



JKR WILAYAH PERSEKUTUAN PUTRAJAYA



KEMENTERIAN KOMUNIKASI

TAKLIMAT SEBUT HARGA BAGI

KERJA-KERJA PENGANTIAN *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

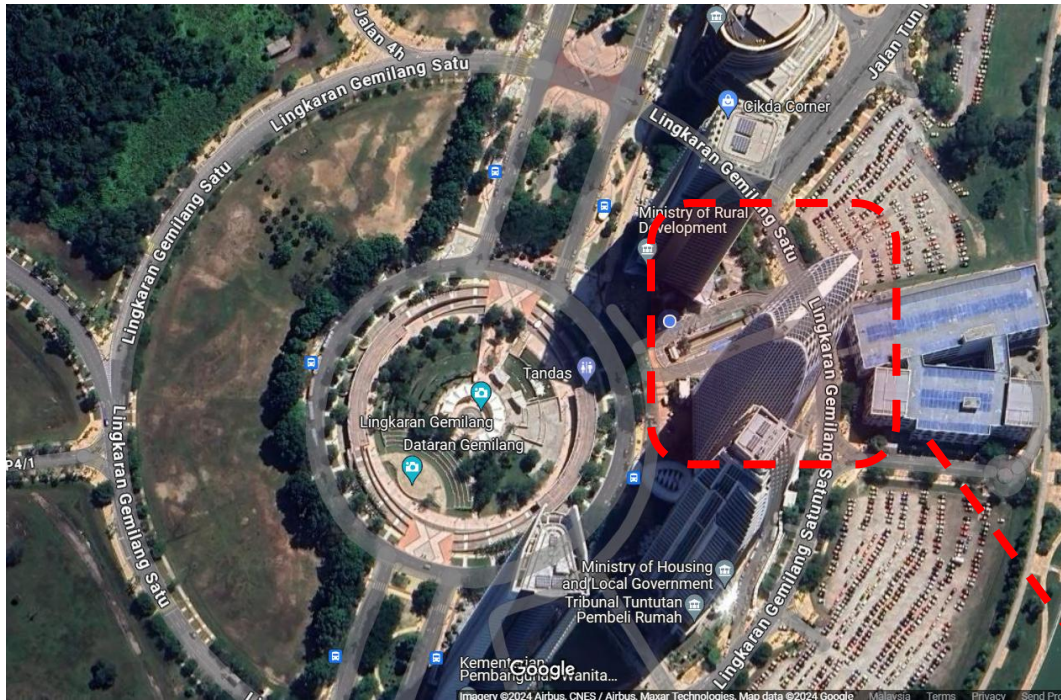
NO. TENDER : JKR/WPP/Q/97/2026

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

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 dan Negeri Selangor (Sepang, Hulu Langat dan Petaling) 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=PRO260727165343559> atau melalui imbasan QR Kod di bawah bermula dari tarikh 3/8/2026 bermula jam 12:00 tengah malam sehingga 4/8/2026 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 6/8/2026 sehingga 10/8/2026 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 Selasa, 11/8/2026**.
6. Sebarang pertanyaan sila emel ke mkanwar@jkr.gov.my.



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

Tarikh: 28/7/2026

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
	Status indicators	Minimum 11 LED status indicators
	Functions	Display and control alarm, Supervisory, Trouble, Security and System events
	Network Communication	Support peer-to-peer network communication
	Event history	Minimum 1,000 alarm events and 4,000 events
	User Access	Minimum 9 user access levels with password protection
	Programming	Online programming and alter status capability
	Remote Device	Support minimum 32 remote annunciator/modules
	Time Clock	Built-in-real-time clock with network synchronization
	Operating Voltage	24 VDC
	Diagnostic	Built-in Walk Test capability
	Certification	UL listed or equivalent internationally recognised standard
	Warranty (years)	To be specified by tenderer

