



JKR WILAYAH PERSEKUTUAN PUTRAJAYA



KEMENTERIAN KOMUNIKASI

TAKLIMAT SEBUT HARGA BAGI

TAWARAN SEMULA KERJA-KERJA PENGGANTIAN *WORKSTATION INTELLIGENT FIRE ALARM SYSTEM (IFAS)* DAN *FIRE ALARM PANEL* SERTA KERJA-KERJA LAIN YANG BERKAITAN DI BANGUNAN KEMENTERIAN KOMUNIKASI, LOT 4G9, PRESINT 4, PUTRAJAYA

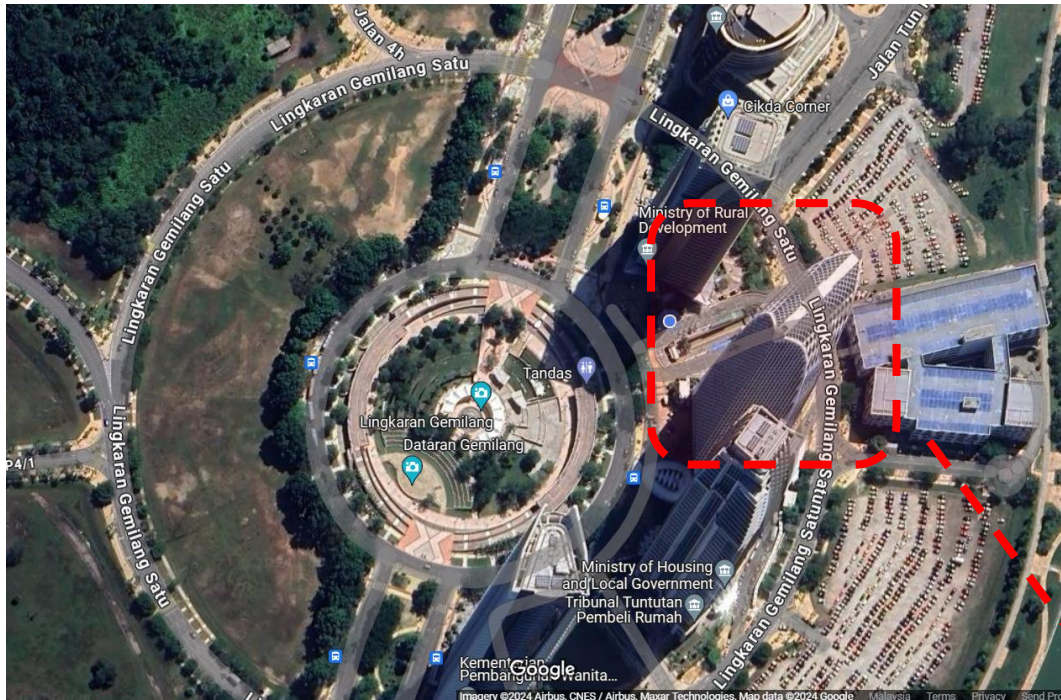
NO. SEBUT HARGA : JKR/WPP/Q/97/2026

DISEDIAKAN OLEH :
JABATAN KERJA RAYA WILAYAH PERSEKUTUAN PUTRAJAYA
BLOK F7, KOMPLEKS F,
PUSAT PENTADBIRAN KERAJAAN PERSEKUTUAN,
62000 PUTRAJAYA

PERINGATAN !!!

**DOKUMEN TENDER HARUS DIBACA BERSEKALI DENGAN
SCOPE OF WORK AND TECHNICAL SPECIFICATIONS**

PELAN TAPAK DAN LOKASI



KEMENTERIAN KOMUNIKASI, LOT 4G9
Pusat Pentadbiran Kerajaan Persekutuan, 51
Persiaran Perdana, Presint 4
62100, Wilayah Persekutuan Putrajaya

Koordinat Lokasi :
2°56'15.3"N, 101°41'12.8"E



KERJA-KERJA PENGGANTIAN WORKSTATION
INTELLIGENT FIRE ALARM SYSTEM (IFAS) DAN FIRE
ALARM PANEL SERTA KERJA-KERJA LAIN YANG
BERKAITAN DI BANGUNAN KEMENTERIAN
KOMUNIKASI, LOT 4G9, PRESINT 4, PUTRAJAYA

NOTIS SEBUT HARGA



JKR WILAYAH PERSEKUTUAN PUTRAJAYA NOTIS SEBUT HARGA

NO. SEBUT HARGA : JKR / WPP / Q / 97 / 2026

TAWARAN SEMULA KERJA-KERJA PENGGANTIAN WORKSTATION INTELLIGENT FIRE ALARM SYSTEM (IFAS) DAN FIRE ALARM PANEL SERTA KERJA-KERJA LAIN YANG BERKAITAN DI KEMENTERIAN KOMUNIKASI, LOT 4G9, PRESINT 4, PUTRAJAYA

1. Sebut Harga adalah dipelawa daripada kontraktor-kontraktor yang berdaftar dengan Lembaga Pembangunan Industri Pembinaan Malaysia (CIDB) di Wilayah Persekutuan Putrajaya, Wilayah Persekutuan Kuala Lumpur, Negeri Selangor dan mempunyai Perakuan Pendaftaran Kontraktor (PPK), Sijil Taraf Bumiputera (STB), serta Sijil Perolehan Kerja Kerajaan (SPKK) yang masih sah dalam Gred G3 di bawah kategori ME, Pengkhususan M02 (Sistem pencegahan dan perlindungan kebakaran).

