

TENDER REFERENCE NO.: KK/219/2025/MOH(TC)

**MINISTRY OF HEALTH
NEGARA BRUNEI DARUSSALAM**

**THE PROVISION OF FACILITIES ENGINEERING AND
MAINTENANCE SERVICES FOR HOSPITALS AND HEALTH
FACILITIES OF THE MINISTRY OF HEALTH FOR A
PERIOD OF FIVE (5) YEARS**

TENDER FEES : \$5,000.00

RECEIPT NO. :

CLOSING DATE : ON TUESDAY, 28th October 2025

TIME : 2.00 PM

FOA :

**THE CHAIRMAN
MINI TENDER BOARD, TENDER BOX
GROUND FLOOR, MINISTRY OF HEALTH
COMMONWEALTH DRIVE
BANDAR SERI BEGAWAN BB3910
NEGARA BRUNEI DARUSSALAM**

(CLUSTERING)

SECTION 2
SPECIFICATION OF SERVICE

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1.0 INTRODUCTION

- 1.1 This section provides bidders with the necessary references namely scope of services, technical requirements and specifications as well the procedures to manage and deliver Facilities Engineering and Maintenance Services (FEMS) to MOH Hospitals and health facilities FEMS Service Facilities.
- 1.2 **The Services** concern the management of the operation and comprehensive maintenance of all installed plants and systems, hospital assets and engineering equipment, pest control activities and maintenance of grounds and landscape.
- 1.3 Specific goals for the delivery of Facility Engineering Maintenance Services are as below:
 - i. Prolong life and improve the capability of the facilities to perform at their optimal potentials.
 - ii. Reduce operating interruptions and failures while the asset in use, particularly those supplying to critical areas and life support equipment.
 - iii. Increase the productivity and skill level of the O&M personnel and improve the work methods and procedures.
 - iv. Operate the plants and systems in the FEMS Service Facilities listed in Schedule A in a cost- effective and efficient manner.
 - v. Reduce risk of fire, and other hazards.
 - vi. Maintain the entire facilities to optimum operating condition, ensuring that patient care requirements are not compromised.
 - vii. Maintain the aesthetic qualities of the facilities so as to ensure maximum comfort to the patients, visitors and staff of the FEMS Service Facilities.

2.0 SCOPE OF SERVICES

2.1 GENERAL REQUIREMENTS

2.1.1 Management and Planning

1. Delivery of Services

- i. The Company is required to provide effective and efficient management of **The Services** to effect high service level and satisfactory performance at all FEMS Service Facilities throughout the contract period. In this respect, service delivery by the Company shall adhere to the requirements and specification of service as specified herein.
- ii. The Company shall be responsible and liable in ensuring that the requirements for **The Services** and other obligations are delivered in accordance to the MOH's requirements under this Contract with a focus on patient safety and quality of service as well as awareness of cost control.
- iii. The locations to be covered for the whole duration of the Contract (*here-in-after referred to as **FEMS Service Facilities***) are listed as in **Schedule A**. The list shall also be recorded in HSIP and updated accordingly upon any changes.

- iv. The Company shall carry out all operations required by FEMS in a manner to comply with all the related statutory legislations and regulations including any new legislations and amendments as enforced during the contract period.
- v. The Company shall be liable for all costs and expenses incurred including but not limited to obtaining of any consultations, spares, installation, maintenance of equipment and other related consumable supplies and any expenditure for the operation and management and the provision of the Services under this Agreement.
- vi. The Company shall be given two months' prior notice to be ready to perform the Services right from the first day of commencement of contract and meet the technical service requirements for the Service.
- vii. Within three months upon commencement of contract the Company shall conduct a thorough Facility Audit for the following purposes:
 - a. to re-inspect the condition of existing equipment, facilities, devices that they are in order for operation (first inspection conducted at tender stage);
 - b. to compile relevant operating data;
 - c. to plan for maintenance, replacement or upgrading works;
 - d. to prepare KPI performance reporting format; and
 - e. to plan for updating of asset registry.

2. **Takeover Procedures**

The takeover procedures are designed to ensure a seamless transition of services from the incumbent provider to the new contractor with minimal disruption to operations. For a smooth transition of services, in conjunction with the MOH's obligations, MOH shall:

- i. **Collaborate Effectively:**
Work closely with the awarded contractor on all service-related matters, including meetings to discuss coordinating appointments with End Users.
- ii. **Provide Resource Access:**
Grant the contractor exclusive and cost-free access to the Government Furnished Resources (GFR).
- iii. **Ensure Compliance:**
Adhere to the established Standard Operating Procedures (SOPs) for service delivery.
- iv. **Facilitate Operational Requirements:**
Provide, in a timely manner and without charge, exclusive access to necessary office accommodations, data, and other facilities as specified in the relevant Purchase or Delivery Orders.

(For the purposes of this tender, "GFR" refers to the Government Furnished Resources)

3. Contingency Plan

- i. The Company shall develop and implement contingency plan to address potential failures or crisis especially emergency response procedures for all critical equipment / services and to include the contingency of possible loss thereof.
- ii. The contingency plan must be tested in one form or another on yearly basis to ensure that all personnel is prepared for any incident or disaster such as fire, flood, explosion, landslide, terrorism, outbreak etc.
- iii. The Company shall also set up Emergency Response Team (ERT) to perform emergency work and maintain the FEMS Service Facilities in a high state of preparedness as and when required.
- iv. The ERT members shall be led by the Contract Manager and remain contactable at all times by advising their contract details including handphone numbers on 24/7 to the Hospital.
- v. The costs related with the standby and support of an Emergency Response Team lead by the Contract Manager and supported by the Facility for any overtime work or emergency attendance / support cannot be claimed.
- vi. It is the total responsibility of the Company to ensure that adequate spares, materials, tools, equipment and labour are made available to perform such works and no additional claims will be entertained due to the emergency nature of any of the works and services to be executed.

2.1.2 Human Resource and Administration

1. Manpower Management

- i. Company shall ensure proper delegation of management responsibilities and-authority within the operations of the Services to achieve the intended objectives. Facility Manager shall be the person in charge and he/she shall be certified by education and qualified by training or experienced to manage the Service to the requirements of MOH.
- ii. The Company shall always ensure sufficient personnel are deployed for the complete execution of FEMS Services respective positions to deliver the expected performance and monitoring of the Services which includes the following:

A. HQ Support

No Positions:

1. Contract Manager
2. Professional Engineers
3. Quantity Surveyor
4. Health and Safety Officer
5. Quality Officer

B. Site-based Operation

No Positions:

1. Principal Engineer @ Assistant Contract Manager
2. Civil Engineer
3. Mechanical Engineer
4. Electrical Engineer
5. Technicians
6. Ground Worker
7. Help Desk Officer

Details of deployment and job description are specified as in **Schedule C.**

- iii. Appointment and deployment of engineers and management staff shall be notified to the Ministry of Health. Consequently, the staff concerned shall work exclusively for the Company and be deployed exclusively for the provision of the Services. The Company shall update in HSIP the CVs, basic duties and responsibilities of the staff deployed on-site.
- iv. Replacement of any contract manager shall be notified by the Company to the MOH in the event of leave e.g. medical or annual leave or resignation.
- v. The Company shall provide adequate qualified and competent manpower with good language fluency in English and Malay and match the description to perform all the activities for the Service.
- vi. The Company shall provide on-call staff after office hours including working days and public holidays to respond and attend to emergency requirements within the scope of services in an event of emergencies and major disaster. The Company shall provide contact numbers of the staff concerned.

2. Personnel Administration

The Company shall ensure efficient administration of personnel deployed for the contract including of the following:

- i. medical screening to ensure employees are medically fit;
- ii. Payment of statutory fees, insurances and wage in accordance with the requirements of the Labour Department, Brunei Darussalam and to adhere to the minimum wage order from the Manpower Planning and Employment Council (MPEC) including the “Skim Persaraan Kebangsaan” for its local employee;
- iii. provision of insurance coverage against any liabilities arising out of claims by employees for payment of compensation under the Workmen’s Compensation Act (Chapter 74 of the laws of Brunei);
- iv. Ensure all non-local staff are provided the necessary medical coverage during their employment in Brunei;
- v. The personnel shall possess:
 - a. a valid Pass Card issued by the Department of Electrical Services (DES), Brunei Darussalam to carry out electrical works under categories E01, E02, and E05;
 - b. To possess a valid Pass Card issued by the Department of Mechanical and Electrical Services, Jabatan Kerja Raya, (DME, JKR) to carry out works under category M 01 (Air-conditioning and Ventilation System).
 - c. To possess a valid Pass Card, R32 gas, issued by the Department of Mechanical and Electrical Services, Jabatan Kerja Raya (DME, JKR) to carry out works under category M01 (Green Policy).
 - d. To possess a valid Pass Card issued by the Department of Mechanical and Electrical Services, Jabatan Kerja Raya (DME, JKR) to carry out works under category KPME 02.

- vi. provision of uniform with company's Logo at Company's expenses
- vii. provision of appropriate PPEs for employees' work processes
- viii. vaccinations and immunization programmes
- ix. provision of employees' identification passes with colour photos and barcodes
- x. registration, tracking and maintenance of updated record on work permits and employment pass for foreign employees
- xi. security procedures and measures to deal with unauthorised access and loss of security passes
- xii. enforcement of access procedures to ensure employees do not at any time enter into areas which are not specified except as directed by MOH;
- xiii. monitor and enforce staff attendance at their designated work areas during such working hours, and provide temporary replacement/relief to make up with the full strength of the employees required for the Services; and
- xiv. prepare duty rosters for deployment of employees and notify MOH accordingly.