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
	Keyboard	Full alphanumeric QWERTY keypad
	Status indicators	Minimum 11 LED status indicators
	Processor	Microprocessor-based architecture
	Detection Protocol	Support intelligent addressable communication protocol equivalent to FlashScan and CLIP
	Network	Peer-to-peer networking capability
	Network Capacity	Support up to 200 network nodes
	Programming	Auto-programming function
	Configuration	PC-based programming software
	Power Supply	Integrated power supply with battery charger
	Communication	Ethernet gateway/network communication capability
	Printer Interface	Printer interface available
	Alarm Processing	Intelligent alarm verification and drift compensation
	Certification	UL listed or equivalent internationally recognised standard
	Warranty (years)	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 or X
	Device Capacity per loop	Minimum 159 intelligent detectors and 159 addressable module (Total 318 devices maximum)
	Display	Standard minimum 80-character alphanumeric display with backlight
	Keyboard	Full alphanumeric QWERTY keypad
	Power Supply	Minimum 6.0A power supply with integrated Notification Appliance Circuits
	Notification Appliance Circuits (NAC)	Minimum 4 built-in Class A/B NAC lines with selectable strobe synchronization
	Event history	Minimum 800 event history file in nonvolatile memory, plus separate 200-event alarm-only file
	Network Options	Supports high-speed network up to 200 nodes and standard network up to 103 nodes
	Remote Annunciators	Supports expansion up to 32 remote annunciators via EIA-485 interface
	Battery Charger Capacity	Built-in battery charger supporting 18 AH to 200 AH batteries
	Programming and Configuration	Field-programmable via panel keypad or PC-based offline/online programming
	Testing Functions	Supports auto-programming and walk test reports function
	Alarm Processing	Intelligent alarm verification, drift compensation and automatic detector sensitivity testing
	Certification	UL listed or equivalent internationally recognized standard
	Warranty (years)	To be specified by tenderer

ITEM	DESCRIPTION	REQUIREMENT
4 (a)	FIRE ALARM GRAPHIC WORKSTATION	
	Type	PC-Based Intelligent Fire Systems Graphical User Interface
	Operating System Compatibility	Fully license and optimized compatible with latest Microsoft Windows (64-bit, Enterprise/Professional)
	License Capacity	Workstation license capable of monitoring and controlling up to 4 autonomous network nodes/panel
	License Validity	Perpetual software license with no annual renewal/subscription fees required for core system monitoring
	Protection Key	License activation via proprietary USB hardware key(dongle) or authorized software license key tied to the
	Multi-language Support	Embedded license support for multi-language user interface options
	Floor Plan Integration	Supports direct import of vector and raster CAD drawing formats (.dxf, .wmf, .bmp, .jpg or gif)
	Security and Access Control	Administrator-definable user profiles with strict permission levels, secure password control and full operator
	Network Integration	Fully licensed to interface and communicate natively within a peer-to-peer fire alarm network architecture
	Warranty (years)	To be specified by tenderer