(Tempoh sah sijil-sijil hendaklah tidak kurang 90 hari dari tarikh tutup iklan ini)

2. Lawatan tapak adalah TIDAK DIWAJIBKAN. Surat Kebenaran Khas CIDB adalah tidak dibenarkan.
3. Kontraktor dikehendaki membuat semakan kelayakan melalui pautan <https://s3pk.jkr.gov.my/pc5/iklanDetails.aspx?refNo=PRO260811160602383> atau melalui imbasan QR Kod di bawah bermula dari tarikh 17/8/2026 bermula jam 12:00 tengah malam sehingga 18/8/2026 jam 11:45 malam sahaja. Sila klik butang Berminat untuk mendapatkan Dokumen Sebut Harga.
4. Emel yang mengandungi nombor siri unik akan dihantar melalui **EMEL RASMI SYARIKAT YANG AKTIF SAHAJA** (Emel persendirian tidak dibenarkan). Dokumen Sebut Harga boleh dimuat turun dari laman sesawang S3PK, bermula dari 20/8/2026 sehingga 24/8/2026 setelah menerima emel nombor siri.
5. Dokumen Sebut Harga dalam bentuk salinan cetak (*hardcopy*) yang telah lengkap diisi hendaklah dihantar dengan serahan tangan atau perkhidmatan pos dan dimasukkan ke dalam Peti Tawaran Sebut Harga JKR WPP, Aras 2, Bahagian Kontrak & Ukur Bahan Jabatan Kerja Raya Wilayah Persekutuan Putrajaya, Blok F7, Kompleks F Pusat Pentadbiran Kerajaan Persekutuan, 62000 Putrajaya TIDAK LEWAT DARI JAM 12.00 tengah hari, hari Jumaat, 28/8/2026.
6. Sebarang pertanyaan sila emel ke mkarwar@jkr.gov.my.



(Ir. SAPARUDIN BIN LOLONG)
Jurutera Elektrik Penguasa Kanan
Bahagian Bangunan Kerajaan 3
JKR Wilayah Persekutuan Putrajaya

Tarikh: 11/8/2026



RINGKASAN SKOP KERJA

The Contractor shall undertake to carry out the following scope of works for the equipment and systems required for the proposed project. The specifications and requirements under this section cover the general scope of works for the whole project:

- I. To supply, install, program all the new components as stated in Bill of Quantities (BQ) or Ringkasan Sebut Harga.
 - a) To supply and install one (1) unit of Network Control Annunciator panel complete with Network Control Module for centralized system monitoring.
 - b) To supply and install two (2) unit of 10-loop Intelligent Addressable Fire Alarm Control Panel complete with Network Control Module, Loop Control Module, Loop Expander Module and central Power Unit.
 - c) To supply and install one (1) unit of 1-loop Intelligent Addressable Fire Alarm Control panel complete with Network Control Module.
 - d) To supply and install one (1) unit of Computer-Based Graphic Workstation complete with dedicated Graphic Monitoring Software and License, central processing unit (PC Set), high resolution LCD Monitor, Uninterruptible Power Supply (UPS) and compatible Operating System. The scope shall also include:
 - System programming for all fire alarm panel and field services.
 - Configuration and mapping of the graphic monitoring software interface.
 - e) To supply and install Dot Matrix Printer complete with PC adapter, connection cable and stand to store the fan-fold paper supply.
- II. To dismantle and remove from site all components that being replaced for the above system.



SPEKIFIKASI TEKNIKAL

ITEM	DESCRIPTION	REQUIREMENT
1	INTELLIGENT NETWORK CONTROL ANNUNCIATOR	
	Type	Intelligent Network Control Annunciator
	System Compatibility	Compatible with existing intelligent addressable fire alarm network
	Display	Minimum 640-character backlit LCD display
	Keypad	Full alphanumeric QWERTY keypad
	Event Display	Alarm, Supervisory, Trouble, Security & System events
	Network Communication	Support peer-to-peer network communication
	Event history	Minimum 1,000 alarm events and 4,000 events
	Remote Device	Support minimum 32 remote annunciator/modules
	Power Supply	24 VDC
	Certification	UL listed or equivalent internationally recognised standard
	Warranty	To be specified by tenderer



