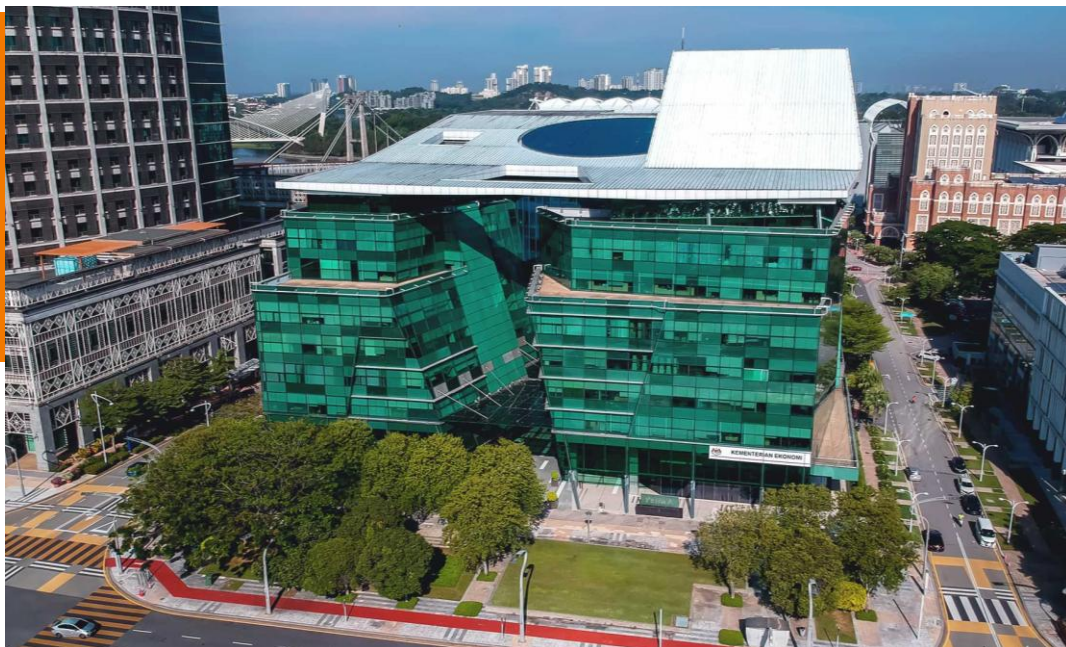




SEBUT HARGA
PENGURUSAN OPERASI DAN PENYENGGARAAN
RUANG SEWAAN KERAJAAN BAGI KEMENTERIAN
EKONOMI DI BANGUNAN MENARA PRISMA, ARAS
GF,1,2,3,5,7,8,9,11 (LOT 3C4) DAN DI BANGUNAN
MENARA PJH ARAS 5 (LOT 2C2), PUTRAJAYA BAGI
TAHUN 2026 SEHINGGA 2027

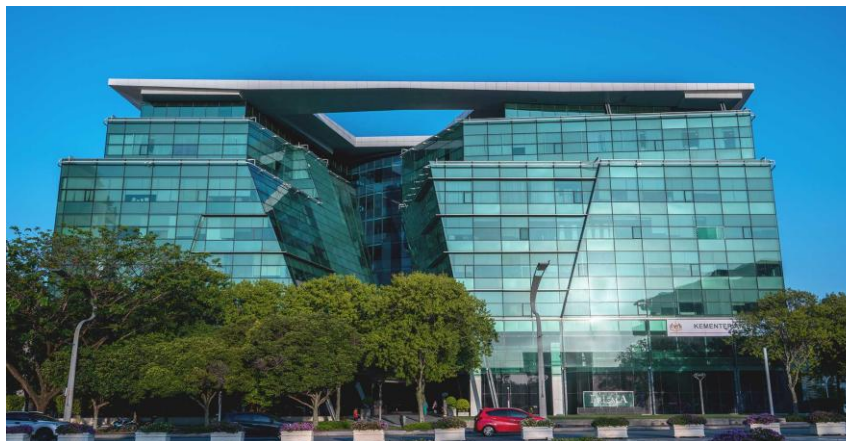


A	<i>BACKGROUND BUILDING</i>
B	<i>TYPE OF PROCUREMENT</i>
C	<i>SCOPE OF WORK</i>
D	<i>SCOPE OF WORK (NOT INCLUDED)</i>
E	<i>OPERATIONAL AND MAINTENANCE SERVICES</i>
F	<i>LIST OF SPECIALIST</i>
G	<i>KEY PERFORMANCE INDICATOR (KPI) AND ASCERTAINED PERFORMANCE DEDUCTION (APD)</i>





● **BACKGROUND** ●
BUILDING
LOT 3G4



NAME OF THE BUILDING	Bangunan Menara Prisma (Lot 3C4)
DATE OF CONSTRUCTION	2008
OWNER OF THE BUILDING	Pelaburan Hartanah Berhad (PHB) Property Ventures Sdn Bhd
RENTAL PERIOD FOR KEMENTERIAN EKONOMI	239,644 ft2 / 22,260.50m2 1.01.2025 – 31.12.2027 (expired every 3 years) <i>Supplementary agreement on 23.04.2025</i>
RENTAL AREA	10 level GF (Lot 1,2,3,4,17), 1, 2, 3 (Unit 1,2,3 & 4), 5, 7, 8, 9 (Unit 4), 11, 12
NO OF OCCUPANTS	± 800 Persons
RENOVATION HISTORY	1. PHASE (CCTV, Card access, lighting, interior design, ACMV –VRV, PAC, Fire protection system, cold water, hot water and sanitary system) (CPC : 31.03.2022) 2. PHASE 2B (Section 1) - Quadrant 3, Level 5 (CPC :19.02.2025) 3. PHASE 2A – Quadrant 4, Level 5 (PA System, Electricity meter from TNB, Replacement door closer) (CPC : 13.06.2024)