3. Attendant Services

Personnel may be required to provide logistic support at the FEMS Service Facilities for planned tasks and ad- hoc requests. The Company shall allow the personnel to assist FEMS Service Facilities to perform housekeeping for the programmes, events or service arrangement undertaken at the FEMS Service Facilities.

4. Training and Development

- i. The Company shall plan and implement trainings on operations and maintenance requirement for the Service, awareness programmes on safety, health and environmental for the personnel to ensure the effectiveness in the provision of the Services both prior to work performance and in the course of service performance.
- ii. Company shall have a development plan and adequate training to end users to conform to the relevant regulations and codes of practices.
- iii. Training for the engineers and technicians assigned on-site at the FEMS Service Facilities shall be performed prior to their job assignment to ensure their familiarity of the important aspects of the provision of the Services. Refresher courses shall also be planned to the respective employees to ensure quality delivery of the Service.
- iv. The Company shall have a development plan and adequate training to end users to conform to the relevant regulations and codes of practices.
- v. The Company shall provide at least 4 (four) user trainings a year to FEMS Service Facilities personnel involved with FEMS and forward training modules to MOH for acknowledgement. The number of minimum participants shall be decided by the FEMS Service Facilities. The Company shall document the agreed user training programmes in the

HSIP and evaluate the effectiveness of such programmes for improvement.

5. Effective Communication and Consultation

- i. The Company shall provide continuous and credible information via trainings, seminars, brochures, meetings, posters, reports or any other means to create awareness.
- ii. The Company shall establish communication procedures of reporting and updating on issues of the Services such as testing of system, training requirements, equipment maintenance, warranty expirations and equipment recall.

6. Security

- i. The Company shall ensure their employees are aware of and abide to security regulations of the respective FEMS Service Facilities. Pilferage and damage caused by their employees to any item belonging to the FEMS Service Facilities will be borne by the Company.
- ii. For access into the FEMS Service Facilities, the Company, its employees, agents and sub-contractors must have security passes issued by the Company. The list of personnel to be issued the passes shall be approved by the Ministry of Health. For that purpose, the Company shall submit detailed listing of their employees, agents and sub-contractors to the FEMS Service Facilities Administration, and complete with photographs for access to certain locations as determined by the FEMS Service Facilities.
- iii. Staff of the Company, its employees, agents and sub-contractors shall only have access to areas as prescribed by the FEMS Service Facilities and that they shall not access any facility for any purpose other than that specified for the Services. They are also liable to security check at any places within the FEMS Service Facilities compound. The Company shall ensure that their personnel do not, at any time, enter into areas which are not part of the designated premises except as directed by the Ministry of Health.
- iv. The Company is required to establish a Security Plan to demonstrate the method of staff registration and tracking with valid permits. The Company must ensure that such records are maintained daily.
- v. The Company undertakes to inform the Ministry of Health of any changes to the list of personnel and to obtain the necessary approval of the Ministry of Health.
- vi. The Company shall request from Ministry of Health all the individual personnel for security clearance. Consequently, the company shall issue security passes to the Company's Employees, at the Company's own costs. For admission into the Site, such passes must be worn by the Employees in a conspicuous manner so as to be easily identified by the Ministry of Health's security personnel. Such passes must be worn at all times while performing the Services on Site.
- vii. The Company shall at its own expense, issue "Break Time" passes to the Employees. Such passes must be worn by the Company's Employees ONLY during their break time, with prior approval from the Officer in-charge on the set time.

- viii. For security purposes, the Company will provide the Ministry of Health's officer in-charge with the following particulars of their workers at least one (1) month before the commencement of the services:

- Name
- Address
- Identity Card Number / Passport Number
- Gender
- Citizenship
- Expiry date of work pass (for foreign workers)

2.1.3 Management of Outsourced Services

1. The Company shall ensure that subcontractors engaged to carry out any part of the scope of work are registered with relevant authority and approved by the Government. The Company shall remain fully responsible for the performance of subcontractors at all times.
2. The Company shall outsourced maintenance contracts for highly specialized equipment to nominated sub-contractors or authorized companies of the equipment as defined under **Schedule F** and the Contract status should be updated in HSIP.

2.1.4 Policies and Procedures

1. Master Procedures

- i. All policies, technical requirements and Master Procedures FMP001 – FMP033 stated herein shall be adhered to accordingly. The list of Master Procedures is as follows:

Reference	Subject
FMP000	Scope of work
FMP001	Take over and purchase of maintenance equipment and materials
FMP002	Take over engineering workshops and offices
FMP003	Take over plant rooms
FMP004	Take over technical documents
FMP005	Upgrade/ construct maintenance facilities
FMP006	Locate, identify, categories and label assets and inventories
FMP007	Condition appraisal
FMP008	User maintenance
FMP009	Routine inspections
FMP010	Planned preventive maintenance (PPM)
FMP011	Corrective maintenance including breakdown and emergency maintenance
FMP012	Scheduled corrective maintenance (SCM)

Reference	Subject
FMP013	Beyond economical repair (certificate)
FMP014	Additional Works Outside of the Scope (OCCM) requested by Government
FMP015	Additional Works Outside of the Scope (OCCM) proposed by company
FMP016	Engineering plant and installation
FMP017	Other maintenance related services
FMP018	Variations to quantity of services
FMP019	New equipment procured by Government
FMP020	New buildings and facilities constructed and supervised by Government or others.
FMP021	User training
FMP022	Fire safety
FMP023	Safety, Health and Environment National Authority (SHENA)
FMP024	Quality assurance programme (QAP)
FMP025	Service Information and Management System (SIMAS)
FMP026	On site library
FMP027	Hospital specific implementation plan (HSIP)
FMP028	Permit to work
FMP029	Contingency and emergency response plan (ERP)
FMP030	Professional technical advice
FMP031	Warranty management
FMP032	Condition monitoring / predictive maintenance
FMP033	Life cycle assessments (LCA)

The above procedures are provided as in **Appendix A**.

- ii. Whilst Master Procedures provide key tasks and responsibilities of MOH and the Company, detailed standard operating procedures (SOPs) shall be established by the Company to enable effective and efficient operations and delivery of the Services to all health facilities as listed in the contract. The documents shall be made available and understood by all personnel. The Company shall prepare complete sets of all SOPs and register them under their Quality Management System accordingly.

2. **Hospital Specific Implementation Plan (HSIP)**

The Company shall establish Hospital Specific Implementation Plan (HSIP) and to be developed together with FEMS Service Facilities within the first year of contract for each Hospital. HSIP is essentially a specific plan for service delivery at the respective hospital. It should be updated from time to time or at

least annually to reflect changes to any part of the plan. Failure to conform to the HSIP requirements shall constitute a serious non-conformance to the service standards. The HSIP shall include the following:

1. Asset inventory register
2. Authorization - List of personnel or 'grade' of staff who can authorize for expenditures, work processes and performance verification
3. Agreement on the actual PPM dates, closure of breakdown work requests, closure of PPM work requests, extension of work requests, 3rd party sourcing of services, changes to SIMAS data, shut down of FEMS services for Department, Hospital (electrical system shutdown), contingency and emergency response. exemption list, BER, CA,
4. Contingency Plan for disaster — flood, burning etc
5. Defined required hour of operations of services.
6. Equipment list, task number (reference number), standards referred and PPM frequency
7. FEMS exemption list
8. FEMS sub-contract list and equipment sub-contracted
9. FEMS user training for year
10. Forms for service request, complaints, PPM etc.
11. List of contractors, outsourced facilities including the specification, site plan and locations
12. List of FEMS conditional appraisal reports submitted
13. List of FEMS equipment/ plant /Personnel requiring annual /scheduled Certification
14. List of key contracts from other government agencies and utility providers
15. List of tools and test equipment and calibration due date
16. List the name of plant operators e.g., for electrical and steam services
17. On-site library
18. Operating parameters of selected plant for performance and trend analysis. This includes parameters for power/ fuel consumption and the output
19. Operation of engineering plants and installation manual
20. Operational framework for FEMS
21. Organization chart, operational set-up, list of FEMS personnel and areas of expertise
22. PPM schedule
23. Provision of competent persons
24. Quality assurance improvement programs
25. Register of keys held by Contractor and master key system
26. Sample of plant logbook and log sheet.
27. Spare parts register
28. Standard procedures for FEMS including procedures for and the verification of request complaints work done and any other related FEMS activities

2.1.5 Management of Workshop and Resource Centre

1. Facilities and Workshop

- i. Company shall provide comprehensive technical resources such as facilities and workshops complete with adequate tools, test equipment, spare parts, transportation and other relevant resource to effectively carry out the scope of the Services required for delivering the Services.
- ii. Helpdesks services and facilities shall be made available at all FEMS Service Facilities,

- iii. The Company shall finance all the design, constructions as well as the operation and maintenance of all the facilities concerned.
- iv. The Company shall ensure that maintenance activities for the facilities are planned and implemented to render continuous operations and consistent quality performance as required by the Service specification.

2. Management of Resource Centre

- i. Company shall provide comprehensive resource centre for effective document management system to contain the technical documents such as manuals drawings and other related documents, drawings and other related documents to carry out the scope of the Services. All the documents shall be in both hardcopy and digital format.
- ii. The Company shall procure necessary technical documents from manufacturers and project consultants where available and update all the references as required.