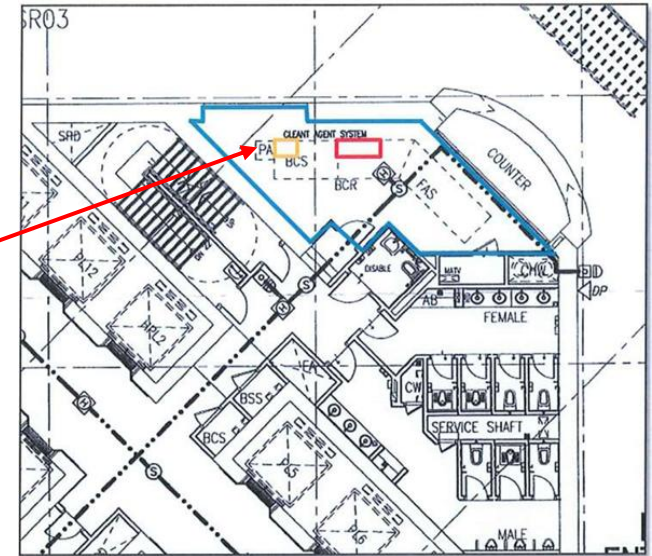
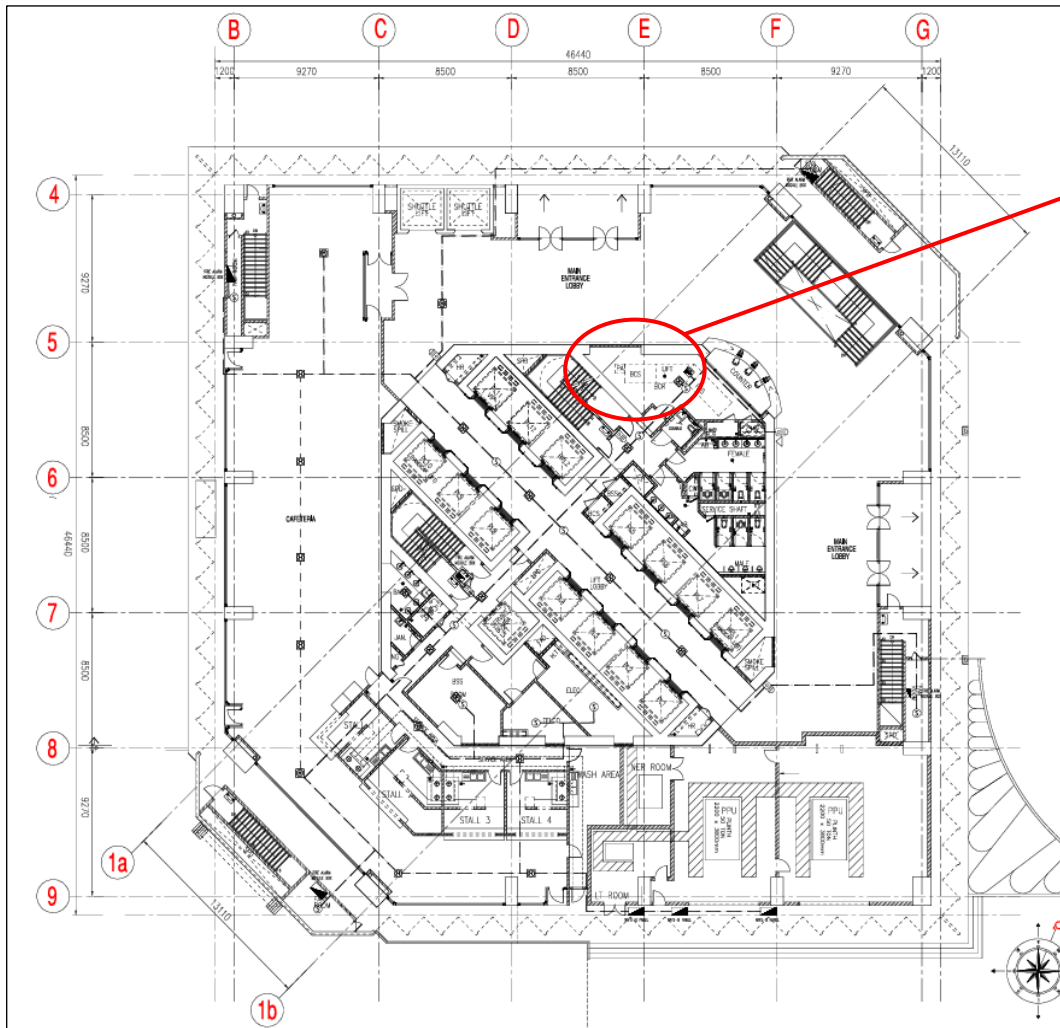
SPEKIFIKASI TEKNIKAL