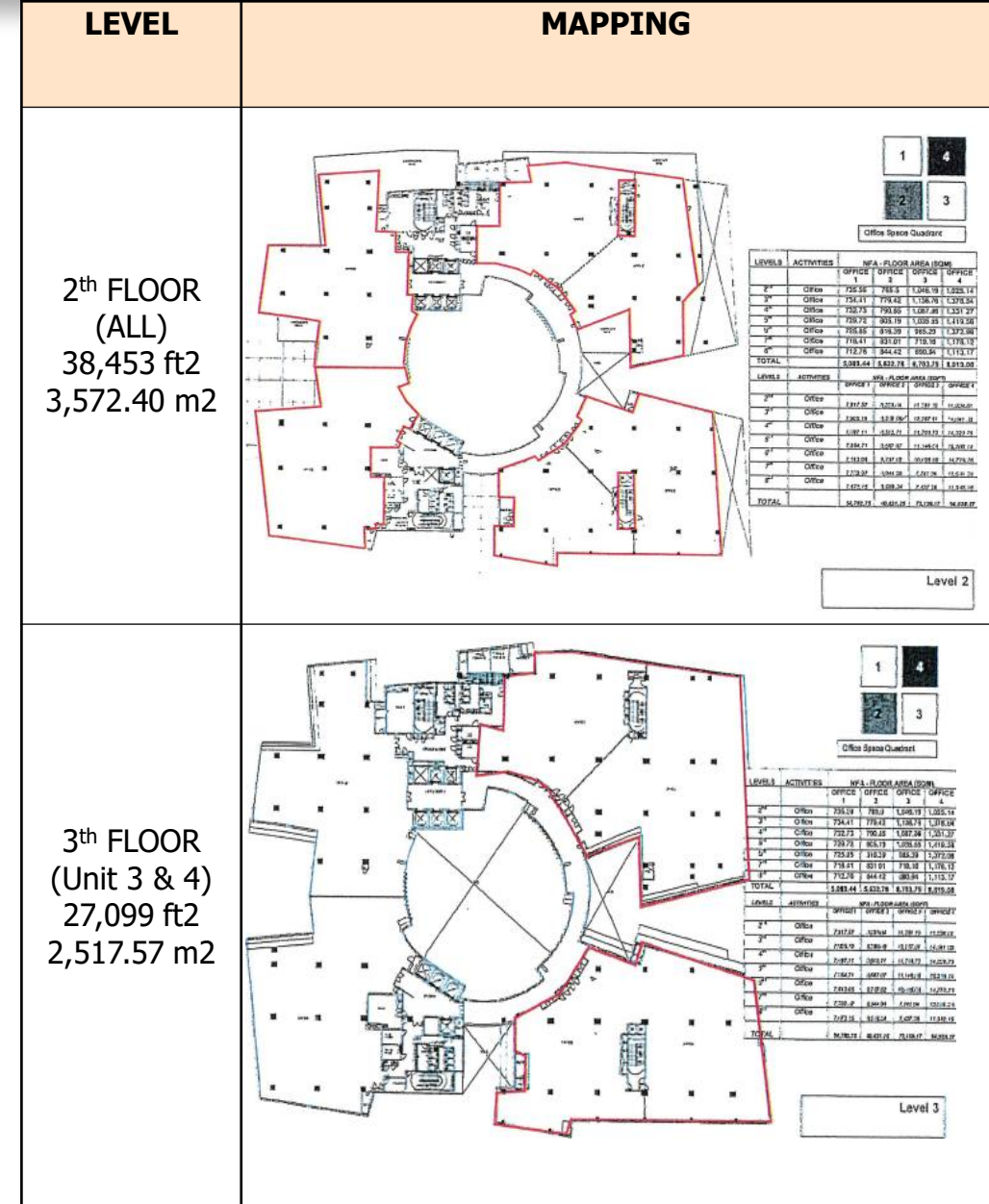
