



#### **TENDER BRIEFING:**

# FOR THE INTEGRATED FACILITIES MANAGEMENT FOR MCMC AND PERKESO AT NU TOWER 1 AND TOWER 2, KUALA LUMPUR SENTRAL

23<sup>rd</sup> March 2021



# **OBJECTIVE**

#### Session 1:

- Briefing on the scope of work
- Q & A

#### Session 2:

**Tender Compliance** 



# **BACKGROUND**

The building is stratified building which comprises of NU Tower 1 owned by MCMC and NU Tower 2 that is own by PERKESO.

Both NU Tower 1 and Tower 2 received Certificate of Completion and Compliance (CCC) on 18th December 2012 and 15th January 2013 respectively

NU Tower 1 is a 26-storey office building with net floor area (NFA) of 259,632 sqft, while NU Tower 2 is a 36-storey office building with a NFA of 499,751 sqft.



# **BACKGROUND**

Since both towers are conjoined, most of the critical mechanical and electrical (M&E), telecommunications rooms and other related plant rooms are shared

This tender is jointly conducted by MCMC and PERKESO to appoint one (1) common integrated facilities management (IFM) provider

However, the successful tenderer shall be required to enter into a separate agreement with MCMC and PERKESO.



# NU TOWER 1 & NU TOWER 2



NU Tower 1

# **SCOPE OF WORKS**



The Work shall be fully Comprehensive Maintenance for a duration of 36 months (3 years). Generally, the scope of work will be as follows:

#### 1. Mechanical

Lift, Gondola, SPKA, BAS, ACMV, Cold Water System and others

#### 2. Electrical

 HT, LV, lighting, Genset, ELV, card access system, CCTV, turnstile and others

#### 3. Civil and structure

Minor repairing works

# **SCOPE OF WORKS**



- 5. Cleaning, housekeeping and hygiene
- 6. Façade cleaning
- 7. Waste disposal
- 8. Pest control
- 9. Un-armed security services

# **MANPOWER REQUIREMENT**



No	Position	Qty		
Α	FACILITIES MANAGEMENT SERVICES			
1	Facility Manager	1		
2	Chargeman (B0)	1		
3	Chargeman (A4)	2		
4	Wireman (PW4) 2			
5	Mechanical Technician (Air Cond)	4		
6	Electrical Technician	2		
7	Civil Technician	2		
8	Handyman	2		
9	BAS Technician (Mechanical & Electrical)	2		
10	Helpdesk/ Office Clerk	1		
В	CLEANING & HOUSEKEEPING SERVICES			
1	Supervisor	1		
2	Cleaner	50		
С	UNARMED SECURITY SERVICES			
1	Chief Guard / Supervisor	1		
2	Unarmed Manned Security Guard	30		

# **SUMMARY OF TENDER PRICE**



#### **SUMMARY OF TENDER**

No	Description	Monthly Cost (RM)	Total Price For 36 Months (RM)
A	PERSONNEL MANAGEMENT		
В	MAINTENANCE COST		
С	OTHERS COST		
D	TOTAL AMOUNT (RM		

E. TOTAL NET FLOOR AREA : 759,383 SQFT

F. COST/SQFT (F=D/E) : RM .....

No	Building	SQFT	Cost/ <u>Sq.ft</u> (RM) (Refer To Item F)	Total (RM)
1	NU TOWER 1 (CARRIED FORWARD TO APPENDIX B(i))	259,632		
2	NU TOWER 2 (CARRIED FORWARD TO APPENDIX B(ii))	499,751		

# **FORM OF TENDER**



#### MCMC FORM OF TENDER DOCUMENT

TENDER No.: MCMC/PRAD/FMD(XX)/IFM\_NU2021/TC/XX/2021(XX)

Chairman Malaysian Communications and Multimedia Commission Centre of Excellence (CoE) Off Persiaran Multimedia 63000 Cyberjaya Selangor Darul Ehsan

Sir

In the capacity of:

TENDER FOR THE INTEGRATED FACILITIES MANAGEMENT FOR MALAYSIAN COMMUNICATIONS AND MULTIMEDIA COMMISSION (MCMC) AND PERTUBUHAN KESELAMATAN SOSIAL (PERKESO) AT NU TOWER 1 AND TOWER 2, KUALA LUMPUR SENTRAL

Under and subject to the terms and conditions of the Tender Document issued in respect of Tender No. MCMC/PRAD/FMD(XX)/IFM\_NU2021/TC/XX/2021(XX) ("Tender Document"), the (Name of Company/Business with the Company/Business Registration No.) ("Company") does hereby tender and offer to provide the following:

- The Company agrees to be bound by the terms and conditions of the Tender Document, and the price quoted for the Tender is Ringgit Malaysia (RM \_\_\_\_\_\_), inclusive of any taxes imposed by the Government of Malaysia).
- ii) Whereas that it is understood that MCMC reserves the right to accept or refuse the offer made in respect of the Tender, the Company agrees that the above quoted price shall remain valid and shall not be withdrawn within six (6) months from the closing date of the Tender.
- iii) The Company agrees that MCMC is not bound to accept the LOWEST price quoted and MCMC shall not be bound to assign any reasons for the rejection of any offer made in respect of the Tender.

