TENDER FOR THE COMPREHENSIVE INTEGRATED FACILITIES MANAGEMENT (IFM) FOR MALAYSIAN COMMUNICATIONS AND MULTIMEDIA COMMISSION (MCMC) AT MCMC HQ TOWER 1 AND TOWER 2, CYBERJAYA

Tender No: MCMC/FAMD/FMD(04)/IFMT1T2_2026/TC/08/2026(12)

Questions & Answers

NO.	QUESTION	ANSWER
1.	**41.12 and 41.13 Details regarding the Category-Based Cap mechanism** As this is a comprehensive facility management contract, we would like to understand whether the scope is structured as: 1. Capped Comprehensive FM, where maintenance and replacement obligations are subject to a predefined financial cap or threshold; or 2. Uncapped Comprehensive FM, where the contractor assumes full maintenance and replacement responsibilities without such limits. If the tender is based on a capped comprehensive model, we would be grateful if you could advise whether the cap value (or indicative cap mechanism) can be disclosed at this stage.	Yes, this tender is based on a Capped Comprehensive FM model, whereby maintenance and replacement obligations are subject to a predefined financial cap. Under the proposed contract arrangement: 1. All Planned Preventive Maintenance (PPM), corrective maintenance labour, supervision, tools, testing, inspection, and common consumables remain fully covered under the base contract and shall be the responsibility of the Successful Tenderer. 2. Corrective replacement parts, materials, equipment, and components for Mechanical, Electrical, and Civil & Structural systems shall be borne by the Successful Tenderer up to the approved cap value of RM3,000 per individual item. 3. Where the cost of an individual replacement part, material, equipment, or component exceeds RM3,000 per item, the Successful Tenderer shall submit the necessary technical justification, supporting quotations, and recommendations for MCMC's review and approval. Upon approval, the cost of

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		such item shall be funded under the Works Provisional Sum (WPS) in accordance with the Contract provisions. For avoidance of doubt, the cap is applicable to each individual replacement item and is not based on the accumulated value of multiple replacement items within a work order.
2	**Scope of Laundry Services** Kindly confirm the allocation/estimated quantity per kg per month for the laundry services, including the type of materials/items to be covered.	The Successful Tenderer shall carry out the collection and delivery of laundry items twice (2) per month, with an estimated quantity of approximately 30 kg per cycle (or 60 kg per month). Laundry items may include, but are not limited to, tablecloths, pantry towels, cleaning cloths, and other facility-related fabric items as instructed by MCMC from time to time.
3	**Scope of Air Freshener – Tower 1 & Tower 2** Kindly confirm the required quantity of air fresheners for Tower 1 and Tower 2.	The required quantity of air fresheners is 139 units, comprising: Tower 1: (23 floors × 3 toilets per floor) + 4 nos VVIP toilet = 73 units Tower 2: 22 floors × 3 toilets per floor = 66 units Total: 139 units Assumption: One (1) air freshener is required for each toilet and more (if required)
4	**Scope of Sanitary Bin – Tower 1 & Tower 2** Kindly confirm the required quantity of sanitary bins for Tower 1 and Tower 2	The required quantity of air fresheners is 139 units, comprising: Tower 1: (23 floors × 3 toilets per floor) + 4 nos VVIP toilet = 73 units Tower 2: 22 floors × 3 toilets per floor = 66 units Total: 139 units Assumption: One (1) air freshener is required for each toilet and more (if required)

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5.	**General** Please confirm who needs CTC the following copies, whether it must be the Company Secretary or if our Head of Business Development can CTC them instead	The CTC must be obtained from the Company Secretary.