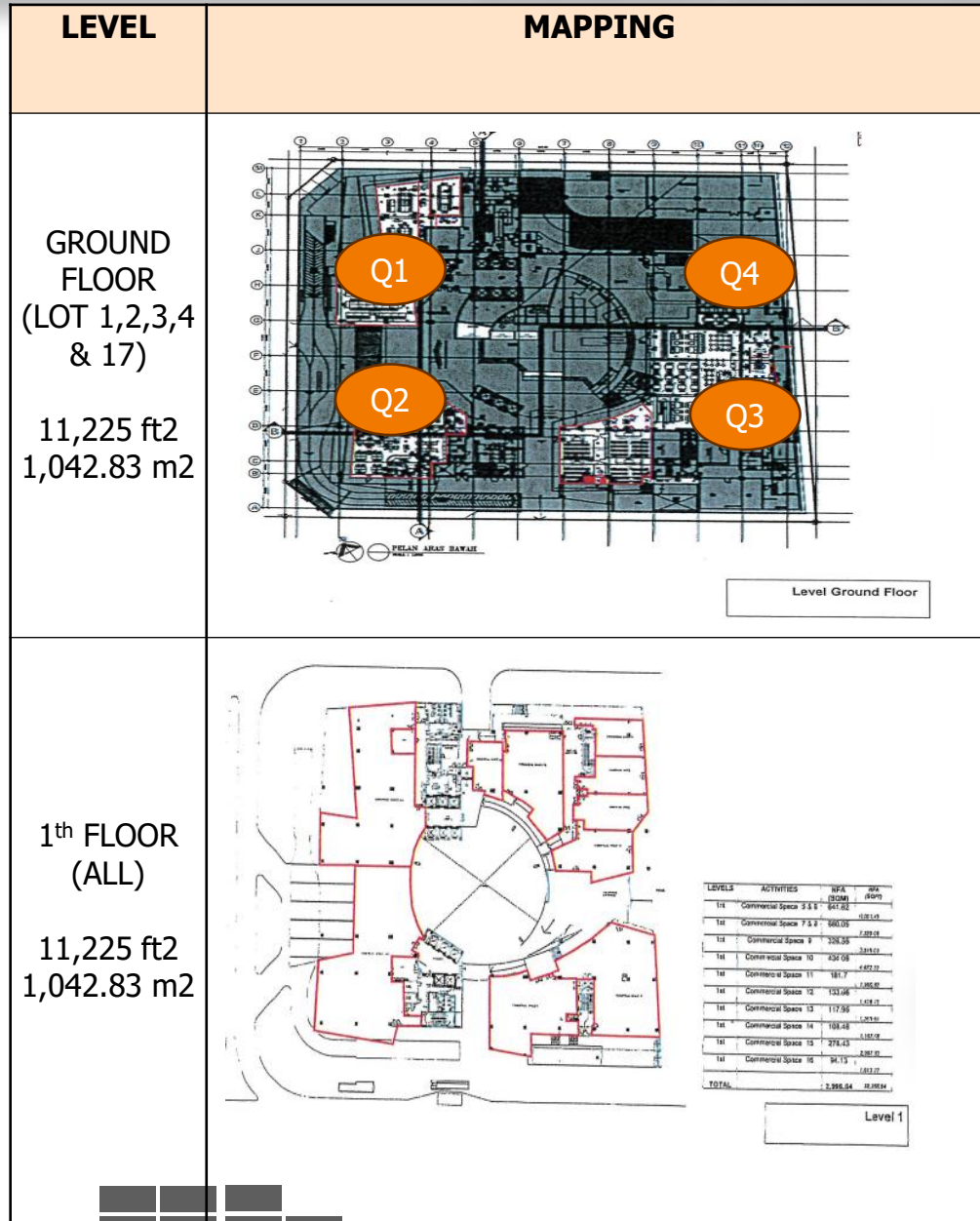
● **BACKGROUND BUILDING** ●
LOT 2C2