ITEM	DESCRIPTION	REQUIREMENT
4 (b)	FIRE ALARM OPERATOR WORKSTATION	
	Type	Operator Workstation
	Processor / CPU	Intel Core i-7 or latest Microprocessor, minimum clock speed of 3.2 Hz
	Operating System	Genuine truly multi-tasking operating system (Windows 10 or latest version of window), DOS or concurrent DOS are unacceptable.
	Antivirus	Licensed antivirus software
	Memory (RAM)	At least 1 GB (Recommended minimum 16GB DDR4/DDR5 for current compliance)
	Quantity and Location	One (1) set of Operator workstation to be provided at the Control Room
	Storage	Minimum 500GB Hard Disk memory / SSD
	Optical Drive	CD ROM drive with a speed of 52x or better.
	Graphics	Integrated or dedicated graphics supporting Full HD resolution
	Monitor	24-inch size flat screen monitor, minimum resolution 1600 x 1200 (or Full HD 1920 x 1080 resolution), 32-bits colors for graphics presentation c/w built in speaker
	Keyboard & Mouse	Minimum 12 function keys Keyboard and an Optical Mouse
	Audio	Integrated audio with speaker or speaker input
	Peripheral Support	Simultaneously support all specified peripherals : serial printers, plotters, auto-answer/auto-dial modems, streamer tape back-up, facsimile interface, color inkjet printers, video image capture boards and scanners.
	Battery Supply	Maintenance-free sealed lead-acid rechargeable type
	UPS	Minimum 15 to 30 minutes backup time at full load during mains failure
	Warranty (years)	To be specified by tenderer

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	Accept continuous fan-fold or cut sheet paper from 1 to 4 forms.
	Ribbon and Accessories	Clean hands removable ribbon cartridge. 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 Function	Alarm shall automatically print on occurrence. If offline, automatically routes to report printer. If both offline, messages must buffer in the contractor unit.
	Report Printer Function	Provides hardcopy of all critical alarm messages, trend logs, summary, totalizing, logging, management reports, switchover, hardware failures and communication errors.
	Warranty (years)	To be specified by tenderer