SPEKIFIKASI TEKNIKAL

ITEM	DESCRIPTION	REQUIREMENT
2	INTELLIGENT ADDRESSABLE FIRE ALARM CONTROL PANEL (10 LOOP)	
	Type	Intelligent Addressable Fire Alarm Control Panel
	Loop Capacity	Minimum 10 Signalling Line Circuits (SLC)
	Device Capacity	Minimum 159 detectors and 159 modules per SLC
	Total System Capacity	Minimum 3,000 intelligent addressable devices
	Display	Minimum 640-character backlit LCD display
	Detection Protocol	Support intelligent addressable communication protocol equivalent to FlashScan and CLIP
	Network	Peer-to-peer networking capability, minimum 200 network nodes
	Programming	Auto-programming function
	Configuration	PC-based programming software
	System Compatibility	Compatible with existing intelligent addressable fire alarm network
	Manufacturer	All system components from one manufacturer
	Certification	UL listed or equivalent internationally recognised standard
	Warranty	To be specified by tenderer



SPEKIFIKASI TEKNIKAL

ITEM	DESCRIPTION	REQUIREMENT
3	INTELLIGENT ADDRESSABLE FIRE ALARM CONTROL PANEL (1 LOOP)	
	Type	Intelligent Addressable Fire Alarm Control Panel
	Loop Capacity	Minimum 1 isolated Signalling Line Circuits (SLC) supporting Class A/B/X
	Device Capacity	Minimum 159 detectors and 159 addressable module per loop
	Display	Minimum 80-character backlit alphanumeric display
	Keyboard	Full alphanumeric QWERTY keypad
	Power Supply	Minimum 6.0A power supply with integrated Notification Appliance Circuits (NAC)
	Notification Appliance Circuits (NAC)	Minimum 4 built-in Class A/B NAC lines with selectable strobe synchronization
	Event history	Minimum 800 event + 200 alarm-only events
	Network Options	Supports up to 200 high-speed network nodes / 103 standard nodes
	Remote Annunciators	Supports up to 32 remote annunciators via EIA-485
	Battery Charger Capacity	Suitable for 18 AH to 200 AH batteries
	Programming and Configuration	Panel keypad and/or PC-based programming
	Certification	UL listed or equivalent internationally recognized standard
	Warranty	To be specified by tenderer



SPEKIFIKASI TEKNIKAL

ITEM	DESCRIPTION	REQUIREMENT
4 (a)	FIRE ALARM GRAPHIC WORKSTATION	
	Type	PC-Based Intelligent Fire Systems Graphical User Interface
	Operating System	Compatible with latest Microsoft Window 64-bit
	License	Perpetual software license; no annual renewal/subscription for core
	Network Capacity	Monitor/control minimum 4 autonomous network nodes/panels
	Floor Plan Integration	Support CAD/vector/raster drawing formats
	User Access	User profiles, permission levels & password protection
	Event / Audit Log	Operator change history / audit log
	Network Integration	Fully compatible with peer-to-peer fire alarm network
	Multi-language	Multi-language user interface support
	Warranty	To be specified by tenderer



SPEKIFIKASI TEKNIKAL

ITEM	DESCRIPTION	REQUIREMENT
4 (b)	FIRE ALARM OPERATOR WORKSTATION	
	Type	Operator Workstation
	Processor / CPU	Intel Core i-7 or latest / equivalent
	Operating System	Genuine Windows 10 or latest version
	Antivirus	Licensed antivirus software
	Memory (RAM)	Minimum 16GB DDR4/DDR5
	Quantity and Location	One (1) set of Operator workstation at the Control Room
	Storage	Minimum 500GB Hard Disk memory / SSD
	Graphics	Integrated or dedicated graphics supporting Full HD resolution
	Monitor	Minimum 24-inch Full HD display
	Keyboard & Mouse	Minimum 12 function keys Keyboard and an Optical Mouse
	UPS	Minimum 15 to 30 minutes backup time at full load during mains failure
	Warranty	To be specified by tenderer