NAME OF THE BUILDING	Bangunan Menara PJH (Lot 2C2)
DATE OF CONSTRUCTION	2012 (GBI Certified)
OWNER OF THE BUILDING	Putrajaya Holdings Sdn. Bhd
RENTAL PERIOD FOR KEMENTERIAN EKONOMI	19,643.49ft2 / 1,824.94 m2 – 27.03.2026 (expired every 3 years)
RENTAL AREA	1 Level only Level 5
NO OF OCCUPANTS	60 PERSONS
RENOVATION HISTORY	1. PHASE (ID work including grease trap 1 unit and ACSU 2 unit)



BOUNDARY OF MAINTENANCE AREA AT MENARA PRISMA

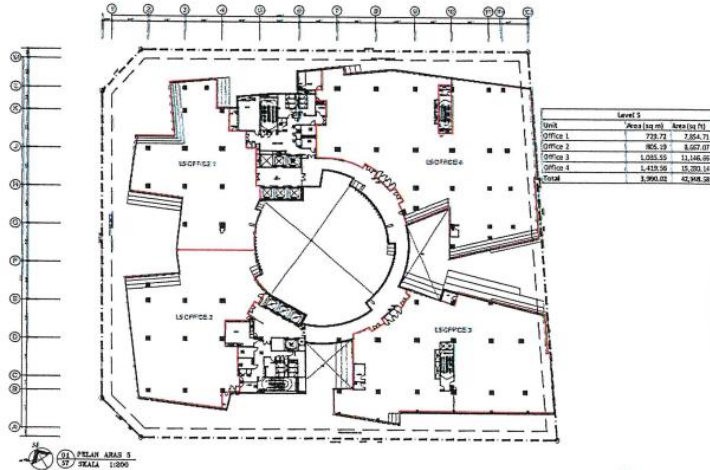


BOUNDARY OF MAINTENANCE AREA AT MENARA PRISMA

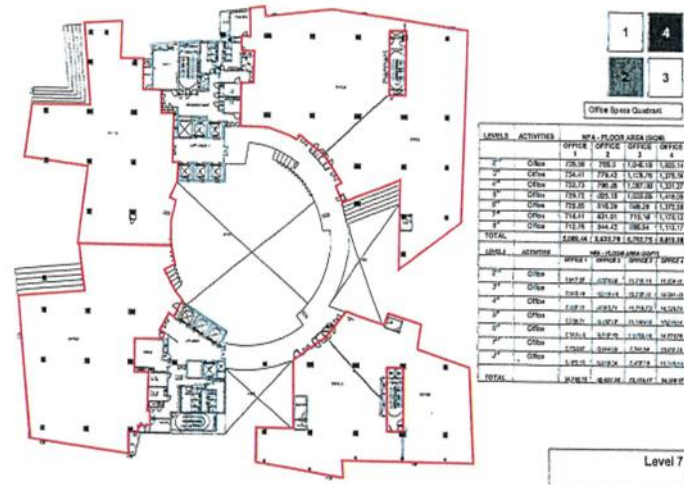
LEVEL

MAPPING

5th FLOOR
(ALL)
42,949 ft²
3,990.09 m²



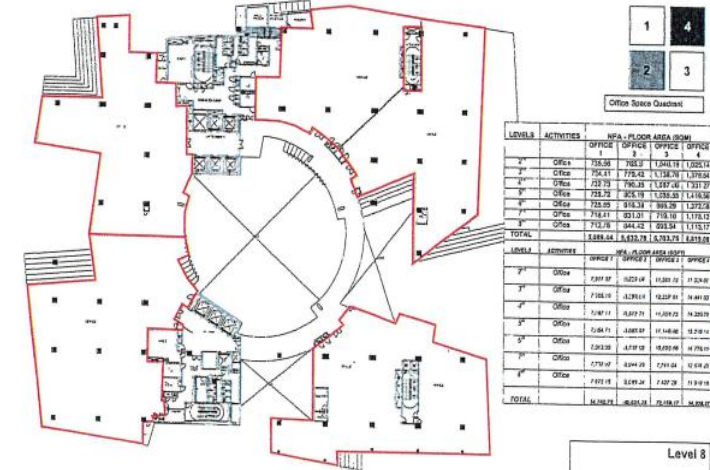
7th FLOOR
(All)
37,100 ft²
3,446.70 m²



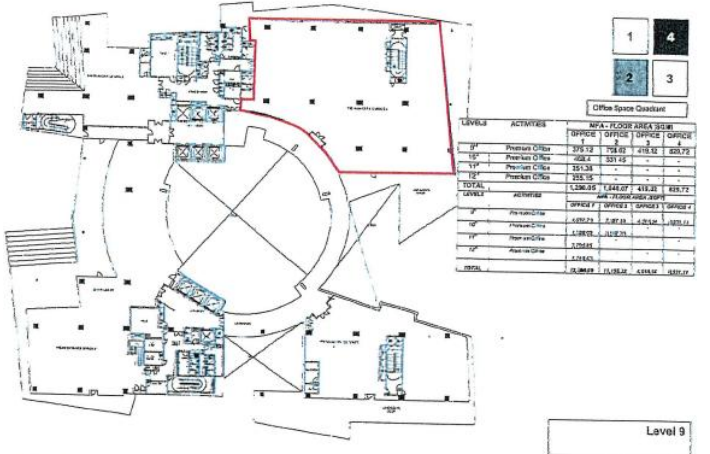
LEVEL

MAPPING

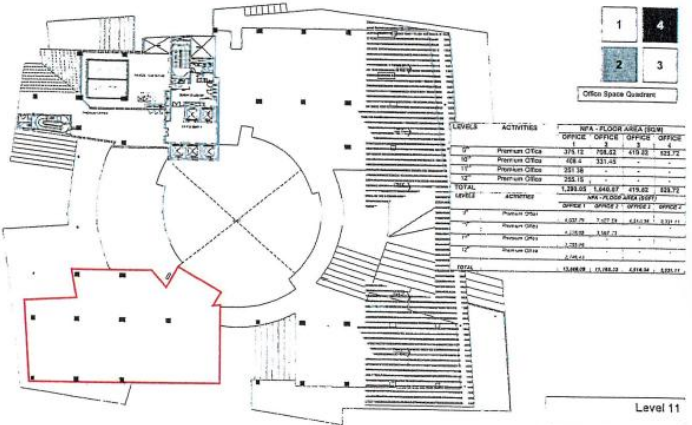
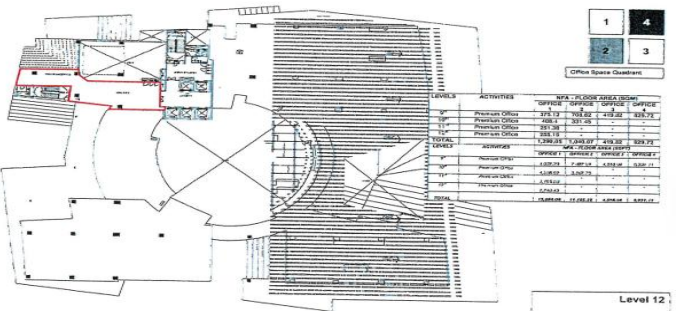
8th FLOOR
(ALL)
36,180 ft²
3,361.23 m²