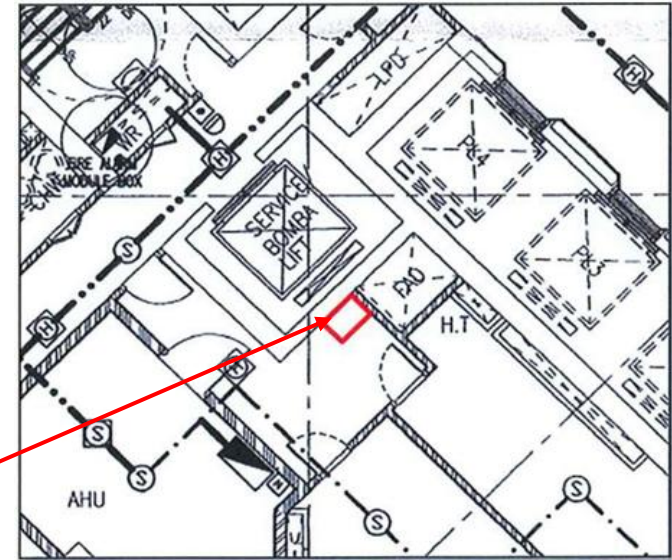
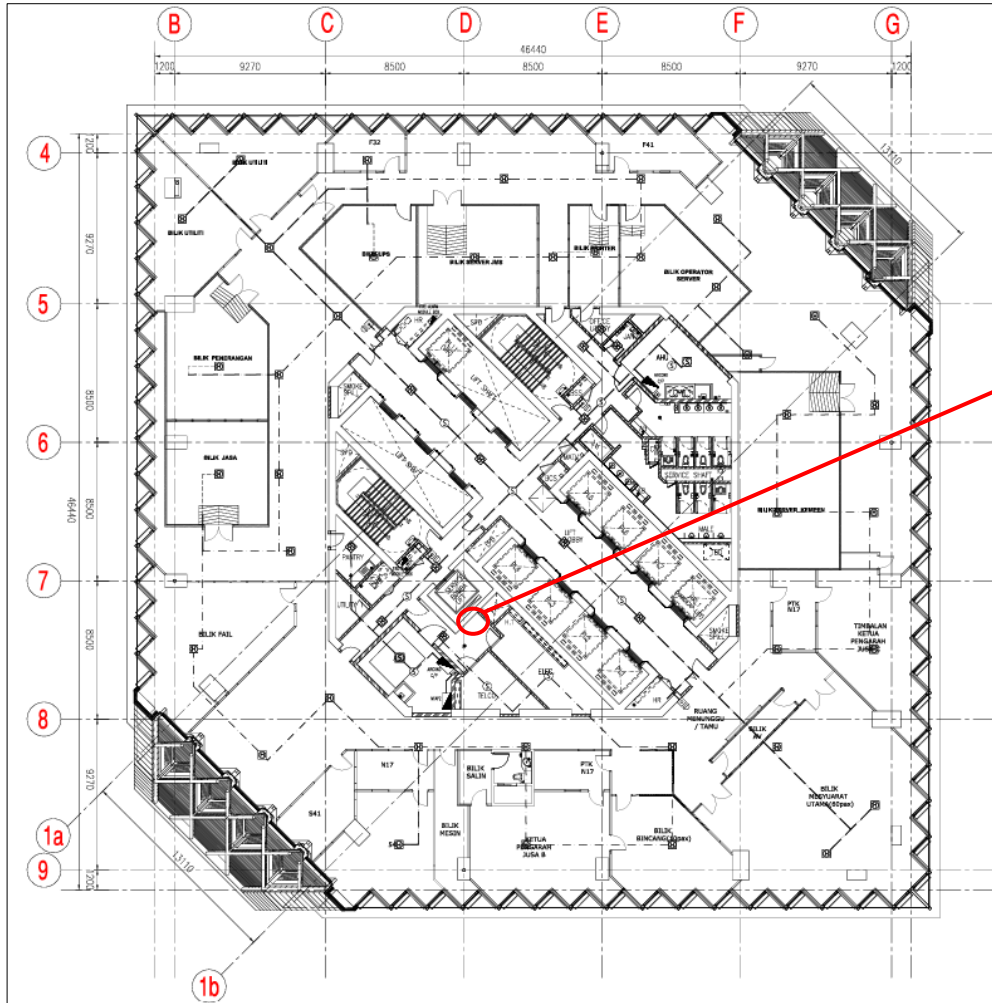
LOKASI ARAS TERLIBAT



