



PREQUALIFICATION NOTICE

Company are invited to participate Pre-Qualification of development project by Tenaga Nasional Berhad for the project listed below :-

- 1) **CADANGAN MEMBINA DAN MENYIAPKAN 3 ½ TINGKAT PEJABAT TEKNIKAL DAN STOR PASUKAN UNTUK BAHAGIAN PEMBAHAGIAN, TENAGA NASIONAL BERHAD DI ATAS SEBAHAGIAN LOT PTD 76005, MUKIM TEBRAU, KEMPAS, JOHOR.
(TNB DN KEMPAS)**
- 2) **CADANGAN MEMBINA KOMPLEKS PUSAT DATA (DATA CENTRE) YANG MENGANDUNGI: FASA 1 - 1 BLOK BANGUNAN PUSAT DATA 4 TINGKAT & 1 RUMAH PENGAWAL 1 TINGKAT, FASA 2 - 1 BLOK BANGUNAN PEJABAT 3 TINGKAT DI ATAS LOT 116843 (PT48525), JALAN KREATIF, CYBER 9, CYBERJAYA, MUKIM DENGKIL, DAERAH SEPANG, SELANGOR DARUL EHSAN UNTUK TETUAN TENAGA NASIONAL BERHAD
PACKAGE 2 – MAIN BUILDING WORKS
(TNB DATA CENTRE CYBERJAYA – P2 MBW)**
- 3) **CADANGAN PEMBANGUNAN PANGSAPURI PERKHIDMATAN (RUMAH PERANGINAN ANGGOTA KERJA) 8 TINGKAT YANG MENGANDUNGI:-
I. PANGSAPURI PERKHIDMATAN 54 UNIT
A) 25 UNIT PANGSAPURI PERKHIDMATAN (DWI KUNCI)
B) 2 UNIT PANGSAPURI PERKHIDMATAN
C) 10 UNIT BILIK HOTEL
II. LAIN-LAIN KEMUDAHAN
DI ATAS LOT 60137 (LOT LAMA LOT 343 (HSM 152), MUKIM PADANG MAT SIRAT, PANTAI TENGAH, DAERAH LANGKAWI, KEDAH DARUL AHMAN UNTUK TETUAN : TENAGA NASIONAL BERHAD. (NO SYKT: 20866-W)
PACKAGE 2 - MAIN BUILDING WORKS
(TNB CAHAYA LANGKAWI – P2 MBW)**

Mandatory Requirement (PASS/FAIL)

No.	Criteria	Supporting Document
1	Pre-qualification briefing	Attend pre-qualification briefing and register company name for attendance.
2	Registered with TNB	Valid TNB Certificate on the advertised pre-qualification closing date.

No.	Criteria	Supporting Document
3	Registered with CIDB <ul style="list-style-type: none"> • Gred : G7 • Category : B04, CE21 	Valid CIDB Certificate on advertised prequalification closing date.
4	Registered with Suruhanjaya Syarikat Malaysia (SSM)	<ul style="list-style-type: none"> • Company Profile • E-SSM Digital Form
5	Not blacklisted by TNB	-
6	Free from any litigation against TNB	A declaration of litigation dated within 3 months before pre-qualification closing date in the form of an affidavit taken under oath in front of a Judge, Magistrate or Commissioner for Oath. All company shall be free from any litigation against TNB
7	Joint Venture / Consortium (if applicable)	<p>Company that comprises a few partners that form partnership or consortium shall submit the JV / Consortium agreement that comply with the following:</p> <ul style="list-style-type: none"> • Copy of JV / Consortium agreement to be submitted. Memorandum of Understanding (MOU) is NOT acceptable. • Executed and STAMPED in accordance with laws of Malaysia • Jointly and severally responsible and liable for performance and obligations of the agreement • Lead partner is identified • Lead partner is experiences being the Main Contractor
8	Power of Attorney (if applicable)	<p>Power of Attorney that is ENDORSED by Commissioner of Oath.</p> <ul style="list-style-type: none"> • Compulsory for joint venture/consortium to name authorize person of each member's company for signing of pre-qualification submission • Compulsory to nominate an authorize person other than company director for signing of pre-qualification submission
9	Positive shareholder fund	Most recent 20 months Audited Financial Statements, i.e financial year ended not earlier than 31 March 2021.