2.1.6 Quality and Improvement Activity

1. Quality Management System

- i. The Company shall ensure that the Service provided under the Contract is of high quality, using updated technology and conform to the Scope of Services, requirements and indicators as outlined in this specification and contract document. The Company shall conform and maintain quality assurance system to achieve ISO9001 certification
- ii. The Company shall attain management standard ISO9001 Quality Management System and ISO14001 Environmental Management Standard (EMS) within three years from date of commencement of contract.
- iii. The Company shall be responsible for the quality of service. MOH's monitoring of quality of service shall not relieve the Company of any contractual obligations in any respect towards quality requirements
- iv. The Company shall maintain records and statistics on performance of the equipment operations and maintenance including availability efficiency and reliability for continual improvement.
- v. Regular audit shall be conducted to ensure compliance with FEMS equipment safety, operation and maintenance standards. Corrective and preventive actions resulting from any failure or faults originating from reported incidents, frequent work requests or from audit findings are followed through to resolution, closed and validated.

2. Quality Assurance Program (QAP)

- i. The Company shall institute and maintain a documented Quality Assurance Program (QAP) with continual improvement initiatives to raise standard of efficiency and performance reliability.
- ii. The Company shall maintain records and statistics on the performance of the Services including equipment and services availability, quality, activities analysis of efficiencies and recommendation for continual improvement. Analysis of performance and solutions for improvement to minimize equipment failures shall be submitted to MOH on quarterly basis.

- iii. The Company shall carry out all works necessary to guarantee maintenance uptime. Facilities Engineering and Maintenance Services must be available at any time with 100% availability.
- iv. The Company shall ensure FEMS equipment achieve the uptime target. Uptime guarantee target for respective type of FEMS equipment is as in **Table 1**. Illustration of uptime and downtime is depicted in **Diagram 1**.
- v. The Company shall in the event of FEMS equipment failure or breakdown, whenever necessary provide loaner equipment as per approved list.
- vi. The Company shall utilize alternatives services in the event of FEMS equipment failure for emergency cases.
- vii. The Company shall conduct asset criticality assessments and root cause analysis for major breakdowns; and frequent failures to minimize recurring failures. Analysis shall be submitted to i.e., Government.
- viii. The Company shall ensure that all maintenance activities for critical areas are planned and implemented with minimal disruption to users or patients.
- ix. Service Improvement - the Company shall endeavour to continually improve the quality of service through implementation of Quality Assurance Programme and relevant ISO certification programmes. In addition, the Company shall institute proper documented training programme for all personnel involved in the Service, service inspections by Company supervisors, review of fee deduction and analysis of customer or user feedback on the quality of Service. Performance report shall be submitted to FEMS Service Facilities illustrating achievements against targets and the frequency as indicated below:

No.	Indicator	Target	Reporting Frequency
1	% Of PPM Completion	100%	Monthly
2	% Of Service Availability for Selected Type Codes		Quarterly
	HVAC:		
	• Critical	(100%)	
	• Non-Critical	(95%)	
	UPS	(99%)	

TABLE 1: UPTIME TARGETS FOR ENGINEERING FACILITIES

NO.	SYSTEM	< 5 YRS	>5 YRS
1.	Electricity Supply a) <u>Critical</u> <u>Hospital Facilities:</u> Operating Theatres Intensive Care Units (Incl. CCU, SCN & Burns units) Delivery Suites Resuscitation Rooms (A&E) Haemodialysis Refrigerated Storage (Blood, drugs, bodies) Royal Ward Health Centres Facilities Treatment Room <u>Health Centres and Health Clinics</u> Pharmacy	100% 98%	99% 98%
2.	Water Supply a) <u>Critical</u> <u>Hospital Facilities:</u> Operating Theatres Intensive Care Units Delivery Suites Haemodialysis Royal Ward <u>Health Centres and Health Clinics</u> Dental Room Resus Room Treatment Room Immunisation and Injection Rooms (Vaccination) Sterilisation	100% 98%	100% 98%
3.	Medical Gases Supply a) <u>Critical</u> <u>Hospital Facilities:</u> Operating Theatres Intensive Care Units (Incl. CCU,SCN & Burns units) Royal Ward <u>Health Centres and Health Clinics</u>	100% 98%	99% 98%
4.	Air-conditioning and Mechanical ventilation a) <u>Critical</u> <u>Hospital Facilities:</u> Operating Theatres Intensive Care Units Isolation wards Royal Ward <u>Health Centres and Health Clinics</u>	100% 94%	96% 94%
5.	Fire Protection a) Automatics sprinkler, Hose Reel and Fire detectors b) Portable Fire Extinguisher at protected areas	100% 100%	99% 100%
6.	Vertical Transportation (Lift, Dumbwaiter) a) <u>Critical</u> <u>Hospital Facilities:</u> Operating Theatres Intensive Care Units Delivery suites Royal Ward Wards <u>Health Centres and Health Clinics</u>	98% 94%	96% 94%

NO.	SYSTEM	< 5 YRS	>5 YRS
7.	Telephone Service		
	a) Critical Treatment, diagnostic, production, distribution, nurses station, admission, Royal Ward	99%	99%
	b) Others	98%	98%

TABLE 2 : UPTIME TARGETS FOR ENGINEERING EQUIPMENT

NO.	EQUIPMENT	< 5 YRS	>5 YRS
1.	Electrical Supply	100%	98%
	Transformers	100%	98%
	Generators	99%	98%
	UPS	99%	98%
2.	Water Supply:		
	Pumps	98%	96%
	Hydro-pneumatic vessel	98%	96%
	Control panel	98%	96%
3.	Medical gas supply:		
	Liquid Oxygen VIE	99%	98%
	Gas manifolds	99%	98%
	Air compressors and vacuum pumps	98%	96%
4.	HVAC:		
	Air Conditioning	95%	94%
	Chillers	95%	94%
	Cooling towers	95%	94%
	Pumps	95%	94%
5.	Communication		
	a) PABX	100%	98%
	b) PA System	98%	96%
	c) Telephone	98%	96%
	d) Nurse call System	98%	96%
		98%	94%
6.	Fire protection system		
	Pumps	100%	96%
	Hose Reel	100%	96%
	Sprinkler	100%	96%
	Wet Riser	100%	96%
	Fire Extinguisher	100%	96%
	Alarm System	100%	96%
	Control Panel	100%	96%
7.	Steam supply	98%	96%
	Steam boilers	98%	96%
8.	Sewage Treatment		
	Treatment process	95%	92%
	Pumps	95%	92%
9.	Pneumatic Tube System		
	Blower	98%	95%
	Control panel	98%	95%
10.	Lift and Dumbwaiter	100%	98%
11.	Other equipment	98%	95%

TABLE 3 : RESPONSE TIME FOR ENGINEERING FACILITIES

SERVICE / FAILURES CATEGORY	RESPONSE TIME
Electricity Supply	
a) Complete failure (any area) or partial failure (critical areas)	15 mins Emergency
b) Partial failure (other areas)	2 hours Normal
Medical Gases Supply	
a) Complete failure (any area) or partial failure (critical areas)	15 mins Emergency
c) Partial failure (other areas)	2 hours Normal
Air-conditioning and Ventilations	
a) Complete failure (any area)	15 mins Emergency
b) Unsatisfactory performance (critical areas)	15 mins Emergency
d) Unsatisfactory performance (other areas)	2 hours Normal
Lifts	
a) More than 25 % of lifts serving an area not functioning	15 mins Emergency
e) 25% or less number of lifts serving an area not functioning	2 hours Normal
Water Supply and plumbing systems	
a) Complete failure (any area) or partial failure (critical areas)	15 mins Emergency
f) Partial failure (other areas)	2 hours Normal
Buildings (civil, structural and architectural) Civil, structural and architectural failure such as cracking, rust stains, spalling, chemical attack, settlement, leaking, ceiling collapse, shrinkage, water proofing etc.	15 mins Emergency
Infrastructure (Road and Drainage, Sewerage, Soil and Slope etc)	
a) Complete failure (any area) or partial failure (critical areas)	15 mins Emergency
g) Partial failure (other areas)	2 hours Normal
Others Services (Lighting, telephones, toilets, basins etc.) 50% or more not functioning (any area) or partial failure (critical areas)	15 mins Emergency
Less than 50% not functioning (other areas)	2 hours Normal