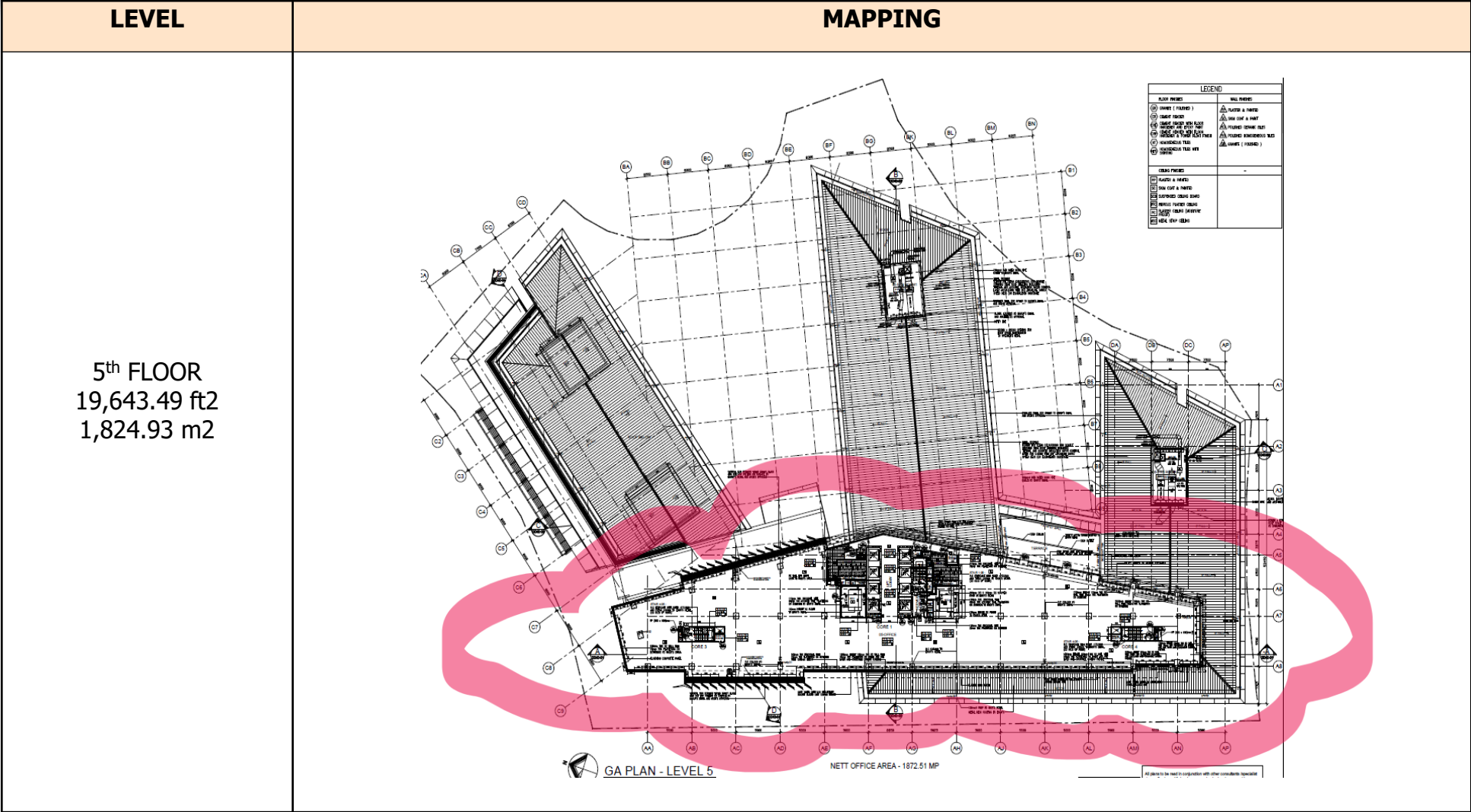
9th FLOOR
(4 Unit)
8,931 ft²
829.71 m²



BOUNDARY OF MAINTENANCE AREA AT MENARA PRISMA

LEVEL	MAPPING
11th FLOOR (ALL) 2,705 Ft2 251.30m2	 Level 11
12th FLOOR (ALL) 2,746 ft2 255.11 m2	 Level 12
JUMLAH	218,613 ft2 (Agreement : 239,644 ft2) 20,309.77 m2 (Agreement : 22,260.50m2)

BOUNDARY OF MAINTENANCE AREA AT MENARA PJH





SEBUT HARGA



Jenis Perolehan	Sebut Harga
Permohonan semakan kelayakan	5.1.2026 (Isnin) – 12.00 Tengah malam Sehingga 6.1.2026 (Selasa) – 11.45 malam
Muat Turun Dokumen	8.1.2026 (Khamis)
Tarikh Tutup Muat Turun Dokumen	19.1.2026 (Isnin)
Tarikh Tutup Sebut Harga	20.1.2026 (Selasa)
Tarikh Masuk Tapak – Tamat Kontrak	1.03.2026 – 28.02.2027 (12 Bulan)





ITEM		DESCRIPTION
1.0	PRELIMINARIES (Prepare Performance Bond, Insurances, Contractor's Maintenance Office - Rental, Miscellaneous)	
2.0	FACILITY MANAGEMENT PLAN <u>Facility Management System</u> (Consists report on FMM Work program, monthly payment management, HR management, transition management, Customer care etc.) <u>Contractors Site Organisation Management</u> Management team: Lead Engineer, Mechanical Engineer and Electrical Engineer Supervisory team : Mechanical Supervisor, Electrical Supervisor, Civil Supervisor	
	<u>FSO Staffing</u> Building Inspector	
3.0	OPERATION AND MAINTENANCE SERVICES (O&M)	
	4.1	ARCHITECTURE AND CIVIL MAINTENANCE SERVICES
	4.2	MECHANICAL SERVICES
	4.3	ELECTRICAL SERVICES





SKOP KERJA LAIN YANG TIDAK TERMASUK

- a. Kerja Landskap (Kategori Kerja)
- b. Kerja *Housekeeping* (Kategori Bekalan Perkhidmatan) Di Bawa Pihak Pelanggan - Kerja –Kerja External Cleaning
- c. Kerja *Pest Control* (Kategori Bekalan Perkhidmatan)
- d. Kawalan Keselamatan
- e. Event Management
- f. Lift services
- g. Building Control System (BCS)
- h. Main Fire Alarm System, Fire Fighting System, Fire Pump System
- i. Public Address System
- j. Natural Gas
- k. UPS
- l. Fire Rated Door
- m. Portable Fire Extinguisher
- n. Curtain Wall, Glazing and Wall Opening





**OPERATIONAL
AND
MAINTENANCE SERVICES**



3.0 OPERATION AND MAINTENANCE SERVICES

ITEM	DESCRIPTION	DETAILS
1.	Architecture and Civil Maintenance Services	Ceiling, Internal Walls, Floor & Raised Floor (Including Server Room), Door, Windows, Built-in Furniture/Cabinet Pantry, miscellaneous, Plumbing, Flushing and Sanitary System, Grease Trap (Menara PJH)
2.	Mechanical Services	Air Conditioning & Mechanical Ventilation System, ACSU & VRF, PAC, Fire Fighting System (Fire Suppresion System)
3.	Electrical Services	Low Voltage System, Luminaires, socket, PABX, CAMS, TAMS, CCTV, VMS.