No.	Criteria	Supporting Document
10	Share capital Minimum RM 750,000.00	Most recent 20 months Audited Financial Statements. i.e financial year ended not earlier than 31 March 2021.
11	Acid test ratio ≥ 1 Or If less than 1, company can still be considered if unutilized revolving credit facilities + average latest 3 months bank balance $\geq 15\%$ of estimated project value. For JV, Calculation shall be a sum of financial metrics of all companies. E.g. for companies A, B, and C in a JV, Acid test ratio = [Total Current Asset (of A+B+C) – Total Stock (of A+B+C) / Total Current Liabilities (of A+B+C)] ≥ 1.0.	<ul style="list-style-type: none"> • Most recent 20 months Audited Financial Statements. i.e financial year ended not earlier than 31 March 2021. • Bank Statement for the most recent 3 months. • Letter of Credit Facilities dated not more than 3 months before pre-qualification closing date for the specific project • Outstanding payment from TNB. (if applicable)
13.1	Mandatory project experience for :- CADANGAN MEMBINA DAN MENYIAPKAN 3 ½ TINGKAT PEJABAT TEKNIKAL DAN STOR PASUKAN UNTUK BAHAGIAN PEMBAHAGIAN, TENAGA NASIONAL BERHAD DI ATAS SEBAHAGIAN LOT PTD 76005, MUKIM TEBRAU, KEMPAS, JOHOR. 1. One project experience as main contractor in construction of OFFICE BUILDING OR DATA CENTRE ; and 2. Contract value not less than RM 20 million ; and 3. Project complete in most recent 10 years	<ul style="list-style-type: none"> • Letter of award, • Letter of extension of time (if applicable) • Certificate of practical completion
13.2	Mandatory project experience for :- CADANGAN MEMBINA KOMPLEKS PUSAT DATA (DATA CENTRE) YANG MENGANDUNGI: FASA 1 - 1 BLOK BANGUNAN PUSAT DATA 4 TINGKAT & 1 RUMAH PENGAWAL 1 TINGKAT, FASA 2 - 1 BLOK BANGUNAN PEJABAT 3 TINGKAT DI ATAS LOT 116843 (PT48525), JALAN KREATIF, CYBER 9, CYBERJAYA, MUKIM DENGKIL, DAERAH SEPANG, SELANGOR DARUL EHSAN UNTUK TETUAN TENAGA NASIONAL BERHAD	<ul style="list-style-type: none"> • Letter of award, • Letter of extension of time (if applicable) • Certificate of practical completion

No.	Criteria	Supporting Document
	<p>PACKAGE 2 – MAIN BUILDING WORKS</p> <ol style="list-style-type: none"> 1. One project experience as main contractor in construction of OFFICE BUILDING OR DATA CENTRE 2. Contract value not less than RM 35 million; and 3. Project complete in most recent 10 years 	
13.3	<p>Mandatory project experience for :-</p> <p>CADANGAN PEMBANGUNAN PANGSAPURI PERKHIDMATAN (RUMAH PERANGINAN ANGGOTA KERJA) 13 TINGKAT YANG MENGANDUNGI:-</p> <p>PANGSAPURI PERKHIDMATAN 54 UNIT</p> <p>A) 40 UNIT PANGSAPURI PERKHIDMATAN (DWI KUNCI)</p> <p>B) 2 UNIT PANGSAPURI PERKHIDMATAN</p> <p>C) 12 UNIT STUDIO</p> <p>LAIN-LAIN KEMUDAHAN</p> <p>DI ATAS LOT 60137, MUKIM PADANG MAT SIRAT, PANTAI TENGAH, DAERAH LANGKAWI, KEDAH.</p> <p>(PACKAGE 2 - MAIN BUILDING WORKS)</p> <ol style="list-style-type: none"> 1. One project experience as main contractor in construction of HOTEL BUILDING OR SERVICE APARTMENT 2. Contract value not less than RM 70 million; and 3. Project complete in most recent 10 years 	<ul style="list-style-type: none"> • Letter of award • Letter of extension of time (if applicable) • Certificate of practical completion

Preferred Requirement (Points Scored)