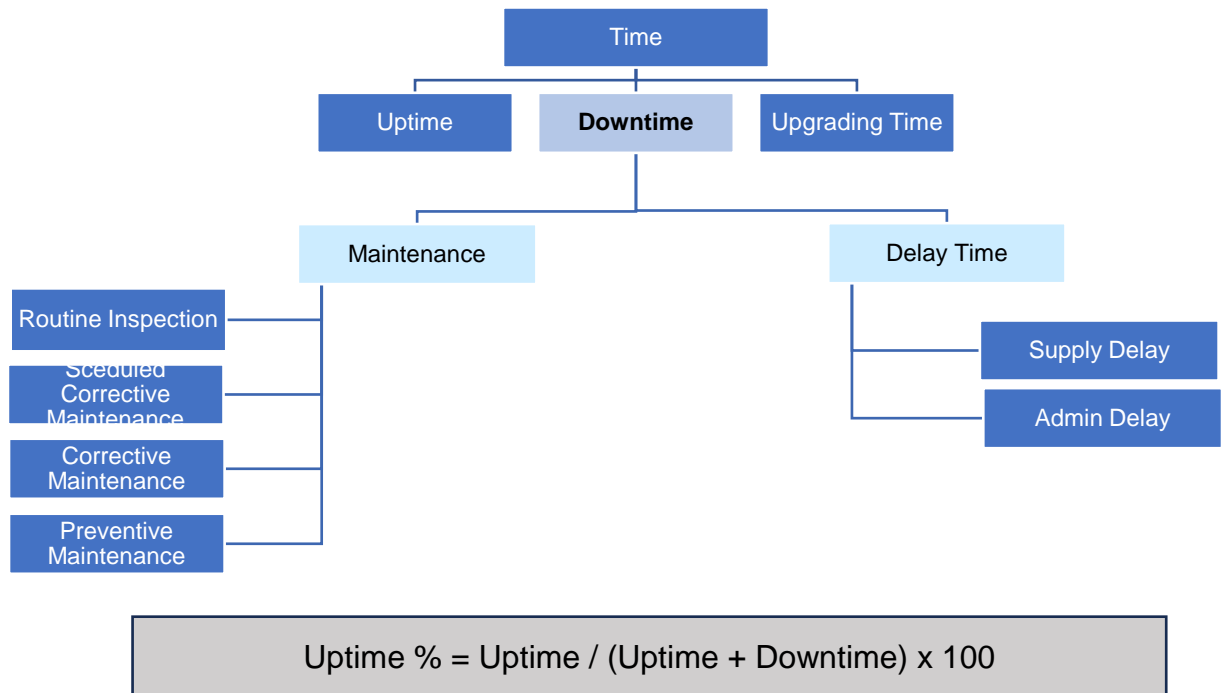
Disasters, major incidents, etc

Immediate

Emergencies and incidents that are life threatening
or can cause injuries or damages to people and properties

Immediate

DIAGRAM 1 – TYPICAL UPTIME STRUCTURE



Note:

- Uptime = Total time of which equipment is normally required to be in clinical use.
- Downtime = Total time the equipment is unavailable for clinical use due to failure or out of calibration.
- Upgrading time = Total time during which an equipment is undergoing upgrading or replacement or when the equipment is out of service for renovations or upgrading.

2.1.7 Safety, Health and Environment

1. Safety Management

- i. The Company shall practice and develop written safety plans and activities for the provision of the Services at the respective FEMS Service Facilities. The plans shall also include but not limited to Incident Reporting as required under the relevant acts and regulations.
- ii. The following are among safety activities to be conducted;
 - a) establish procedures to report all unsafe conditions, near miss accidents, and unsafe act of other employees or users of the FEMS equipment.
 - b) provide continual safety and health education, medical check-up and immunization program for employees, protective equipment such as safety glasses/goggles (with side shields where necessary) safety helmets, respirators, gloves, safety boots and establish safety rules for various personnel; and
 - c) conduct regular safety audit; and
 - d) conduct regular review meetings on safety practices and effectiveness of actions to address specific safety issues or non-compliance.

2. Risk Assessment Management

In recognition of public health, environmental, safety and health concerns, the Company has to exercise risk management practices across the whole service delivery processes in order to minimize the following:

- i. Risk of litigation for non-conformance to regulatory requirements;
- ii. Risk of environmental and occupational hazards;
- iii. Risk of service interruption due to emergencies or extensive periods of services down-time.

The Company shall identify assess and prioritize those risks followed by coordinated and economical application of resources to minimize, monitor and control the probability and/or impact of unfortunate events or to maximize the realization of opportunities. Relevant activities to be carried out include Risk Assessment Audits and regular communication to advise the Hospitals on potential risk/harm to patient care.

2.1.8 Technical Support

Company shall provide professional technical advice / recommendations to improve service provision, quality of service and as an input to works schemes on a regular basis or when the need arises. Technical advice on Equipment Life Cycle and Condition Appraisal (CA) for FEMS Service Facilities and infrastructure shall be submitted within two (2) weeks upon request.

1. Advisory Service

- i. The Company shall provide advisory services related to Facilities Engineering and Maintenance Service within two weeks upon request. The technical advice may relate to the following:

- a. Procurement of new FEMS equipment including installation and facility requirements.
 - b. Testing and Commissioning
 - c. Maintenance
 - d. Usage (including alert notice and recalls)
 - e. Decommissioning
 - f. Disposal
 - g. Condition Appraisal
- ii. The Company shall attend committee meeting to discuss and deliberate pertinent matters as requested.
 - iii. The Company shall provide immediate notice on alerts and recalls upon receiving advice from Regulatory Authority.

2. Management of Spare Part

- i. The company shall provide and procure all the necessary spare parts to carry out maintenance services.
- ii. The Company shall maintain stock of genuine spare parts.
- iii. The Company shall maintain the just-in-time (JIT) spare part to ensure the uptime target equipment is achieved.
- iv. The Company shall make available adequate supplies of fast-moving spare parts and maintenance kits as required.
- v. Reuse of spare part from decommissioned FEMS equipment shall require the Government approval (limited to obsolete equipment models and/or if spare parts have been discontinued from the market). The Company shall ensure that the equipment has gone through proper disposal procedure.

3. Incident / Hazard / Handling Hazardous and Contaminated Equipment

- i. Company shall provide incident reports pertaining to disaster, system failure and personal injury related to the Facilities Engineering and Maintenance Services activity via Incident Report System.
- ii. The Company shall ensure that all incidents pertaining to equipment or system failure and personal injury must be investigated and reported to the MOH Health Facilities. Incident investigation reports shall be provided with Root Cause Analysis in a timely manner and with recommendations for improvement.
- iii. Company shall cooperate in the investigation of related incidents and respond to FEMS equipment alerts and recalls.
- iv. Company shall implement procedures for dealing with hazardous matter and handling contaminated equipment. Company shall ensure that all FEMS equipment has been decontaminated prior to any maintenance work. Procedures utilized for handling contaminated and hazardous material shall follow latest acts, standards and Guidelines approved by the Government.

- v. The Company shall monitor and respond to FEMS equipment recall notifications, advice according to procedures by The Company.
- vi. The Company shall assist MOH Health Facilities in investigating adverse event incident and produce report on the maintenance history and other related information such as device alert/recall notice issued by the manufacturer.
- vii. The Company shall assist MOH Health Facilities in investigating incident related to a FEMS equipment such as failure, deterioration in its effectiveness, inadequacy of labelling or instruction for use and produce report.
- viii. The Company shall review alerts notice received, inform FEMS Service Facilities on any FEMS equipment affected and assist MOH Health Facilities for any action required.
- ix. The Company shall assist FEMS Service Facilities in any recalls of FEMS equipment if required.

Note:

- 1. Failure to comply with any of the requirements shall constitute a very serious non-conformance.
- 2. All reports and records deductions shall refer to Facilities Management Services.

2.1.9 Reports and Records

- 1. The Company shall provide and demonstrate implementation mechanism to ensure the accuracy of operational data in hard copy and digital mode. The Company shall ensure that all data and pertinent information on the Service and the equipment are registered completely and standardized.
- 2. Any form, documents, drawings, data and specification referred to as records used for, arising from or in respect of the Services shall be the property of the MOH. All the records related to the Service in both hard copy and digital format shall be properly kept and filed securely for easy access and retrieval for inspection and analysis. The record includes updated fee of the Services, service transactions from the commencement of delivery of work and other reports as requested by the MOH.
- 3. The Company shall grant MOH or its Authorised Officers access to those records as they may reasonably require in order to ensure that the Company is in compliance with the Contract and any applicable laws.
- 4. At the end of contract period, the records shall be handed over to MOH within three months after the contract expiry date. All the records shall also be retained for a minimum period of six (6) years upon contract expiry.
- 5. The Company shall prepare and submit service performance reports regularly to MOH to present various aspects of the Service including the situation of resource deployment, service challenges and issues, KPI performance and initiative or action plan to improve the Service.

2.1.10 Service Information and Management System (SIMAS)

- 1. Company shall design, develop, test, commission, supply, deliver and install customized and integrated Service Information and Management System (SIMAS) into full operation within one year from the commencement of contract. The design of SIMAS should provide the Service with a strong database on the operations and the analytics to realize service requirements.

2. Development of SIMAS shall be coordinated by MOH to ensure practical application for the service. Requirements for installation of SIMAS are specified under **Schedule D**.
3. Tenderer shall make a provision of budget for the development and continuous maintenance and operation of SIMAS.
4. The Company shall ensure trained personnel are employed throughout the data gathering and data entry activities to ensure integrity of data entry and provide training for MOH personnel on the use, administration and operation of the system and software.
5. At the expiry of contract, the System shall be handed over to MOH complete with updated record of service, source codes, system specification and manual for continuous application.

2.2 OPERATIONS MANAGEMENT

i. Maintenance Management

1) Maintenance management

1. The Company shall ensure Facilities equipment is maintained and functions in accordance to the manufacturer's specifications and recommendations or to the intended purpose of that equipment according to the Services' operational requirements.
2. The Company shall provide comprehensive maintenance programme for the Building, Infrastructures, Engineering Plants, Installations and Equipment. The activities include but not limited to predictive, planned prevention, routine inspection and reactive/corrective maintenance (schedule & unscheduled) for civil engineering facilities, mechanical and electrical engineering system, plants, and non-biomedical equipment and services.
3. The Company shall ensure qualitative and quantitative test are carried out on Facilities equipment to ensure its safety and performance is in accordance with act, regulations, relevant standard and manufacturer's specifications.
4. The Company shall comply with all the updated and relevant statutory requirements. (SHENA, JKR, Local Authority etc.), PBD Standard and codes of practice as well as other standards as approved by the Government.
5. The Company shall comply with all recommendations from the relevant manufacturers and/or Government Guidelines on Hospital Engineering Plan Preventive Maintenance (HEPPM).
6. The Company shall perform all PPM according to the Schedule Time as specified in HSIP.
7. System and equipment uptime shall be met and the performance of unscheduled maintenance works done within the specified time frame.
8. The Company shall carry out other facility maintenance related activities including pest control and ground maintenance. Company shall implement and complete unscheduled maintenance works **within seven (7) working days**.