Dated this	day of 2	021.
Signature of Tenderer		Witness
Name in Full:		Name in Full:

#### **BORANG TENDER PERKESO**

Ketua Eksekutif Pertubuhan Keselamatan Sosial Bahagian Perolehan Tingkat 11, Menara PERKESO 281, Jalan Ampang 50538 Kuala Lumpur

Tuan,

TENDER FOR THE INTEGRATED FACILITIES MANAGEMENT FOR MALAYSIAN COMMUNICATIONS AND MULTIMEDIA COMMISSION (MCMC) AND PERTUBUHAN KESELAMATAN SOSIAL (PERKESO) AT NU TOWER 1 AND TOWER 2, KUALA LUMPUR SENTRAL

Setelah meneliti dan memahami semua terma dan syarat yang terkandung dalam dokumen tender dan berdasarkan lawatan tapak yang dibuat, kami dengan ini menawarkan tender untuk melaksanakan perkhidmatan sebagaimana yang dinyatakan dalam spesifikasi tender tertakluk kepada Syarat-syarat Am Kontrak dan Dokumen Kontrak pada jumlah harga:

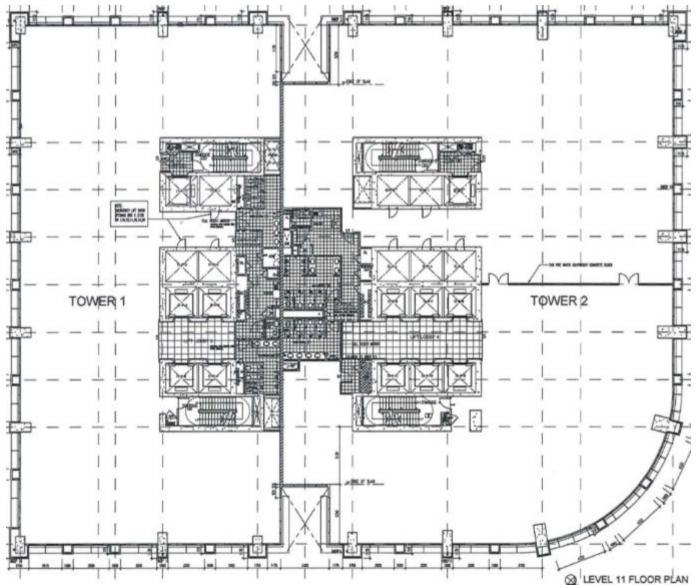
*HARGA PERKHIDMATAN (3 tahun)	RM
** SST	RM

** (No Pendaftaran SST:)
Sekiranya tiada pendaftaran, SST tidak terpakai.
* HARGA PERKHIDMATAN:
RINGGIT MALAYSIA:
tempoh tiga (3) tahun

- Kami sedia maklum dan faham bahawa tawaran ini adalah sah bagi tempoh selama satu ratus dua puluh (120) hari dari tarikh tutup tender dan tiada apa-apa boleh diubah dalam tempoh tersebut melainkan dengan kehendak dan persetujuan PERKESO.
- Kami juga faham bahawa PERKESO tidak terikat untuk menerima mana-mana tawaran tender atau mana-mana tawaran yang terendah atau memberi apa-apa sebab di atas penolakan sesuatu tender.