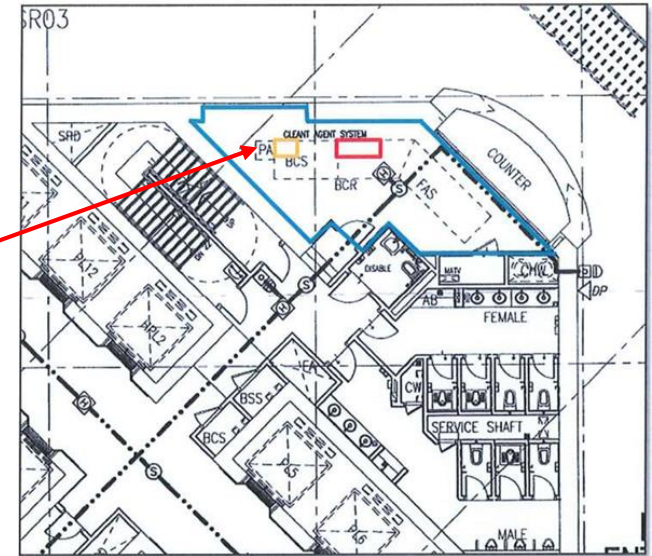
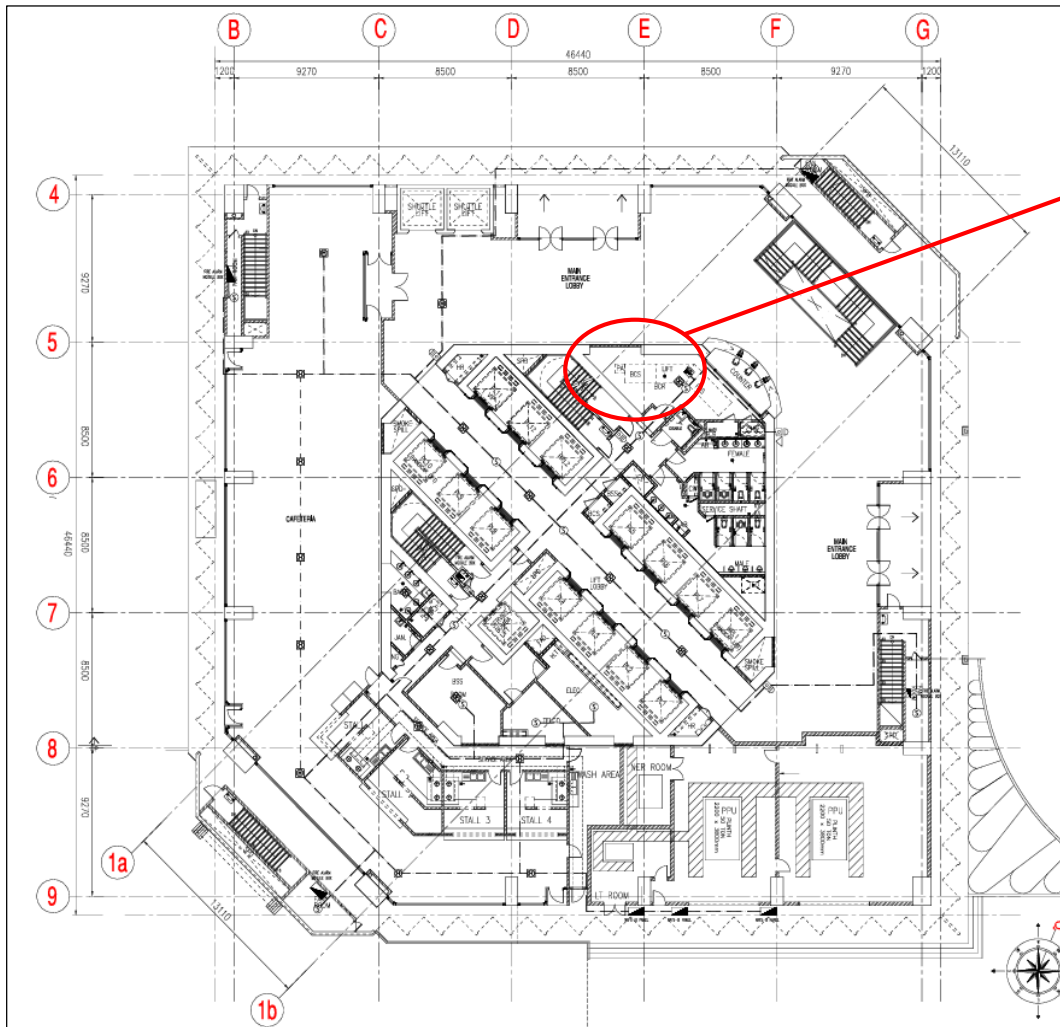


SPEKIFIKASI TEKNIKAL

ITEM	DESCRIPTION	REQUIREMENT
4 (c)	SYSTEM PRINTERS	
	Type	System Printer
	Printer Type	High speed 24-pin dot-matrix printer or better
	Printing speed	Minimum 300 character per second (CPS) at normal speed
	Paper Handling	Continuous fan-fold or cut sheet paper from 1 to 4 forms.
	Accessories	Supplied complete with PC adapter, cable and paper storage stand.
	Quantity and Location	One (1) set of Alarm Printer and One (1) set of Report Printer, both located in the control Room.
	Alarm Printer	Automatically print alarm; route to report printer if offline
	Report Printer	Print critical alarms, log, reports, hardware & communication faults
	Alarm Buffer	Messages buffered if both printers are offline
	Warranty	To be specified by tenderer



