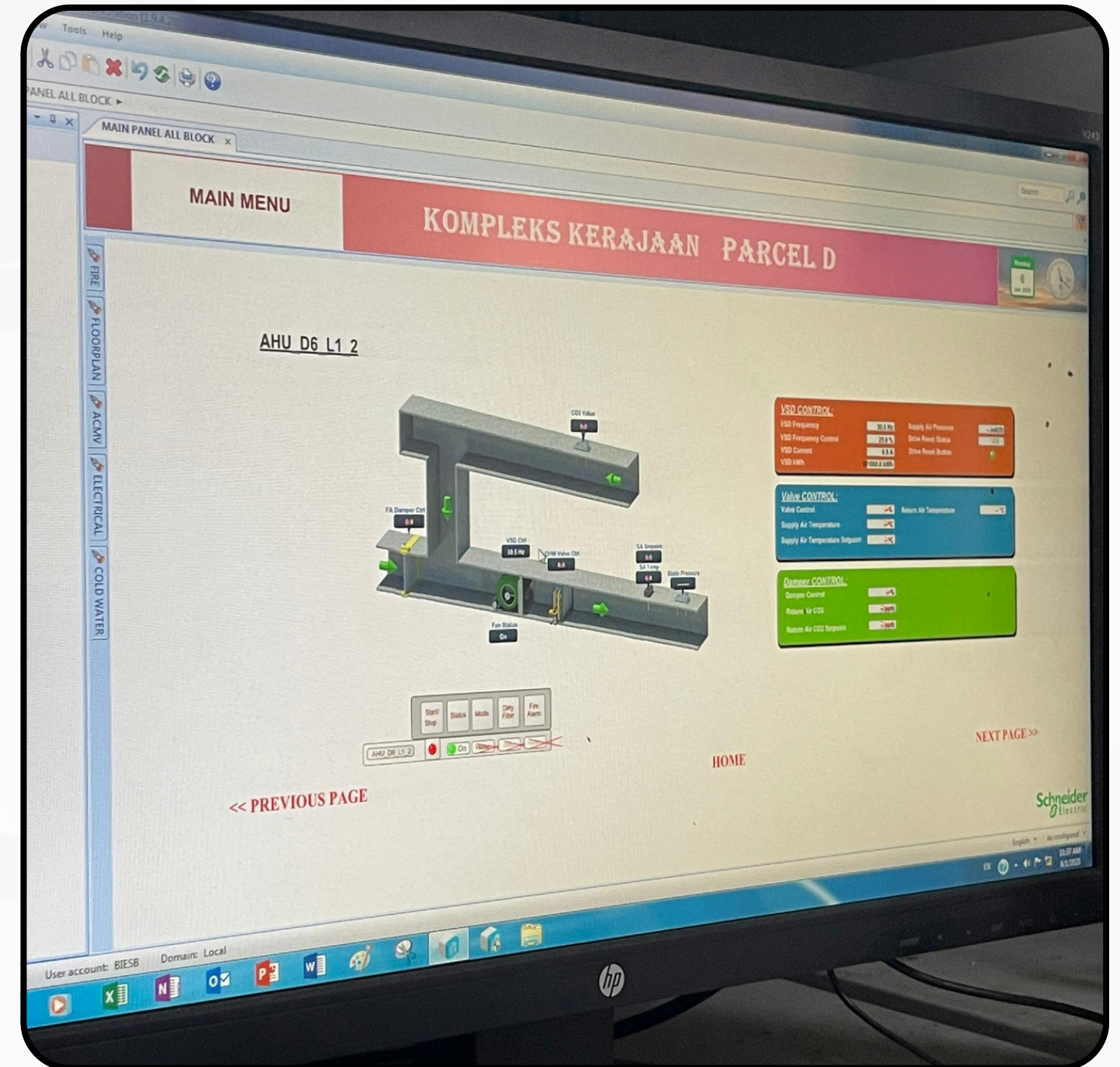
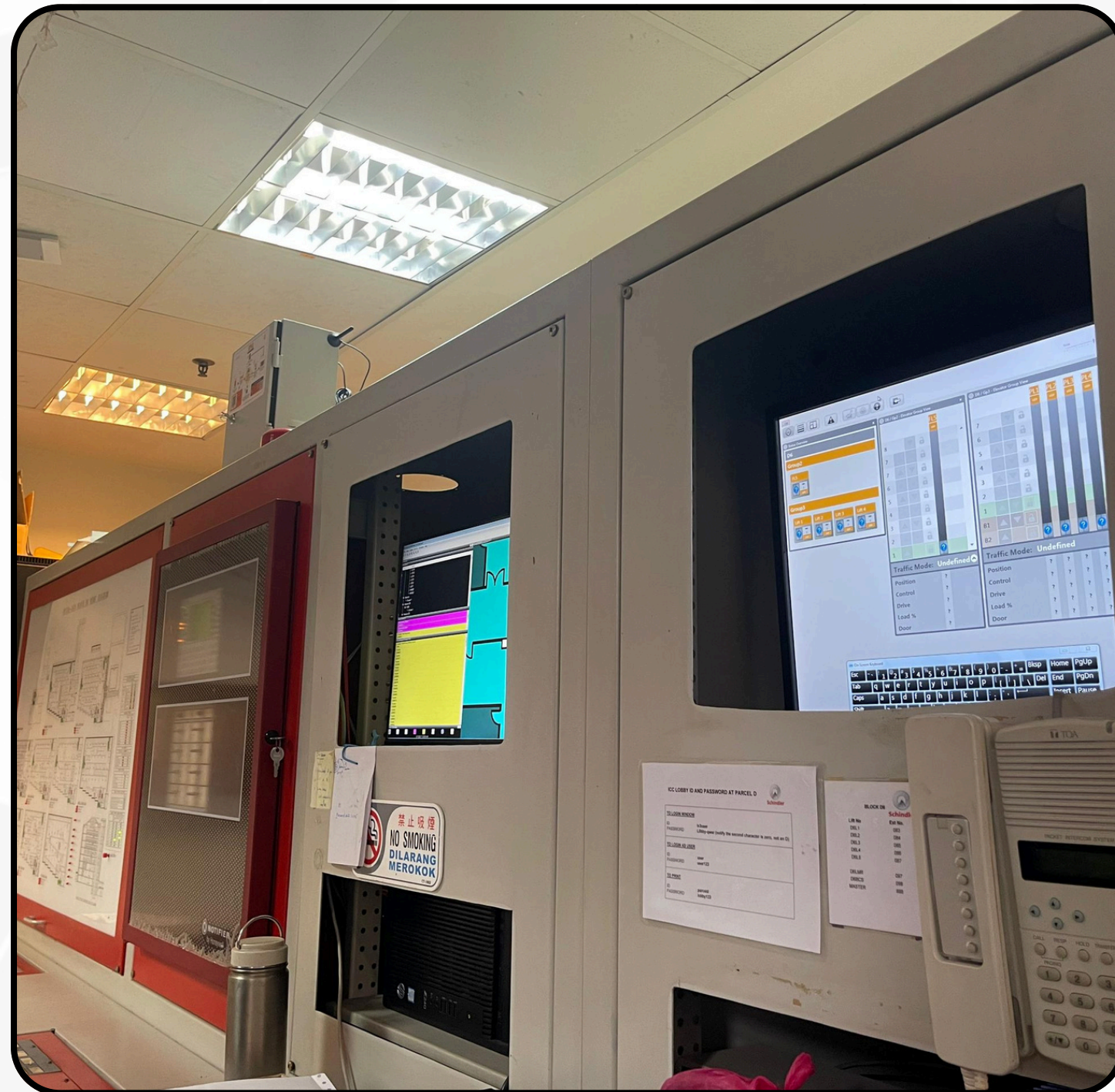


GAMBAR SEDIA ADA DI TAPAK





GAMBAR SEDIA ADA DI TAPAK





GAMBAR SEDIA ADA DI TAPAK






OURTEAM



**NUR WAHIDA BINTI
BAKHTIAR**

JURUTERA AWAM


 **03-8885 6832**

 **nurwahida@jkr.gov.my**



**MOHD AMIRUL ANUAR BIN
ABD AZIZ**

**PENOLONG JURUTERA
MEKANIKAL**

 **03-8885 6866**

 **amirulanuar@jkr.gov.my**





Thank You