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



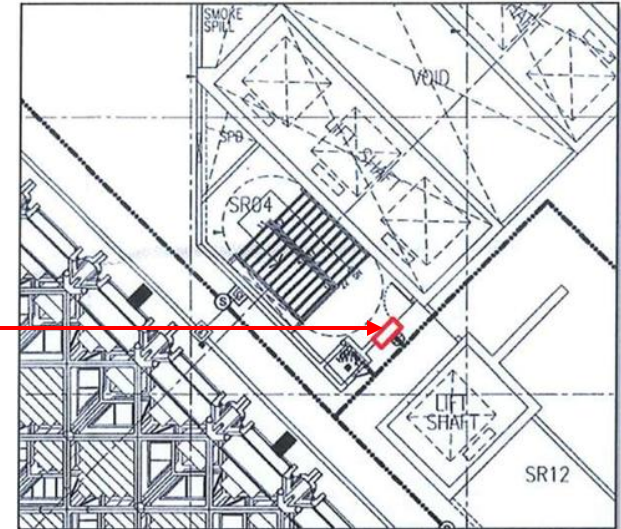
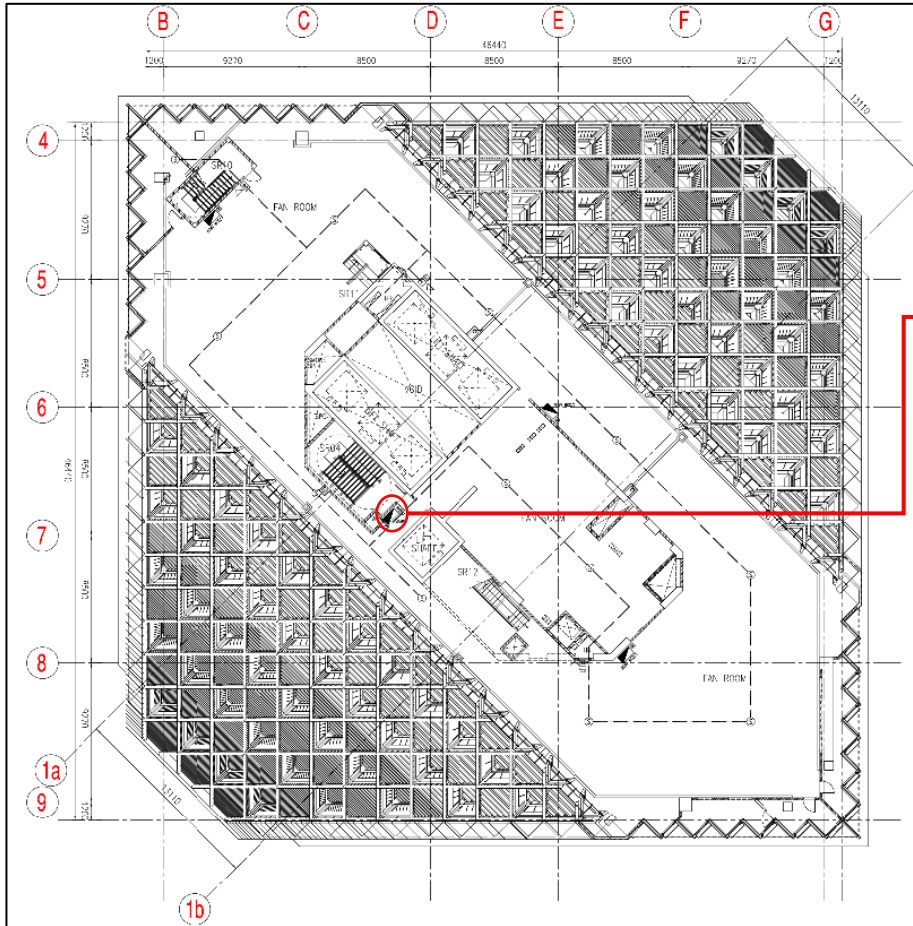
LOKASI ARAS TERLIBAT