9. Spare parts should be provided to carry out maintenance activities effectively adequately together with other related items new and genuine from equipment manufacturers or Original Equipment Manufacturers (OEM) equivalents or approved by Government. Company shall ensure all materials are new, of approved standards and compatible with existing materials.
10. Services that sustain life support and critical equipment, safety equipment & installations, and facilities affecting hospital's reputation are available & functional at all times.
11. The Company shall ensure critical utilities such as water, electricity & medical gases are available at all time and without interruption at critical areas (e.g. OT, Critical Care, CSSD, Food Services).
12. The Company shall provide loaner equipment or equivalent services whenever required to avoid service interruption due to failure of engineering systems and equipment.
13. The Company shall ensure that all maintenance activities for critical areas are carefully planned and implemented with care and minimum.
14. The Company shall conduct testing for systems and equipment such as generator sets, firefighting and protection system, boilers, pressure vessels, vertical transportation etc. according to Statutory requirements and Relevant Regulations. The activity shall include the necessary calibrations and safety testing to ensure compliance.
15. The Company shall ensure safety and security of engineering facilities at all time.
16. The Company shall meet Uptime Targets as specified under **Table 1**.
17. The Company shall ensure Breakdown Response Time by competent / technical personnel shall be:
 - a. Immediate - Emergency Call
 - b. Normal Repair call: Within 2 hours

Response times for the respective systems and equipment are specified as in **Table 3**.

2) **Facility operations**

1. The Company shall ensure operations of the facilities (Building, Infrastructures, Engineering Plants and Installations) is at optimal level which is according to the design specifications or to the intended purpose and according to the operational requirements. The Company has to provide everything necessary to carry out the operational service except for the supply of electricity, fuels, medical gases and other public utilities charges. Typical facilities and maintenance activities are listed as in **Table 4**.
2. The Company shall perform routine inspections on all facilities according to schedule.
3. The Company shall comply with all latest relevant statutory requirements.

4. Log Book and Log Sheet shall be updated to monitor performance of the plant, systems efficiency, including those operation log sheets, log books and other records in plant rooms, lift motor rooms, STP, water pump, rooms etc.
5. During warranty Company shall provide comprehensive warranty management reports with supporting documents.
6. The Company shall ensure that the housekeeping for hospital plants, riser rooms etc. are substantially in compliance to good practice.
7. The Company shall ensure the relevant engineering plant, system or equipment is operating with valid certificates of fitness or licenses at all times.
8. The Company shall ensure all workmanship is in accordance with approved codes and good engineering practice.
9. The Company shall provide adequate number of competent personnel (as stated in Schedule C Manpower Requirement)

3) New Projects and Development (repair / upgrading)

1. The Company shall provide input and/or verify input in the design concepts, project management and advise that the installation, modification is safe, usable, and maintainable according to good engineering practice and in compliance with all necessary- relevant rules, regulations and standards.
2. The Company shall facilitate handing over of new development projects and participate in testing and commissioning exercise. The Company shall maintain and monitor defect list on behalf of FEMS Service Facilities and provide the related activities during warranty period, including operating the plant during warranty period. All relevant data regarding the development projects shall be recorded under SIMAS.

4) Testing and Commissioning

1. The Company shall manage Testing and Commissioning and Acceptance Testing as well as safety and performance on all newly introduced Facilities equipment
2. The Company shall comply with relevant acts and regulations and Brunei's Standards/Code of Practices and other standards approved by the Government.
3. The Company shall follow all recommendations from manufacturers.
4. For Facilities equipment without manufacturer's manual, the Company shall follow the specifications and procedures from the internationally recognized engineering associations or other relevant publications approved by the Government.
5. The Company shall ensure that Facilities equipment is identified and tagged for easy reference and identification.

5) Warranty Management

1. The Company shall submit reports on warranty management; keep relevant information, documents and manuals.
2. The Company shall manage the defect list and coordinate rectification with the contractor during warranty period.
3. The Company shall follow all recommendations from manufacturers.

6) Scheduled Maintenance

1. The Company shall carry out schedule maintenance activities for Facilities equipment:
 - a. To carry out a comprehensive program of Planned Preventive Maintenance for all Facilities equipment.
 - b. To carry out Scheduled Corrective Maintenance.
 - c. To carry out Routine Inspection.
 - d. To carry out Predictive Maintenance
 - e. To carry out Maintenance Calibration.
 - f. To ensure Warranty Planned Preventive Maintenance were carried out.
2. The Company shall comply with the relevant acts and regulations, relevant Brunei Standards/Code of Practices and other standards approved by the Government.
3. The Company shall follow all recommendations from manufacturers.

7) Unscheduled Maintenance

1. The Company shall carry out unscheduled maintenance activities for Facilities equipment. The Company shall comply with the relevant acts and regulations, relevant Brunei Standards/Code of Practices and other standards approved by the Government.
2. The Company shall conform to safety requirements and relevant safety standards as approved by the Government.
3. The Company shall respond within two (2) hours (120 minutes) on-site for normal calls and shall not exceed 15 minutes on-site for emergency calls. Response time are time taken from initial request made by the user to the time a trained technical personnel is physically present to respond to assess and advise or act upon the emergency service request.
4. Emergency call refers to call for emergency situation. (Emergency situation refers to situation related to failure of Facilities equipment which is in-use that would threat life and safety of patients).
5. Corrective Maintenance shall be carried out within 7 working days.
6. 24 hours coverage (on-call by the Service Management System) and all response time requirements apply.
7. The Company shall conduct relevant maintenance calibration, safety tests and functional checks to the manufacturer's recommendation after each repair work. The activity shall be documented.

8) De-commissioning and disposal

1. The Company shall safely remove/relocate unwanted Facilities equipment (without replacement) from user sites to designated areas within the MOH Health Facilities according to procedures conforming to the relevant act, regulation and approved standard as and when required by the MOH Health Facilities.
2. The Company shall provide advice on safe removal and disposal of Facilities equipment.

9) Additional Works Outside the Scope

The Company shall identify the additional works outside the scope and propose to the Government for approval. Upon approval of job award, the Company shall perform the work to completed within the agreed period. The Company shall ensure that the works are executed in accordance to good engineering practices and to carry out testing and commissioning accordingly.

10) Energy management

1. Company shall assist FEMS Service Facilities in energy management programmes.
2. Company shall achieve 10% energy saving in the first 2 years of contract.

11) Water Management

1. Company shall ensure the internal water supply systems are functioning without any leaks that cause wastage of water supplies.
2. Company shall monitor water quality at the FEMS Service Facilities to comply with standards which suit the purpose and quality of water and no water contamination whatsoever.
3. Water quality programme which shall include semi-annually water sampling and testing. Company shall ensure sampling locations to include hospital and quarters main water storage.
4. Company shall manage wastewater at all sewerage systems at the FEMS Service Facilities. The wastewater programme includes monthly wastewater sampling and testing (Influent & Effluent) and submission of monthly report on the Effluent Standard.

TABLE 4: TYPICAL FACILITIES AND MAINTENANCE ACTIVITIES

GENERAL	
A.	CIVIL
1.0	Facilities
1.1	Building Works <ol style="list-style-type: none"> 1. Cabins, emergency/disaster relief tents, temporary structures 2. Fences, gates 3. Roofing, roof insulation 4. Ceiling works 5. Painting works 6. Flooring (tiles, vinyl flooring and any other flooring used in hospital) 7. Fountain, water features and pools, ponds and aquarium 8. Joinery fittings 9. On-site detention/retention ponds 10. Playground amenities, gazebo, nurseries, parks and sports facilities pergola, fields, lawns 11. Roads, car park and helipad 12. Signage 13. Handrails 14. Drain Grates
1.2	Water Tank / Water Filter <ol style="list-style-type: none"> 1. Water tank and accessories such as float valve, level indicator, cover and others
1.3	Plumbing & Sewerage <ol style="list-style-type: none"> 1. Sewerage systems such as manhole, gully trap, interceptor, grease trap and others 2. Cold water and hot water piping of various sizes and material 3. Sanitary fittings such as toilet, floor trap, bottle trap, flexible hose, nozzle, water faucet/tap and others 4. Drainage
1.4	Pest Control <ol style="list-style-type: none"> 1. Pest rodent, and any other similar control within Indoor and outdoor hospital areas
1.5	Ground <ol style="list-style-type: none"> 1. Roads, walkways, and footpaths 2. Open fields and hospital perimeter areas 3. Drainage systems, culverts, and ditches 4. Parking lots and loading bays 5. Outdoor seating areas and gazebos 6. Hospital gardens and recreational areas 7. Retaining walls and boundary structures 8. Lawn areas, gardens, and green spaces 9. Trees, shrubs, and hedges 10. Flower beds and decorative plants 11. Planters and potted plants in outdoor spaces
1.6	Waterproofing Services <ol style="list-style-type: none"> 1. Flat roof waterproofing 2. Parapet wall waterproofing 3. Gutters, Valley Gutters, and scupper drains 4. Expansion joints 5. Flashing and ridge capping 6. Concrete slab waterproofing 7. Below-ground waterproofing 8. Waterproofing for retaining walls and basements 9. Metal and polymeric waterproofing systems 10. Waterproofing injection systems for cracks and leaks