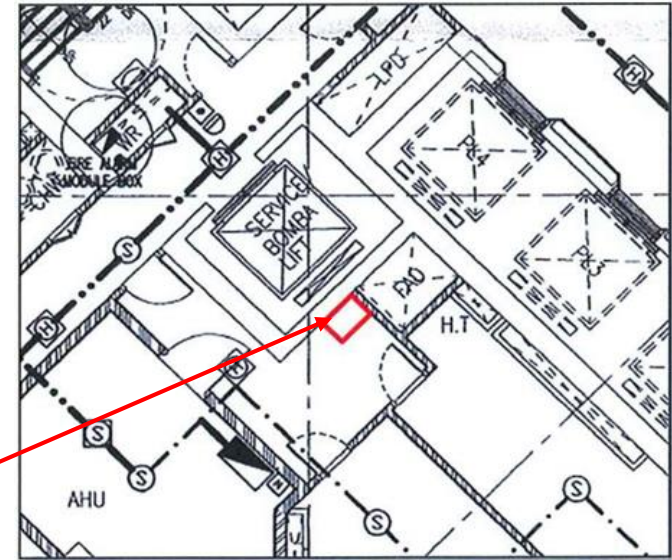
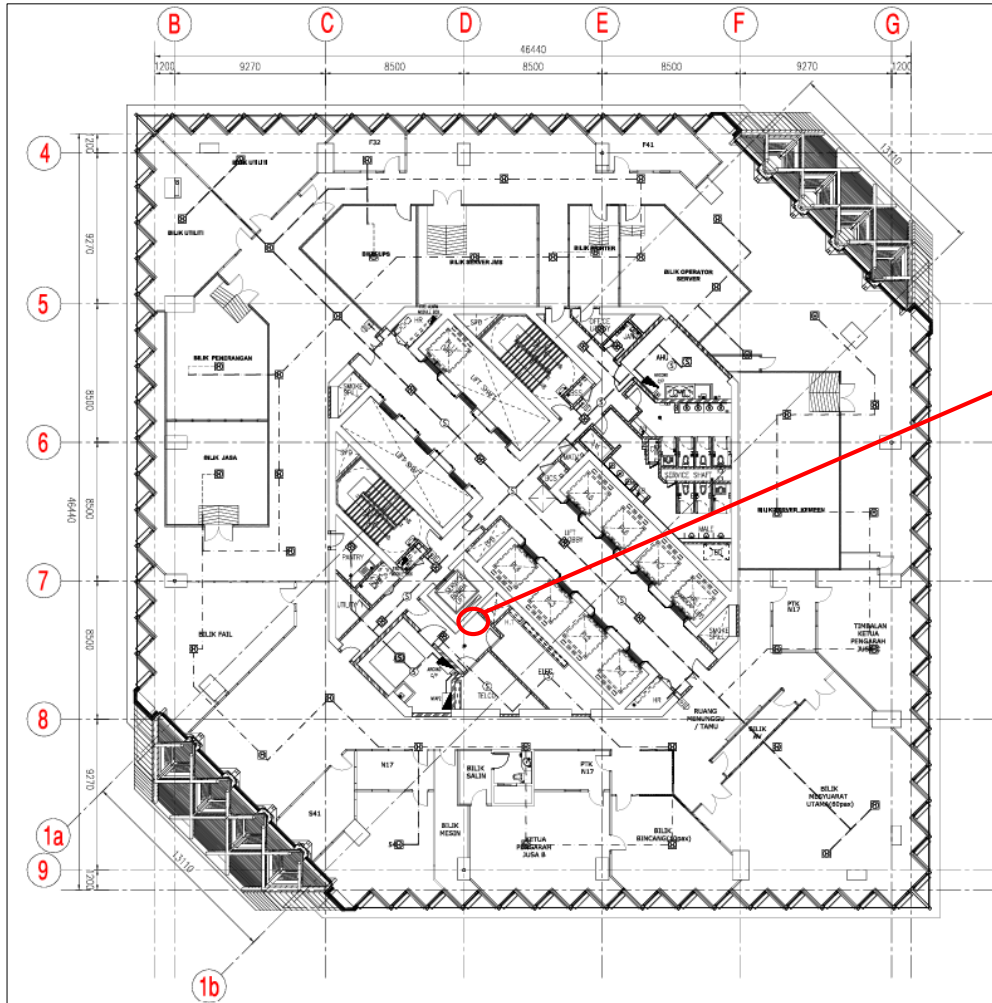
LOKASI ARAS TERLIBAT



Plan Layout workstation IFAS, panel Network Control Annunciator dan panel Intelligent Fire Alarm di Bilik BCS, Aras G