OPERATIONAL AND MAINTENANCE SERVICES

Mechanical Services

NO.	ITEM
1.	Air Conditioning and Mechanical Ventilation System
	i. Ducting, Grill and Dampers
	ii. Air Cooled Split Unit / Variable Refrigerant Flow
	iii. Precision Air Conditioning
2.	Fire Fighting System (Fire Suppression)

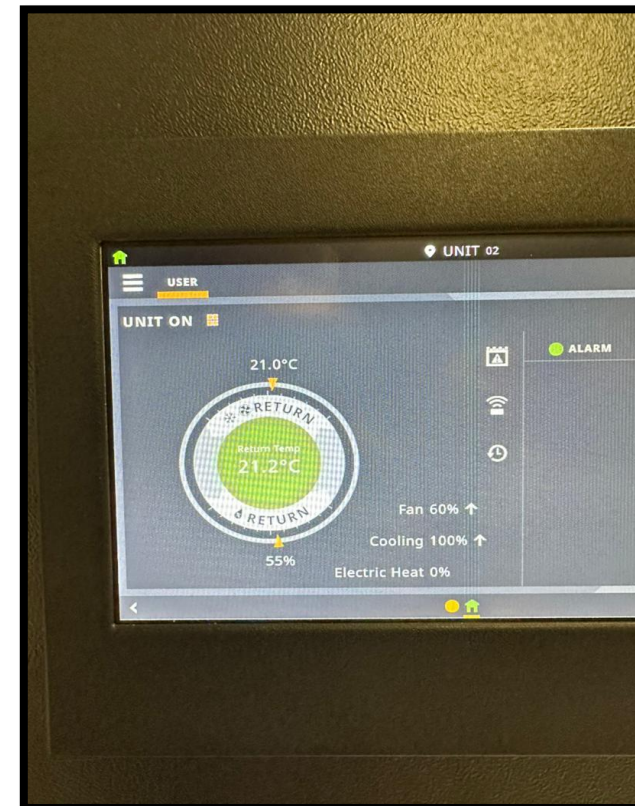


OPERATIONAL AND MAINTENANCE SERVICES

Overview Scope of Work Mechanical Services

Precision Air Conditioning

Liebert PEX
Jenama : VERTIV
Data Center
Aras 5 - Menara Prisma



OPERATIONAL AND MAINTENANCE SERVICES

Overview Scope of Work Mechanical Services

Fire Fighting System



Fire Suppression System, FM 200
Bilik Server Aras 5 -PJH



Nozzle FE13
Bahagian Kewangan & Perolehan
Bilik AV Conference
Aras 5 - Menara Prisma



Fire Alarm Control Panel, FM 200
Bilik Server Aras 5 -PJH



OPERATIONAL AND MAINTENANCE SERVICES

Electrical Services

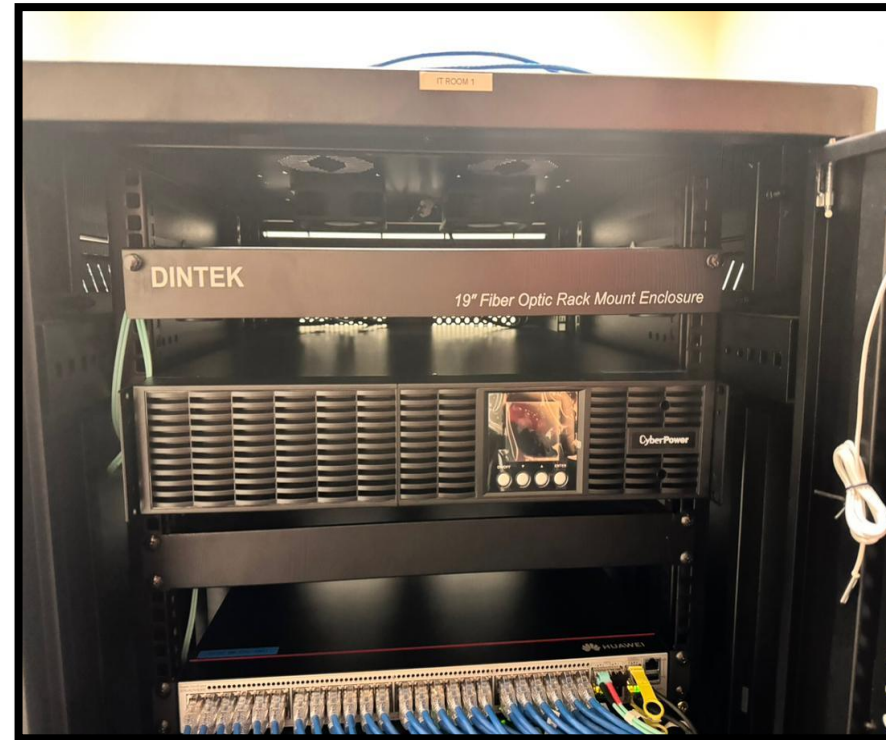
NO.	ITEM	NO.	ITEM
1.	Low Voltage Distribution System	4.	Extra Low Voltage System (ELV)
	i. Distribution Board		i. Conference System & Audio Visual (AV)
	ii. Surge Protection Device (SPD)		ii. Closed Circuit Television System (CCTV)
2.	Luminaires, Exit Light, Emergency Light and Other Appliances (SSO)		iii. Time Attendance Management System (TAMS)
			iv. Card Access Management System (CAMS) / Visiting Management System (VMS)
3.	Telecommunication System		
	i. Telephone / PABX System		