1.7	Built-in Furniture 1. Counter Built-in
2.0	Maintenance Activities
2.1	Building Works <ol style="list-style-type: none"> 1. Repair of building elements such as doors, windows, floorings, tiles 2. Patch up of roads and parking areas (asphalt, concrete) 3. Repair and replacement of all ironmongery including locks 4. Repair of cracks (non-structural) 5. Repair of fences and gates, maintenance of slopes, external retaining structures, playground amenities and other structures 6. Repair of roof and leaks including water proofing 7. Touch-up of paintwork 8. Repair of building services such as doors, windows 9. Patch up of roads and parking areas (asphalt, concrete) 10. Repair and replacement of all ironmongery including locks 11. Repair of cracks (non-structural) 12. Repair of fences and gates, maintenance of slopes, external retaining structures, playground amenities and other structures 13. Repair of roof and leaks including water proofing 14. Touch-up of paintwork 15. Repair and replacement of damaged flashing, ridge capping, and skirting
2.2	Water Tank / Water Filter
2.3	Plumbing & Sewerage <ol style="list-style-type: none"> 1. Unblocking works 2. Repair Structure of the drainage 3. Repair and replacement of sanitary fittings (cisterns, toilet seats, taps, shower heads, traps, brackets etc.) 4. Repair of water tanks components such as float valve, level indicator, exposed/ buried pipes, valves, chambers, hydrants
2.4	Pest Control <ol style="list-style-type: none"> 1. Applying pesticides, baiting, and trapping to control rodents and insects
2.5	Ground <ol style="list-style-type: none"> 1. Clean and maintain walkways, roads, and drains to prevent blockages and ensure safety. 2. Inspect and carry out minor repairs on surfaces, walls, and external fixtures. 3. Trim grass, shrubs, and trees and maintain general landscape aesthetics. 4. Water, fertilize, and replace plants as necessary.
2.6	Waterproofing <ol style="list-style-type: none"> 1. Repairing and sealing cracks in concrete structures using injected resin or sealants 2. Application of brush-on or liquid-applied polyurethane waterproofing 3. Surface preparation, cleaning, and removal of deteriorated waterproof layers using water jetting or grinding 4. Repairing and reapplying bituminous primer and torch-on waterproofing membrane systems 5. Applying waterproof coatings on roof slabs, gutters, and parapet walls 6. Reinstatement of existing waterproofing protection layers for pipe dressings, saddles, and plinths 7. Inspection and rectification of leaks observed after rain, ensuring no watermarks remain on soffits
2.7	Built-in Furniture
B.	ELECTRICAL
1.0	Facilities
1.1	Lighting, Sockets and Fans <ol style="list-style-type: none"> 1. Ceiling fans, wall-mounted fans, and exhaust fans 2. Lighting system, streetlights, floodlights, garden light

	3. Emergency lighting systems 4. Sockets and outlets 5. Wiring works
1.2	Fire Alarm & Fire Protection System 1. Fire alarm panel 2. Fire extinguishers 3. Fire hose reels 4. Fire sprinkler systems 5. Wet riser systems 6. Fire suppression systems 7. Fire pumps, jockey pumps, fire water tank, and control panels
1.3	Nurse Call System
1.4	Water Heater
1.5	Generator Set 1. Generator 2. Diesel Tank
1.6	X-Ray Viewer
1.7	Main Switchboard (MSB) / Sub Switchboard (SSB) / Distribution Board Monitoring
1.8	Blanket Warmer / Warming Cabinet
1.9	CCTV 1. System Infrastructure 2. Cables
1.10	PA System
1.11	PABX System
1.12	Television/TV Ariel
1.13	Telephone
1.14	Queue Management System
2.0	Maintenance Activities
2.1	Lighting, Sockets and Fans 1. Repair/replace of fans 2. Repair/replace of lighting system (Indoor, Outdoor and Emergency) 3. Repair/replace of sockets and outlets 4. Repair/replace of wiring
2.2	Fire Alarm & Fire Protection System 1. Repair/replace Fire alarm panel including devices such as smoke detectors, heat detectors, manual call point, bell/buzzer, etc 2. Repair/replace defective fire extinguishers, servicing, refueling fire extinguishers 3. Repair/replace fire hose reels 4. Repair/replace fire sprinkler systems 5. Repair/replace wet riser systems 6. Repair/replace fire suppression systems 7. Repair/replace Fire pumps, jockey pumps, fire water tank, and control panels
2.3	Nurse Call System 1. Test call points, indicators, and alarms regularly. 2. Repair or replace faulty components.
2.4	Water Heater

2.5	Generator Set <ol style="list-style-type: none"> 1. Conduct routine testing and servicing of generator sets 2. Check battery health 3. Check diesel tank level 4. Test the automatic switch to ensure the generator starts during a power outage.
2.6	X-Ray Viewer
2.7	Main Switchboard (MSB) / Sub Switchboard (SSB) / Distribution Board Monitoring <ol style="list-style-type: none"> 1. Repair/replace components of main switchboard, sub-switchboard and distribution board
2.8	Blanket Warmer / Warming Cabinet
2.9	CCTV <ol style="list-style-type: none"> 1. Ensure all cameras are working, having correct coverage 2. Repair/replace CCTV and its associated components
2.10	PA System Repair/replace PA system/Intercom and its associated components
2.11	PABX System (Private Automatic Branch Exchange) <ol style="list-style-type: none"> 1. Check and reset telephone lines and internal connections. 2. Maintain software settings and troubleshoot communication faults.
2.12	Television / TV Aerial <ol style="list-style-type: none"> 1. Ensure TV channels are working.
2.13	Telephone
2.14	Que Management System
C.	MECHANICAL
1.0	Facilities
1.1	Pump <ol style="list-style-type: none"> 1. Booster pumps 2. Water pumps 3. Submersible pumps
1.2	Sterilizer
1.3	Heating, Ventilations and Air Conditioning (HVAC) <ol style="list-style-type: none"> 1. Cold Room 2. DX System 3. Mortuary Freezer / Morgue Refrigerator 4. Domestic / Precision Unit, 5. Domestic Fridge 6. Split units (such as wall mounted, ceiling mounted, cassette type, floor standing and others) 7. Window AC unit 8. AHU 9. DX 10. VRV 11. Fan Coil Unit 12. Dehumidifier 13. RAC 14. CCU 15. Cold Room / storage 16. Building Automation System 17. Duct Exhaust Fan 18. Central Exhaust & Fresh air Fans 19. Air Curtain

	20. Cooling Tower
1.4	Medical Gas Outlet and Panel
1.5	Boiler / Accumulator Tank / Water Tank 1. Electric steam boiler 2. Calorifier 3. Water treatment system
1.6	Bed Head Panel
1.7	Medical Vacuum Pump 1. Vacuum pump, motors and all associated ancillaries 2. Vacuum pipelines and fittings 3. Electrical connections and wiring for vacuum systems
1.8	Manifold Medical gas / Medical Gasses 1. Medical gases such as Air, Oxygen, Nitrous Oxide, Entonox, Nitrogen 2. Medical gas cylinders 3. Wall outlet (air, oxygen, vacuum) 4. Accessories such as flow meter, dehumidifier, wall suction unit 5. Regulator (Bullnose, Y-connector, Twin connector, pin-index)
1.9	Medical Compressed Air 1. Medical air compressor, motors and all associated ancillaries 2. Medical air compressor pipelines and fittings 3. Electrical connections and wiring for medical air compressor
1.10	Hydraulic Patient Bed / Patient Trolley
1.11	Automatic Door / Door Access
1.12	DDA Cabinet 1. DDA Cabinet Lock 2. Audio-visual Alarm System 3. Steel two-door cabinet 4. Buzzer 5. Indicator light
2.0	Maintenance Activities
2.1	Pump 1. Repair/replace pump and associated component 2. Inspecting electrical motor temperature and monitoring for excessive noise or vibration. 3. Cleaning pump components and ensuring no leakage at mechanical seals. 4. Inspecting and testing pump control panels, ensuring all switches, relays, and indicators are functioning properly. 5. Cleaning control panel interior and exterior from dust and dirt. 6. Checking piping for leaks, corrosion, and loose connections. 7. Ensuring proper alignment and integrity of couplings and shafts.
2.2	Sterilizer 1. Repair/replace Sterilizer and its associated components
2.3	Heating, Ventilations and Air Conditioning (HVAC) 1. Check refrigerant piping and insulation 2. Check condensate drainage system 3. Check electrical connections and control wiring 4. Check Ducting and Insulation 5. Check and clean diffuser grille 6. Cleaning and replacing air filters to maintain airflow efficiency. 7. Checking and cleaning evaporator and condenser coils. 8. Inspecting and servicing blower fans and motors. 9. Checking refrigerant levels and topping up if necessary. 10. Maintaining ventilation ducts and checking airflow balance.