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



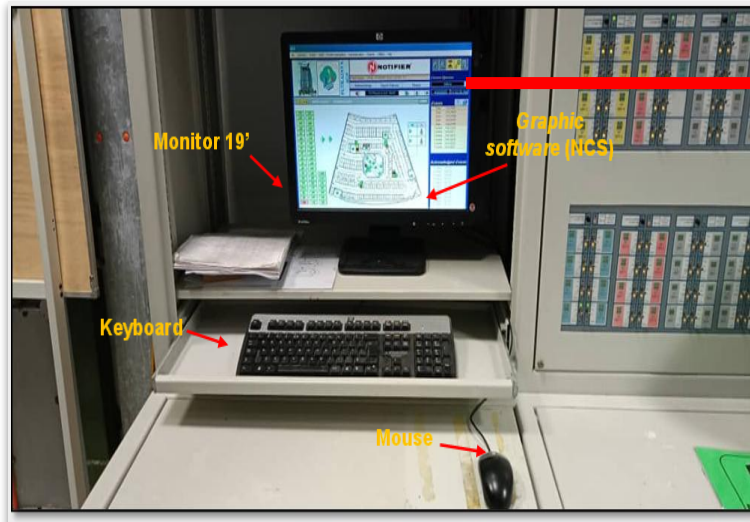
LOKASI ARAS TERLIBAT



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



KEADAAN SEMASA DI TAPAK



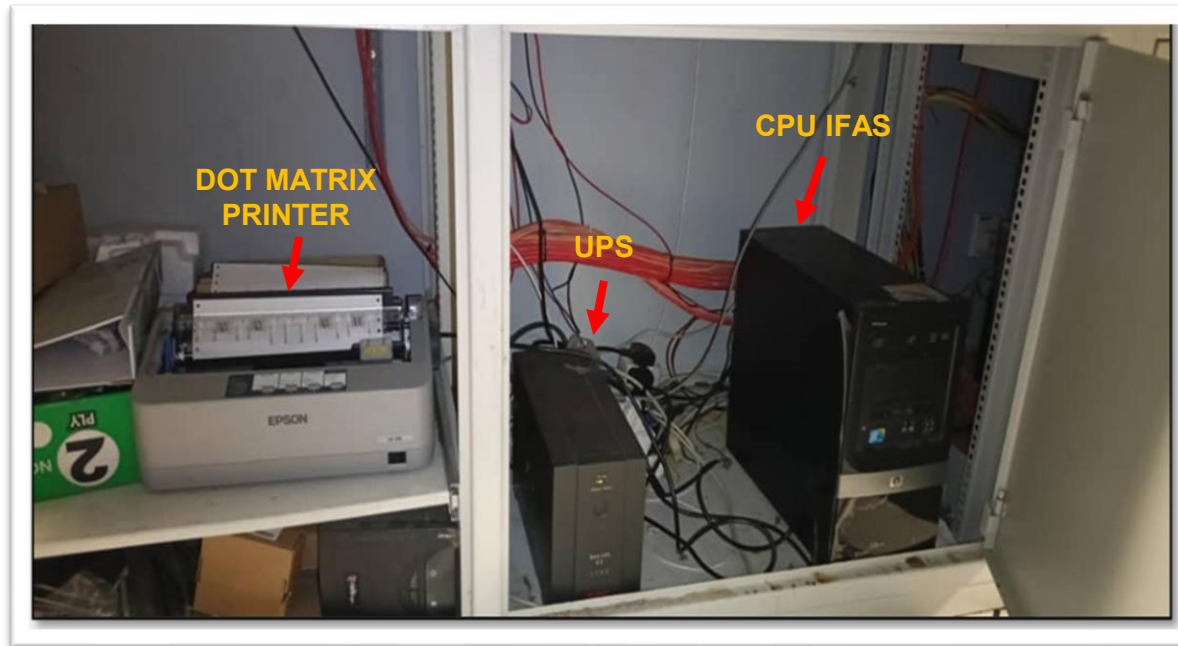
PC workstation IFAS di BCS