OPERATIONAL AND MAINTENANCE SERVICES

Overview Scope of Work Electrical Services

Telecommunication System



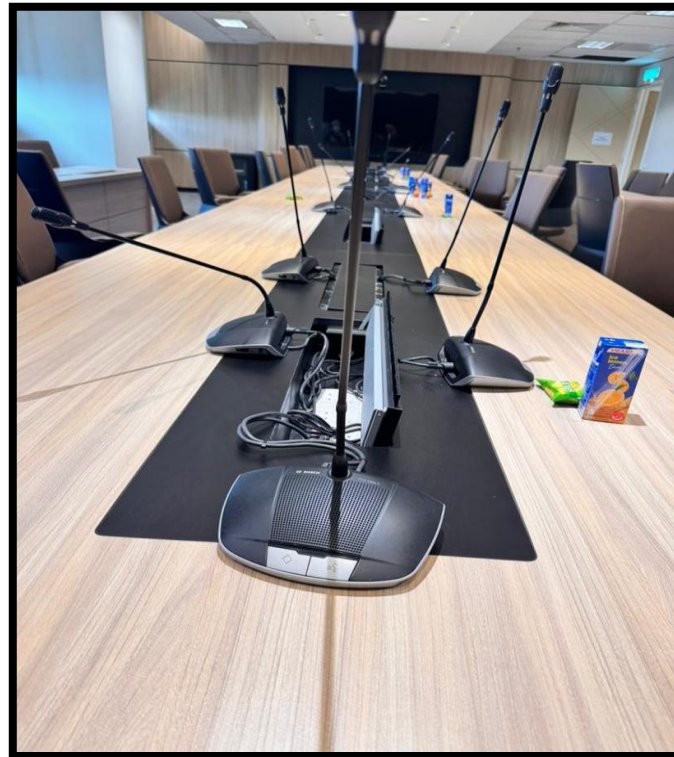
Telephone / PABX System
Aras 5 -PJH



OPERATIONAL AND MAINTENANCE SERVICES

Overview Scope of Work Electrical Services

Conference System



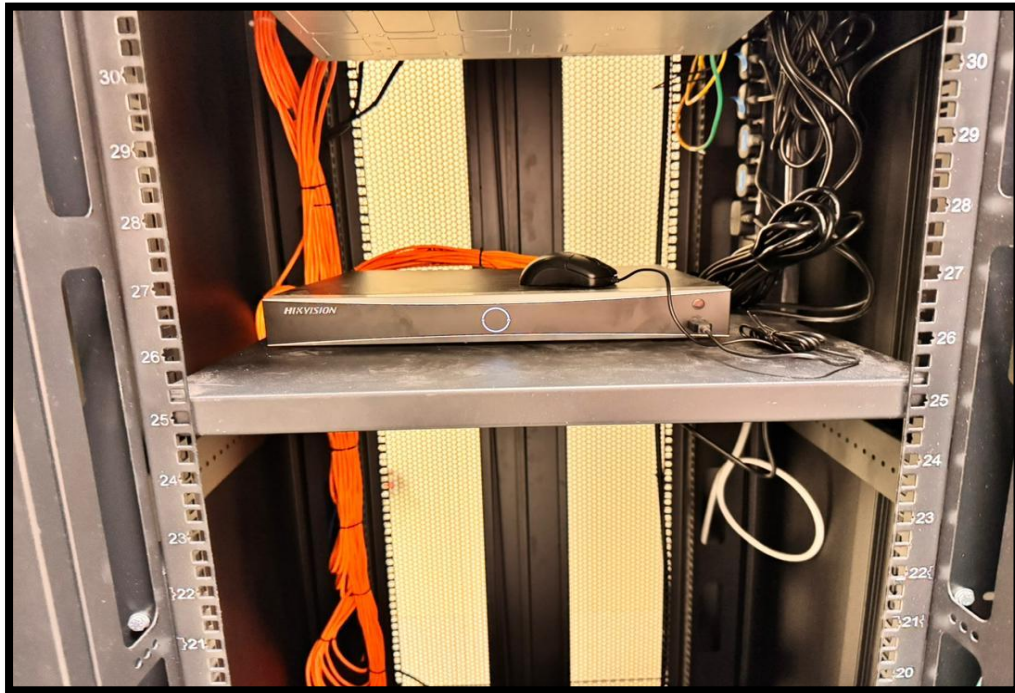
Conference System
Bilik Mesyuarat, Aras 5 -PJH



OPERATIONAL AND MAINTENANCE SERVICES

Overview Scope of Work Electrical Services

Closed Circuit Television System (CCTV)



Closed Circuit Television System (CCTV)
Aras 5 -PJH



OPERATIONAL AND MAINTENANCE SERVICES

Overview Scope of Work Electrical Services Card Access management System (CAMS)