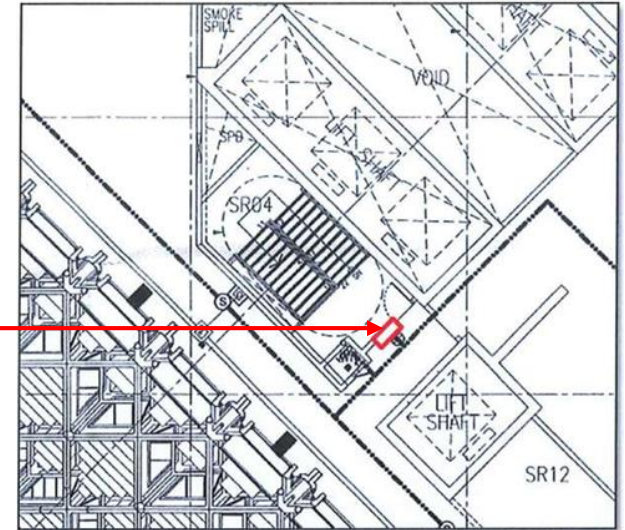
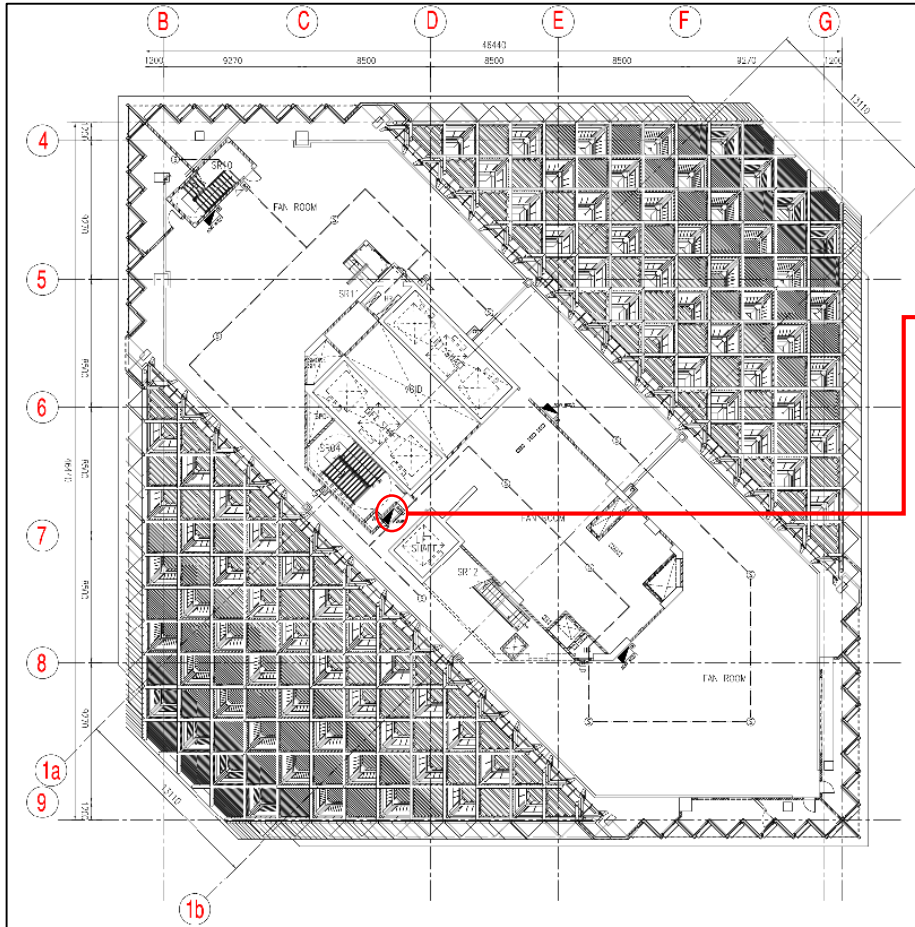
LOKASI ARAS TERLIBAT