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*



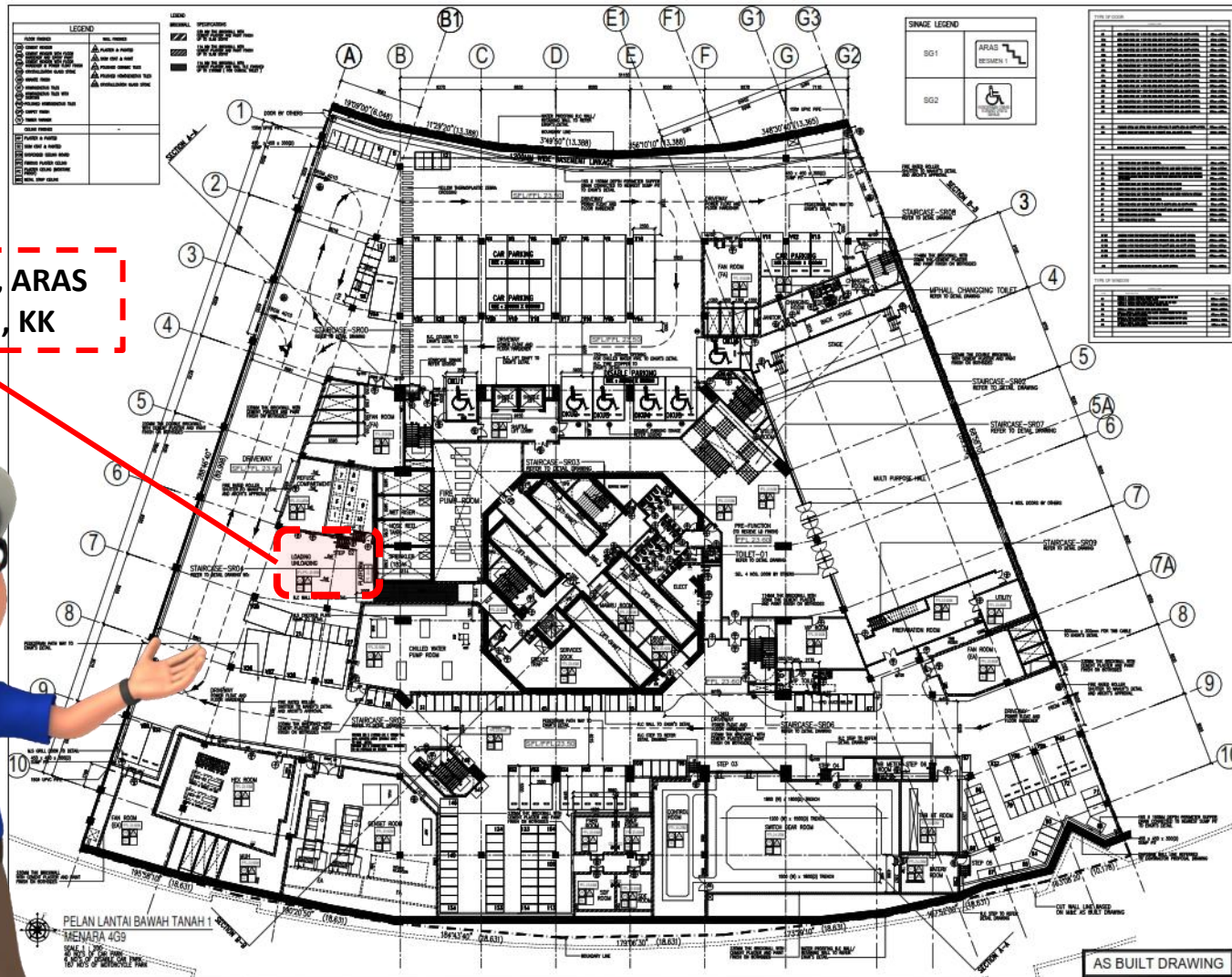
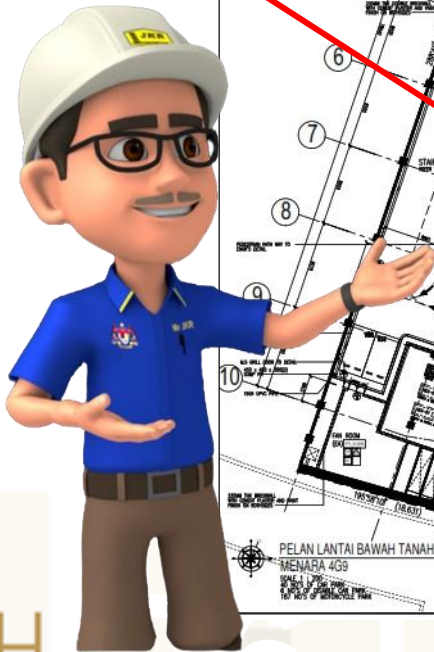
Fire alarm panel (Notifier) di Aras 18 Fire alarm panel (Notifier) di Aras GF di BCS Fire alarm panel (Notifier) di Aras 38

***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