2.4	Medical Gas Outlet and Panel
2.5	Boiler / Accumulator Tank / Water Tank <ol style="list-style-type: none"> 1. Ensure steam boiler and calorifier parameters are set correctly including functionality of all associated instruments. 2. Drain and clean the interior of boiler and calorifier 3. Clean the exterior of boiler and calorifier to ensure free from dust
2.6	Bed Head Panel
2.7	Medical Vacuum Pump <ol style="list-style-type: none"> 1. Repair/Replace Vacuum pump and all associated component 2. Vacuum Pump, motors and all associated ancillaries 3. Vacuum pump pipelines and fittings 4. Electrical connections and wiring for vacuum pump
2.8	Manifold Medical gas / Medical Gasses <ol style="list-style-type: none"> 1. Perform daily checks of liquid oxygen tanks, control panels, and accessories 2. Replace or repair faulty valves, regulators, and fittings, and ensure spare parts are readily available 3. Supply of consumables/item such as flowmeter, wall suction unit and etc
2.9	Medical Compressed Air <ol style="list-style-type: none"> 1. Inspect and service compressors, filters, and dryers to ensure clean, dry, and reliable air supply. 2. Check system pressure, safety devices, and address leaks or faults promptly.
2.10	Hydraulic Patient bed / Patient Trolley
2.11	Automatic Door <ol style="list-style-type: none"> 1. Inspect sensors, motors, and door movement for smooth operation 2. Repair/replace Automatic Access Doors and its associated components
2.12	DDA Cabinet <ol style="list-style-type: none"> 1. Inspect and test door locks and hinges 2. Check cabinet surface for rust, scratches, or chipped coating 3. Test buzzer and indicator light for proper alarm function 4. Simulate alarm trigger to verify system response 5. Inspect wiring and power supply 6. Ensure circuit protection 7. Verify cabinet labeling and compliance tags are intact

SPECIALISED	
A.	CIVIL
1.0	Facilities
1.1	Structural <ol style="list-style-type: none"> 1. Columns, beams, slabs, and load-bearing walls 2. Foundations, staircases, and retaining walls 3. Roof trusses, link bridges, and structural steelwork
2.0	Maintenance Activities
2.1	Structural <ol style="list-style-type: none"> 1. Inspect for cracks, deformation, corrosion, or water damage. 2. Repairing and sealing cracks in concrete structures using injected resin or sealants 3. Repair or reinforce affected structural elements to maintain safety and integrity. 4. Concrete spalling repair works
B.	ELECTRICAL
1.0	Facilities
1.1	Pneumatic Tube System <ol style="list-style-type: none"> 1. Tube stations and carriers 2. Blowers, compressors, and diverters 3. Control panels and tracking systems 4. Inter-station pipelines and sensors
1.2	Uninterruptible Power Supply (UPS) <ol style="list-style-type: none"> 1. Battery 2. Electrical connections
2.0	Maintenance Activities
2.1	Pneumatic Tube System <ol style="list-style-type: none"> 1. Check Pneumatic Tube System for proper functioning 2. Repair/replace Pneumatic Tube System and its associated components
2.2	Uninterruptible Power Supply (UPS) <ol style="list-style-type: none"> 1. Check UPS battery health 2. Check UPS is in automatic mode
C.	MECHANICAL
1.0	Facilities
1.1	Chiller - HVAC <ol style="list-style-type: none"> 1. Air cooled chiller 2. Water cooled chiller 3. Chilled water pumps
1.2	Negative Pressure Room - HVAC <ol style="list-style-type: none"> 1. Exhaust fans and air handling units (AHUs) 2. HEPA filters and differential pressure sensors 3. Airflow control systems and sealed room structure 4. Pressure monitoring display panels
1.3	Anesthetic Gas Scavenging System (AGSS)
1.3	Lift and Dumbwaiter <ol style="list-style-type: none"> 1. Passenger lifts and service elevators 2. Dumbwaiters 3. Control panels, motors, and call buttons 4. Safety systems including alarms, interlocks, and limit switches
2.0	Maintenance Activities

2.1	Chiller - HVAC <ol style="list-style-type: none"> 1. Clean Chiller fins 2. Check parameters and ensure all instruments are working. 3. Repair/Replace Chiller and its associated components.
2.2	Negative Pressure Room - HVAC <ol style="list-style-type: none"> 1. Inspect and test airflow direction, pressure levels, and filter performance. 2. Clean or replace HEPA filters and ensure ventilation systems are functioning properly.
2.3	Anesthetic Gas Scavenging System (AGSS)
2.4	Lift and Dumbwaiter <ol style="list-style-type: none"> 1. Inspect and test lift and dumbwaiter operation, including doors, controls, and safety features. 2. Lubricate moving parts, check for noise or vibration, and respond promptly to breakdowns. 3. Repair/Replace Lift and Dumbwaiter and its associated components.

3.0 PAYMENT OF SERVICE CHARGES

i. Service Charges

- a. The Company's service charges fee shall be claimed according to the agreed charges for the respective FEMS Service Facilities groupings. The fee shall be net-offed against omitted equipment being disposed or added upon new equipment being installed after the commencement of contract.
- b. The Government shall be entitled to make deductions on the overall monthly charges based on the shortfall of the expected service performance.

ii. KPI

- a. Prior to installation of Service Information and Management System (SIMAS), the total claimable amount of fee is subjected to review of the Company's monthly performance rating as stated below:

PERFORMANCE RATING	% OF CLAIMABLE AMOUNT
91% - 100%	100%
81% - 90%	90%
71% - 80%	80%
61% - 70%	70%
51% - 60%	60%
50% and below	50%

- b. Upon implementation of SIMAS, the expected service performance or the KPI for the service and deduction for the shortfall will be applied. The KPIs and deduction indicators for the Service are provided under **Schedule E.**
- c. The Hospital reserves the right to terminate the Service contract if the Company's performance does not meet the KPIs or consistently falls below the FEMS Service Facility's standards.
- d. The Company shall prepare and submit monthly invoices for each hospital facility and address to the respective Chief Executive Officers or Senior Administrators of the FEMS Service Facilities

4.0 LIST OF SCHEDULES

4.1	Schedule A	FEMS Service Facilities
4.2	Schedule B	FEMS Service Facilities and Assets
4.3	Schedule C	Manpower Requirements
4.4	Schedule D	Service Information and Management System (SIMAS)
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SECTION 3
TENDER SUBMISSION FORMS
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SCHEDULE A

TENDER FORM

To:

TENDER REFERENCE NO.: KK/219/2025/MOH(TC)

INVITATION TO TENDER FOR
THE PROVISION OF FACILITIES ENGINEERING AND MAINTENANCE SERVICES FOR
HOSPITALS AND HEALTH FACILITIES OF THE MINISTRY OF HEALTH FOR A PERIOD OF
FIVE (5) YEARS

TENDER OF (*name of tenderer*) _____

Company/Business Registration No _____

Tender Closing Date: _____

1	Business Proposal complete with the proposed Facilities Engineering Services to be offered (carrying out all scopes of the services related to the comprehensive facilities engineering to all hospitals and health facilities) as well as all the associated activities and resources for the operation.
2.	Price quote for each scope of Service (<i>To use the provided template below and attach to the Tender Form</i>)

SCHEDULE B – PRICE PROPOSAL FORM

1. PRICE OFFER AND CONDITIONS

1.1. Tenderer shall state their price of the following;

- a. Summary of the total price of the whole service **per year** (Table 1);
- b. Breakdown of total price for FEMS Service Facilities (Table 2);
- c. Breakdown of total price for asset group stating service charges for each unit and total for the asset group (Table 3);
- d. Tenderer shall propose their service rate for Post Warranty Period and During Warranty Period for each asset group (Table 4).
- e. The currency for tender shall be in Brunei Dollar (BND).

1.2. Tenderer shall provide their proposal based on the details provided.

1.3. TABLE 1: PRICE SUMMARY

PROJECT DESCRIPTION	TOTAL PRICE PER YEAR	TOTAL PRICE FOR FIVE (5) YEARS
THE PROVISION OF FACILITIES ENGINEERING AND MAINTENANCE SERVICES FOR HOSPITALS AND HEALTH FACILITIES OF THE MINISTRY OF HEALTH FOR A PERIOD OF (5) YEARS		

1.4. TABLE 2: PRICE DETAILS BY FEMS SERVICE FACILITIES

No.	District	Facilities	Price / Facility (BND)	Price/Year (BND)	
Hospital Raja Isteri Pengiran Anak Saleha					
1	Brunei - Muara	Hospital Raja Isteri Pengiran Anak Saleha			
		Pusat Perkembangan Kanak-Kanak, Kiarong (Off-site)			
		Pusat Amal Cerah Sejahtera, Subok (Off-site)			
		Mental Health Unit, Kiarong (Off-site)			
		Klinik Perkhidmatan Berkhatan, Kiarong (Off-site)			
Hospital PMMPMHAMB, Tutong					
2	Tutong	Hospital Tutong PMMPMHAMB			
		Pusat Pengasingan Kebangsaan (NIC)			
		Perkembangan Pusat Pengasingan Kebangsaan (NICE)			
Hospital Suri Seri Begawan, Kuala Belait					
3	Belait	Hospital Suri Seri Begawan, Kuala Belait			
Hospital PIHM, Temburong					
4	Temburong	Hospital PIHM, Temburong			
Jabatan Perkhidmatan Kesihatan					
5	5.1	Brunei - Muara	Pusat Kesihatan Berakas <i>Berakas Health Centre</i>		
	5.2		Pusat Kesihatan PAPHMWHB, Rimba-Gadong <i>PAPHMWHB Health Centre, Rimba-Gadong</i>		
	5.3		Pusat Kesihatan Muara <i>Muara Health Centr</i>		
	5.4		Pusat Kesihatan Jubli Perak, Sengkurong <i>Jubli Perak Health Centre, Sengkurong</i>		
	5.5		Pusat Kesihatan Jubli Emas, Bunut <i>Jubli Emas Health Centre, Bunut</i>		
	5.6		Pusat Kesihatan Pengkalan Batu <i>Pengkalan Batu Health Centre</i>		
	5.7		Pusat Kesihatan PAPHR SB, Sg. Asam <i>PAPHR SB Health Centre, Sg. Asam</i>		
	5.8		Klinik Kesihatan Sg Besar <i>Sg Besar Heatlh Clinic</i>		
	5.9		Klinik Kesihatan Kg. Bolkiah 'B' <i>Kg. Bolkiah 'B' Health Clinic</i>		