No.	Subject	Supporting Document
Part 1 : Experience – Past Performance & Relevant Experience		
1.1	Financial capability (Altzman-Z score)	Most recent 20 months Audited Financial Statements. i.e financial year ended not earlier than 31 March 2021.
1.2	Past project value in last 10 years	<ul style="list-style-type: none"> • Letter of award, • Letter of extension of time (if applicable) • Certificate of practical completion
1.3	On-time completion Three (3) highest project value of past 3 years	<ul style="list-style-type: none"> • Provide extra document as evidence of contractual start date, contractual end date, actual end date and project value, if the information is not available in the document mentioned above • Company and each member of JV/ Consortium shall submit details of completed project.
1.4	Project performance Three (3) largest completed project within the last 5 years	<ul style="list-style-type: none"> • Contractor past performance form for 3 largest completed project in the last 5 year, filled up by the project’s client. • Copies of letter of award, certificate of practical completion and other supporting document shall be attached to this form.
Part 2 : Management System		
2.1	ISO system <ul style="list-style-type: none"> • Quality Management System (ISO 9001: 2008 or latest) • Occupation Health & Safety Management System (ISO 18001:2007 or latest) • Environmental Management System (ISO 14001:2004 or latest) • Valid safety policy and manual (according to DOSH guidelines) 	<ul style="list-style-type: none"> • Copy of Quality management System Certificate • Copy of Occupation Health & Safety Management System Certificate • Copy of Environmental Management System Certificate • Valid safety policy and manual (according to DOSH guideline)

No.	Subject	Supporting Document
2.2	QLASSIC score	QLASSIC certificate for project completed by the company.
2.3	SHASSIC star rating	SHASSIC certification for project completed by the company.
2.4	Project management	<ul style="list-style-type: none"> • Project organization chart • CVs of all project management personnel • List of qualified sub-contractor and supplier engaged in this project.
2.5	Work program	<p>Project work program</p> <ul style="list-style-type: none"> • In pdf created using latest Microsoft Project software • shall be breakdown up to Level 3 • contain minimum the following details: <ul style="list-style-type: none"> (i) Duration, start date, end date, predecessors, successor of all activities (ii) All key milestone date of engineering, procurement, construction, commissioning, taking over and defect notification period.
2.6	Plant and machineries on – hand	Supporting documents as evidence to proof ownership / leasing/ renting of the plant and equipment listed
2.7	Logistic plan	<p>Logistic plan, which contain the follloing item :</p> <ul style="list-style-type: none"> • Proposed ingress and egress routes to project site • Proposed location of temporary building, such as site office, wash trough, project signboard, etc. • Proposed location of skid tank (if required)
2.8	Method statement	<p>Detailed method statements for key construction works as follows:</p> <ul style="list-style-type: none"> • Temporary Works • Substructural Works; • Structural Works • Mechanical & Electrical Works; • Infrastructure Works

No.	Subject	Supporting Document
Part 3 – Technical		
3.1	Project director	CVs and education certificate of the respective personnel indicating <ul style="list-style-type: none"> • Possess Degree in engineering / architectural / project management / construction management • At least 10 years of working experience • Experience on a similar project
3.2	Project manager	
3.3	Construction manager	

1. Pre-qualification Briefing (Mandatory)

Date	:	16 November 2022
Time	:	8.30am
Location	:	https://tnb.webex.com/tnb/j.php?MTID=mc73afcc8b89ee471062d602fb68a9aa1

2. Prequalification Document

<https://mycloud.tnb.com.my/u/o6ut-ygrrcmxq63y/Pre%20Qualification%20for%20DN%20Kempas%2C%20Data%20Centre%20%26%20Cahaya%20Langkawi%20-%20Vendor%20View?!>

3. Closing Date

The application shall be submitted via Microsoft form in the link provided below. Any company who wish to participate shall fill up the form (via a link provided below) and upload all supporting document (via a link provided in the microsoft form) by closing date and time.

Closing Date	:	5 December 2022 (Monday)
Closing Time	:	5.00 p.m.
Micosoft form URL	:	https://forms.office.com/r/iwBFVSYj3q

4. Any queries regarding this pre-qualification can be made to :

NAME	EMAIL	PHONE NO.	RELEVANT MATTERS
Puan Nor Suzalwani Sulaiman	suzalwanis@tnb.com.my	019 – 333 6451	Pre-qualification
Puan Ruqayyah Alwi	Ruqayyah.Alwi@tnb.com.my	019 – 593 5278	Pre-qualification
Cik Poh Wee Hoon	wee.hoon@tnb.com.my	016 – 365 9593	Project DN Kempas, Johor
Puan Moira Binti Zamri	moira.zamri@tnb.com.my	017 – 298 8718	Project Data Centre, Cyberjaya
En. Rozailan Bin Maion	rozailan.maion@tnb.com.my	012 – 228 0842	Project Cahaya Langkawi, Kedah