Card Access Management System (CAMS)
Aras 5 -PJH



LIST SPECIALIST CONTRACTOR

NO.	Specialist Contractor / Sub-Contractor	Existing System at site Menara prisma		Existing System at site Menara PJH	
1.	Private Automated Branch Exchange (PABX System) (Xcess)	Jenama: Alcatel Lucent Model: TBC Qty: TBC Lokasi: Bilik PABX,Aras LG		Jenama: Alcatel Lucent Model: TBC Qty: TBC Lokasi: Bilik PABX,Aras 5	
2.	Audio Visual Projection System (Commrevo)	Jenama: Amperes Model: TBC Qty: LS Lokasi:	Jenama: AVTEC Model: TBC Qty: LS Lokasi: Bilik Meeting KSU	Jenama: Logitech Model: TBC Qty: 1nos Lokasi: Aras 5	
3.	Conferences System (Commrevo)	Jenama: BOSCH Model: TBC Qty: LS Lokasi: Bilik Meeting, Aras G	Jenama: DSPPA Model: D6222 Qty: LS Lokasi: Bilik Meeting, Aras 8 & dll	N/A (under warranty 3 years)	



LIST SPECIALIST CONTRACTOR

NO.	Specialist Contractor / Sub-Contractor	Existing System at site Menara Prisma		Existing System at site Menara PJH	
4.	Closed Circuit Television System (CCTV) (Commrevo)	Jenama: HIKVISION Model: TBC Qty: TBC by client Lokasi: Bilik CCTV, Aras G		Jenama: HIKVISION Model: TBC Qty: TBC by client Lokasi: Bilik CCTV, Aras 5	
5.	Card Access management System (CAMS) & Time Attendance Management System (TAMS) (Commrevo)	Jenama: EntryPass Model: TBC Qty: TBC by client Lokasi: Bilik CCTV, Aras G		Jenama: EntryPass Model: TBC Qty: TBC by client Lokasi: Aras G	



LIST SPECIALIST CONTRACTOR

NO.	Specialist Contractor / Sub-Contractor	Existing System at site Menara Prisma		Existing System at site Menara PJH	
1.	Precision Air Conditioning (PAC)	Jenama: Vertiv Model: Liebert PEx Qty: 2nos Lokasi: Bilik Data Center, Aras 5		N/A	
2.	ACSU	Qty: KIV		Jenama: Panasonic Model: CS-PN18XKH-1B (2HP) Qty: 2nos	
3.	VRV	Jenama: Daikin Qty: KIV		N/A	
4.	Fire Suppression System (FM200)	Jenis: FM200 Berat: 200kg Zoning System: 2 zone Lokasi: Bilik Data Center, Aras 5		Jenis: FM200 Berat: 101kg Zoning System: 2 zone Lokasi: Bilik Server, Aras 5	



LIST SPECIALIST CONTRACTOR

NO.	Specialist Contractor / Sub-Contractor	Existing System at site Menara Prisma		Existing System at site Menara PJH	
1.	Grease Trap (Menara PJH only)	N/A		Qty: 1nos Lokasi: Bilik Pantry, Aras 5	



KEY PERFORMANCE INDICATOR (KPI) AND ASCERTAINED PERFORMANCE DEDUCTION (APD)

ITEM	DESCRIPTION
1.	KPI (Key Performance Indicator) - Link to KPI Focus on balancing the customer's perspective, asset performance and service provider's ability to deliver service outcome. KPI have four (4) PI (performance indicator) with respective targets being specified for the Contractor achieve.
2.	APD (Ascertained Performance Deduction) Monetary value deducted from MPV (Monthly Payment Value) that should indicate the monthly performance of the Contractor. If Contractor fails meet PI target, APD mechanism will take effect



Monthly Payment Value (MPV) :

Indicate the Monthly Performance of The Contractor

The maximum APD value shall be **10%**

from MPV as per discussion with client before tender has been made

MPV are include :-

a) Include Facility Management Plan, Operation And Maintenance Services

b) Exclude staff at FSO's site Office, Supervisory Staff Remuneration, Provisional Sum and Provisional Quantity items.

PI No.	Key Performance Indicators (KPI)	PI No	Performance Indicators (PI)	Weightage (%)	Demerit Point
1	FMM Service Delivery related to Core Business	1A	Customer Satisfaction Survey rating >85%	15	4
		1B	Customer Rating in Work Order sheet >80%	5	1
		1C	Response Time 100% met	2	1
		1D	Execution Time >95% (refer schedule A)	10	2
		1E	Pending/Backlog Work Order Completion 100% (refer schedule B)	10	2
		1F	Self-Finding Work Order >80% from total Work Order	5	1
		1G	Cleaning Performance 100%		
		1H	Pest Control Performance >95%		
		1I	Critical Services >98% available	10	3
		1J	Normal Services >95% available	5	2
2	Asset Performance	2A	PPM for Architecture and C&S assets 100% implemented	5	1
		2B	PPM for Mechanical assets 100% implemented	5	1
		2C	PPM for Electrical assets 100% implemented	5	1
		2D	Engineering Reports & Recommendation action 100% taken	5	1
		2E	Work-done as specification and asset quality meet standards 100%	5	1
3	Building Energy Efficiency	3A	Energy Conservation programs 100% implemented		
		3B	Building Energy Index (BEI) target 100% met (target to be set after energy audit)		
		3C	Utility consumption 100% No wastage	2	1
4	Safety & Statutory Compliance	4A	Relevant Acts & Regulations 100% Comply	5	1
		4B	HSE programs 100% implemented		
		4C	Reports submitted 100% on time with sufficient content	6	2
			TOTAL	100	25

The maximum APD (APD Max) value shall be **10% from MPV**

Table 1 Key Performance Indicator (KPI)





JABATAN KERJA RAYA WILAYAH PERSEKUTUAN PUTRAJAYA