*Plan Layout Panel 10-loop Intelligent
Addressable Fire Alarm, Aras 18*



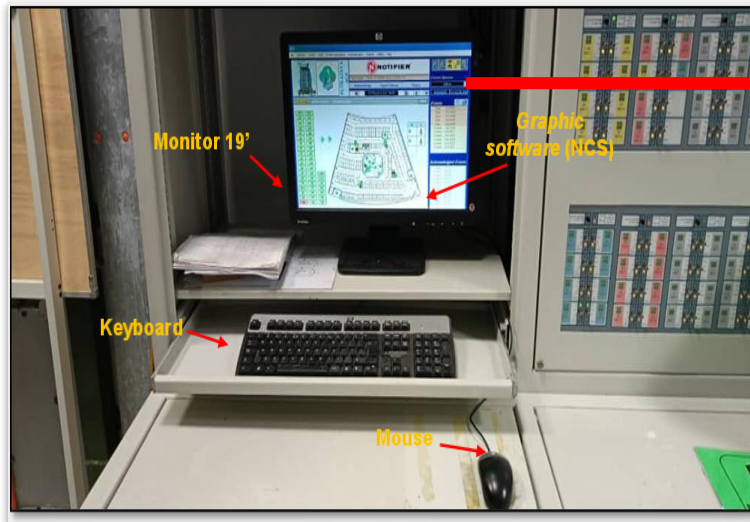
LOKASI ARAS TERLIBAT



*Plan Layout panel 1-loop Addressable
Fire Alarm, Aras 38*



KEADAAN SEMASA DI TAPAK



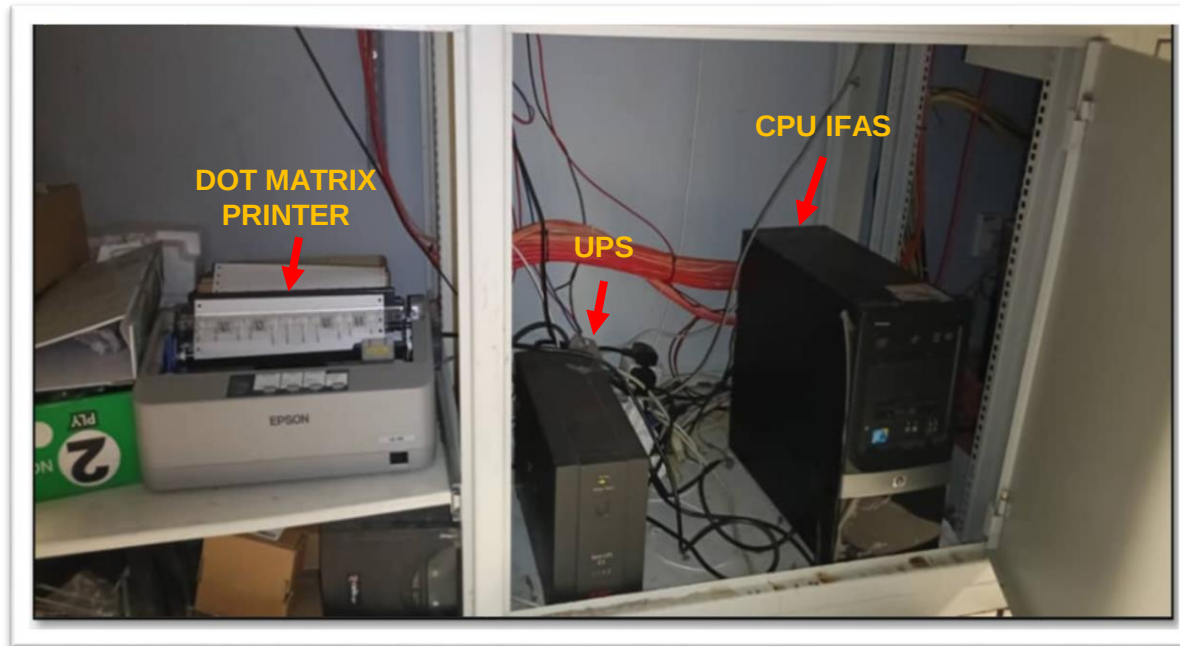
PC workstation IFAS di BCS



NCS software
IFAS

- ❑ **SISTEM WORKSTATION IFAS SEDIA ADA BERADA DALAM KEADAAN USANG DAN OBSOLETE.**
- ❑ **PLATFORM DAN PERISIAN LAMA JUGA TIDAK LAGI DISOKONG SEPENUHNYA OLEH PENGELUAR.**
- ❑ **WORKSTATION PEMANTAUAN GRAFIK MENGGUNAKAN PERKAKASAN KOMPUTER LAMA DENGAN SISTEM OPERASI DAN GRAPHIC SOFTWARE YANG TELAH TAMAT SOKONGAN, MENYEBABKAN PAPARAN GRAFIK TIDAK BOLEH DIKEMASKINI SERTA BERISIKO MENGALAMI KEGAGALAN OPERASI**

KEADAAN SEMASA DI TAPAK



PERALATAN SOKONGAN SEPERTI DOT MATRIX PRINTER DAN UPS JUGA MENUNJUKKAN PENGGUNAAN TEKNOLOGI LAMA YANG BERISIKO MENJEJASKAN KEBOLEHPERCAYAAN OPERASI SISTEM, PROSES LOGGING, PENCETAKAN REKOD ALARM SERTA PERLINDUNGAN BEKALAN KUASA SEMASA KECEMASAN.