# **TYPICAL LAYOUT PLAN**









Thank You

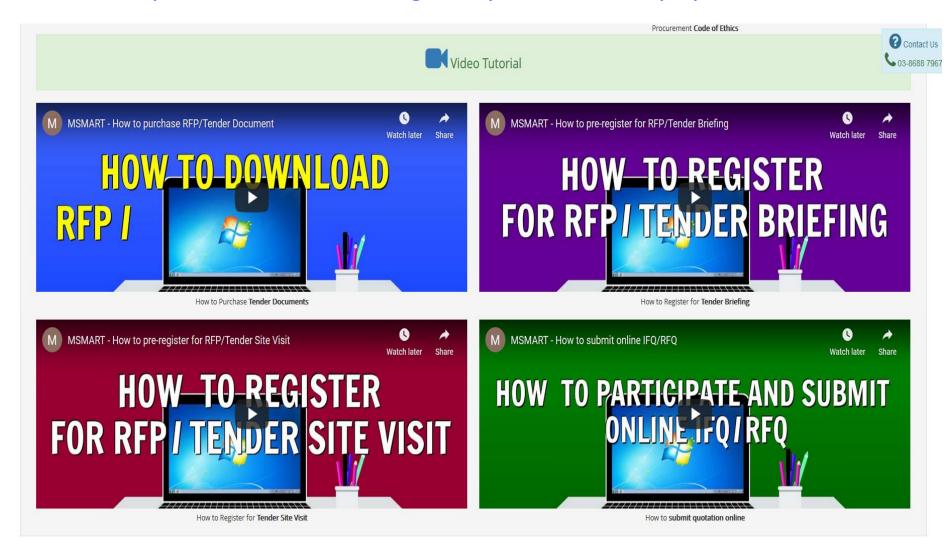


# TENDER COMPLIANCE

#### How to purchase Tender Document

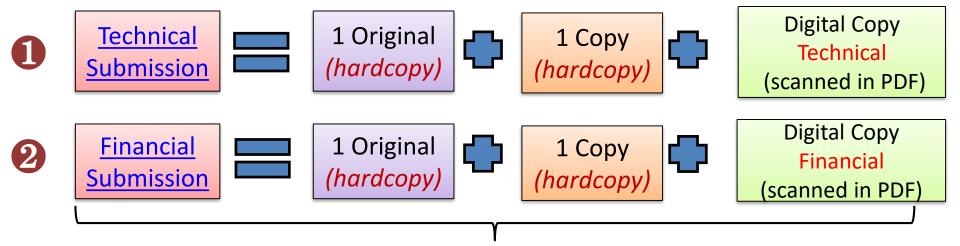


URL : https://msmart.mcmc.gov.my/web/index.php





# Each tender submission shall comprise:

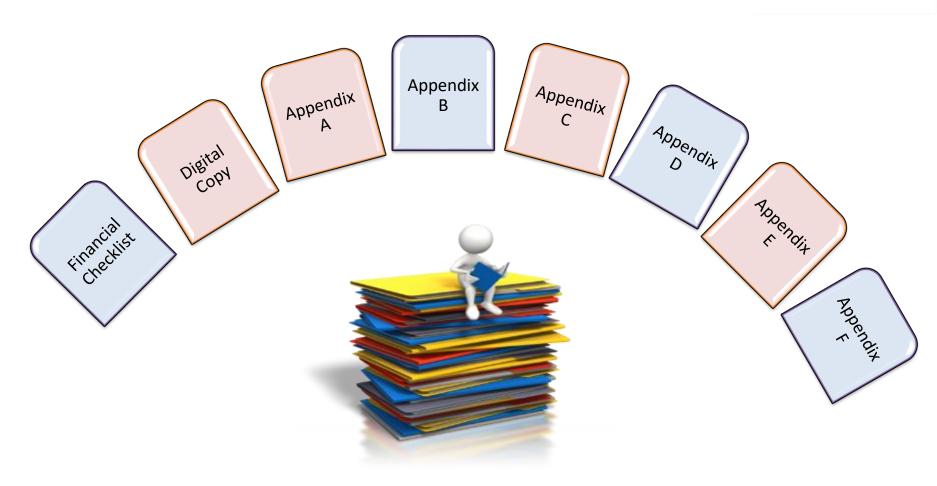


Shall be type written & in English language

To complete **Acknowledgement Form** provided at the counter.



# Financial Submission shall comprise:





Technical Submission shall comprise:

**Technical Checklist** 

**Digital Copy** 

Appendices G - R





# Important Notes...





All information & updates are at MCMC Website



Attach the Tender Deposit to the Form of Tender Document (Appendix B).

- Tender submissions without the Tender Deposit shall be <u>disqualified</u>.



Be aware and comply with the **required signatories.** 

- Ensure that the Tenderer's official company stamp and authorised signature appear on all pages of the Financial Submission only.



No company name/info in Technical Submission.

- Failure to comply with this may <u>invalidate</u> the Tenderer's tender submissions.



The MCMC Tender Secretariat will be the only **point of contact** for this project.

tender@mcmc.gov.my

# **Tender Timeline**



Tender
Issuance

Tender
Briefing and
Site Visit
Session

Tender
Clarification
Closing

Tender
Submission
/ Tender
Closing

16 Mar 2021 23 & 25 Mar 2021 9 April 2021

16 April 2021





- Deadline5.00pm
- Strictly via email only to tender@mcmc. gov.my



On or Before 12:00pm



MCMC Centre of Excellence (CoE) Off Persiaran Multimedia 63000 Cyberjaya

- \* Refer to Tender Document
- Late submission shall be rejected

# **ACKNOWLEDGEMENT FORM**



		MCMC/SISD(1)/DC/TC/01/17(01)				NDER a Centre		
MC	( Acknowledgement of Submission )					Ve	ersion 1	
	COMPANY PARTICULARS					For MCMC use only		
1.	Company Name :							
2.	Company Address :							
	Tel. No : Fax. No : Email Address :							
3.	Name of representative :							
4.	Contact	t Persons (Maximum Three O	nly):					
a.	Name : Designa		Tel : Email :		Signature:			
b.	Name : Designa		Tel : Email :		Signature:			
C.	Name : Designa		Tel : Email :		Signature:			
5.	Details	of Submission:						
	No. of E	Box (Boxes)/ Envelope(s) :		Acknowledged	Received : (Day /	/ Date /	/Time)	







# **THANK YOU**