KEADAAN SEMASA DI TAPAK

*Fire alarm panel
NFS2-3030*

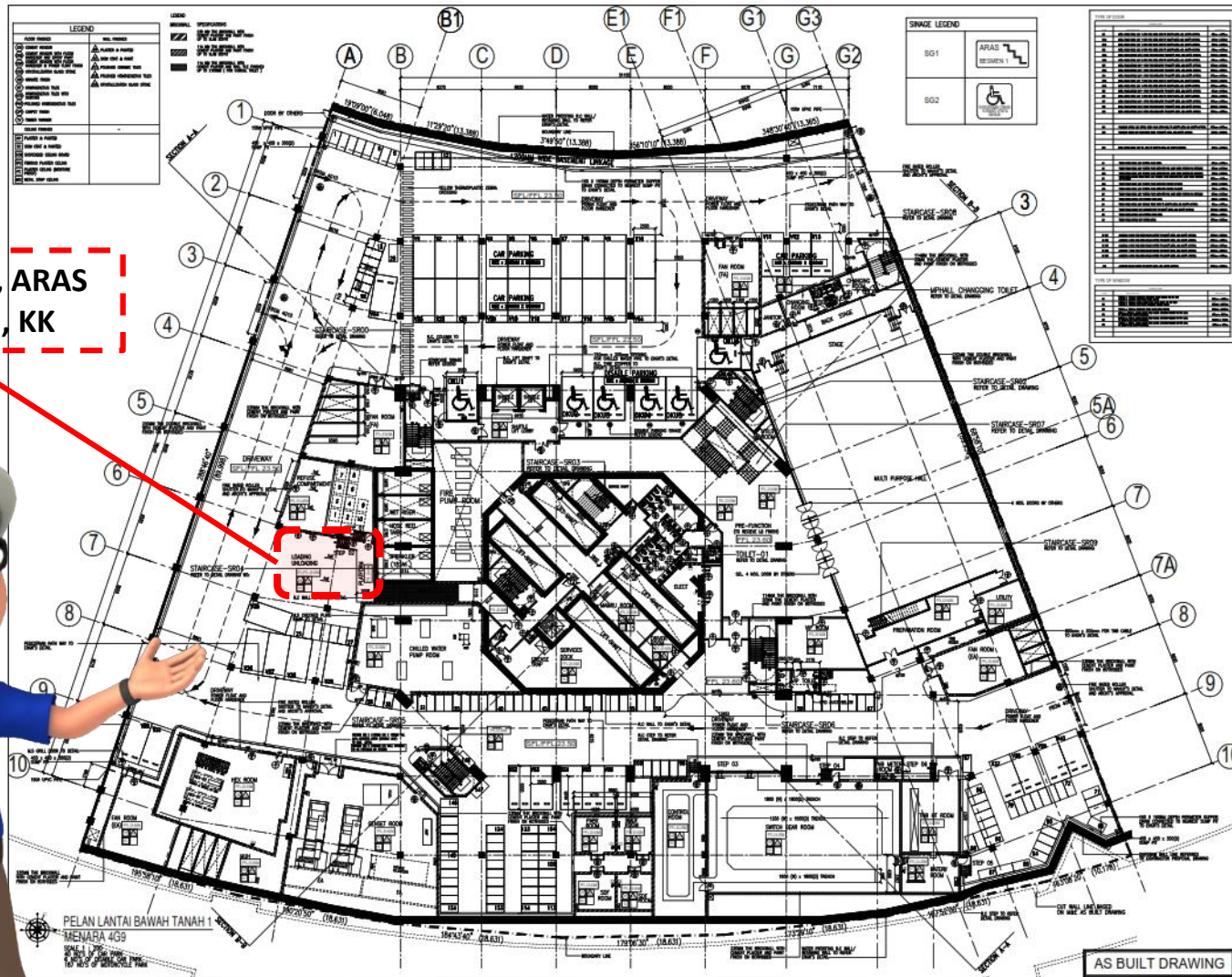
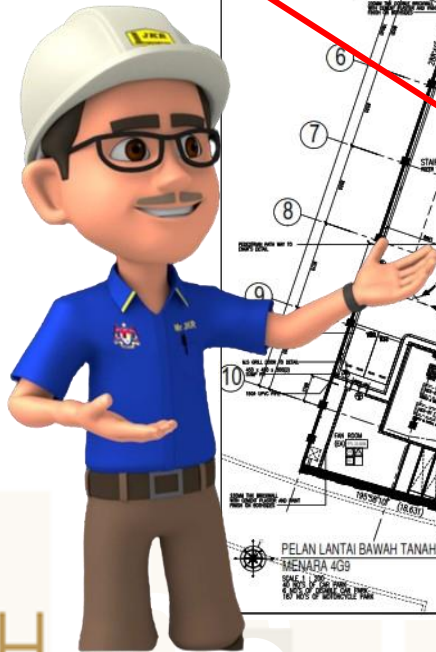


Fire alarm panel (Notifier) di Aras 18 Fire alarm panel (Notifier) di Aras GF di BCS Fire alarm panel (Notifier) di Aras 38

***FIRE ALARM PANEL JENIS NOTIFIER NFS2-3030 DAN NFS-320 SEDIA
ADA JUGA MENUNJUKKAN KEADAAN KOMPONEN DAN
KONFIGURASI LAMA YANG BERPOTENSI MENJEJASKAN
KESTABILAN SISTEM SERTA MENYUKARKAN KERJA
PENYELENGGARAAN DAN TROUBLESHOOTING.***

RUANG LOADING DAN UNLOADING

LOADING BAY, ARAS
BESMEN B1, KK



INFO TAMBAHAN

SEBARANG PERTANYAAN DAN MAKLUMAT LANJUT
BOLEH HUBUNGI :





JKR
SEKIAN,
TERIMA KASIH