No.		District	Facilities	Price / Facility (BND)	Price/Year (BND)
	5.10	Tutong	Pusat Kesihatan Lamunin <i>Lamunin Health Centre</i>		
	5.11		Klinik Rambai <i>Rambai Clini</i>		
	5.12		Pusat Kesihatan Sg. Kelugos <i>Sg. Kelugos Health Centre</i>		
	5.13		Pusat Kesihatan Telisai <i>Telisai Health Centre</i>		
	5.14		Pusat Kesihatan Tutong <i>Tutong Health Centre</i>		
	5.15	Belait	Pusat Kesihatan Seria <i>Seria Health Centre</i>		
	5.16		Pusat Kesihatan Sg. Liang <i>Sg. Liang Health Centre</i>		
	5.17		Klinik Kesihatan Sukang <i>Sukang Health Clinic</i>		
	5.18		Klinik Kesihatan Labi <i>Labi Health Clinic</i>		
Jabatan Perkhidmatan Kesihatan Alam Sekitar					
6	6.1	Brunei Muara	Pusat Pemeriksaan Kesihatan Berakas <i>Berakas Health Screening Centre</i>		
	6.2	Tutong	Pejabat Kesihatan Tutong <i>Tutong Health Office</i>		
	6.3	Belait	Pejabat Kesihatan Belait <i>Belait Health Office</i>		
	6.4	Temburong	Pejabat Kesihatan Temburong <i>Temburong Health Office</i>		
Perkhidmatan Pergigian					
7	Brunei - Muara	Pusat Pergigian Negara <i>National Dental Centre</i>			
Pusat Dialisis (Dialysis Centre)					
8	8.1	Brunei - Muara	Pusat Dialisis Rimba <i>Rimba Dialysis Centre</i>		
	8.2		Pusat Dialisis Kiarong <i>Kiarong Dialysis Centre</i>		
	8.3	Tutong	Pusat Dialisis Tutong <i>Tutong Dialysis Centre</i>		
TOTAL FOR ONE (1) YEAR					
TOTAL FOR FIVE (5) YEARS					

1.5 TABLE 3: PRICE DETAILS BY ASSET GROUP

Please provide total tender price, basis of charges, and particulars involved:

No.	Asset Group	Total Price / Year (BND)	Basis of charges*
1	Civil		
2	Mechanical		
3	Electrical		
4	Ground Maintenance / Landscape		
Total			

Note: Basis of charges:*

(1) Lump sum;

(2) Rates of price and quantity estimate ($\text{Quantity} \times \text{Price} = \text{Cost}$)

(3) Other basis

*Note**:*

The total amount of price / year should be the same as per the total in Table 2.

1.6 TABLE 4: SERVICE CHARGES POST WARRANTY FEE AND DURING WARRANTY FEE

1.6.1 POST WARRANTY SERVICE FEE

- i. The Company shall provide comprehensive maintenance scope as specified in the Agreement.
- ii. The Service Fee for Post Warranty shall be proposed the amount of fee **per year** by each asset group.
- iii. The service fee for Post Warranty shall be the amount of fee per year by each asset group.
- iv. Tenderer shall also propose their equivalent service rate (%) for Variation Order Purposes each unit of amount within the group:

No.	Asset Group	Service Charge Amount / year	Service % per unit of Asset
1	Civil and Building		
2	Mechanical		
3	Electrical		
4	Others		

1.6.2 DURING WARRANTY SERVICE FEE

- i. The company shall propose their service rate for warranty management (Reference: Section 2 on Warranty Management) by the type of contract or purchase value of asset below:

No.	Range of Contract / Purchase Value	Service Rate % of Contract / Purchase Value
1		
2		
3		
4		

2. DECLARATION

1. We offer and undertake on your acceptance of our Tender to provide the above-mentioned services in accordance with your Invitation To Tender.
2. Our Tender is fully consistent with and does not contradict or derogate from anything in your Invitation To Tender. We have not qualified or changed any of the provisions of your Invitation To Tender.
3. We shall execute a formal agreement in the appropriate form set out in **Section 4 – Contract of the Invitation To Tender** together with such further terms and conditions, if any, agreed between the Government and us.
4. OUR OFFER IS VALID FOR **TWELVE (12) CALENDAR MONTHS** FROM THE TENDER CLOSING DATE.
5. When requested by you, we shall extend the validity of this offer.
6. We further undertake to give you any further information which you may require.

Dated this day of 2025.

Signature of authorised officer of Tenderer

Name:

Designation:

Tenderer's official stamp:

SCHEDULE C - INFORMATION SUMMARY

- 2.1 Tenderers shall provide in this Schedule the following information:
- a. Management summary
 - b. Company profile (including Contractor and sub-contractor(s), if any)
 - c. Years of experience (as of the Tender Closing Date) of the Contractor and sub-contractor(s) in:
 - d. Other information which is considered relevant

SCHEDULE D – SUB-CONTRACTS

- 3.1 Tenderers shall complete Table 3.1 with information about all the companies involved in the provision of the services and items specified in this tender. This shall include details about the Contractor and each sub-contractor involved, as well as their respective responsibilities.
- 3.2 Tenderers shall also indicate in Table 3.1 any alliance relationship established with each sub-contractor. An alliance is defined as a formal and binding business relationship between the allied parties.

Table 3.1 - Responsibility Table

Company Name	Responsibility Description	Alliance Relationship between Contractor and Sub-contractor(s)		
		Alliance Exists? (Y/N)	Date Established	Alliance Description
Contractor				
		Not Applicable	Not Applicable	Not Applicable
Sub-contractor(s)				

SCHEDULE E – COMPANY’S BACKGROUND

- 4.1 Each of the companies involved in this tender, including Contractor and sub-contractor(s) (if any), shall provide information on the company's background, scope of operations, financial standing and certified copy of its Certificate of Incorporation or Certificate of Registration (as the case may be).

SCHEDULE F – REFERENCES

- 5.1 Tenderers shall submit a list of customers in Table 5.1 to whom the Contractor has provided similar services and items as specified in this tender in the recent 5 years as of the Tender Closing Date.

Table 5.1 References of previous customers

Customer Name and Address	Customer Type (Govt or Quasi Govt)*	Contact Person	Title	Contact Number, Fax Number and E-mail Address

***Note:** Tenderers shall indicate whether the customer is a Government or Quasi Government organisation. A Quasi Government is defined as an organisation which (1) is managed and controlled by the Government; or (2) has at least 50% shares being held by the Government. Please leave the column blank if the customer is neither a Government or Quasi Government organisation.

- 5.2 The Ministry of Health shall treat all the information submitted under this schedule in strict confidence.
- 5.3 The Ministry of Health reserves the right to contact the references for tender assessment purposes.

SCHEDULE G - DECLARATION

7.1 Tenderers shall complete and submit the Declaration form below.

PENGAKUAN INTEGRITI PENENDER **TENDERER'S INTEGRITY DECLARATION**

SCHEDULE H – SITE VISIT FORM

COMPANY NAME : _____
DATE OF SITE VISIT : _____

I hereby on behalf of my Company has made a Site Visit to the work location on the date stated above and understand the work requirement(s) and all specification stated in this Tender document.

I (My Company) also agree not to make any additional claim to MOH should any accident(s) or damage(s) occur during the contract period.

CONTRACTOR'S SIGNATURE

NAME: _____

DATE: _____

COMPANY STAMP

FOR OFFICIAL USE ONLY

VERIFIED BY S.O./O.I.C.

NAME: _____

DATE: _____

DEPARTMENT STAMP

The Contractor must fill in this form and obtain signature from the S.O./O.I.C. as verification for having visited the Site. Failing to do so will lead to **disqualification** from this Tender.

SCHEDULE A

LIST OF FEMS FACILITIES

NO.	FACILITIES	LOCATION
HOSPITAL RAJA ISTERI PENGIRAN ANAK SALEHA		
1	Hospital Raja Isteri Pengiran Anak Saleha	Brunei - Muara
	Pusat Perkembangan Kanak-Kanak, Kiarong (Off-site)	
	Pusat Amal Cerah Sejahtera, Subok (Off-site)	
	Mental Health Unit, Kiarong (Off-site)	
	Klinik Perkhidmatan Berkhatan, Kiarong (Off-site)	
HOSPITAL PMMPMHAMB, TUTONG		
2	Hospital Tutong PMMPMHAMB	Tutong
	Pusat Pengasingan Kebangsaan (NIC)	
	Perkembangan Pusat Pengasingan Kebangsaan (NICE)	
HOSPITAL SURI SERI BEGAWAN, KUALA BELAIT		
3	Hospital Suri Seri Begawan, Kuala Belait	Belait
HOSPITAL TEMBURONG PIHM		
4	Hospital PIHM, Temburong	Temburong
JABATAN PERKHIMATAN KESIHATAN		
5	Pusat Kesihatan Berakas <i>Berakas Health Centre</i>	Brunei – Muara
	Pusat Kesihatan PAPHMWLB, Rimba-Gadong <i>PAPHMWLB Health Centre, Rimba-Gadong</i>	
	Pusat Kesihatan Muara <i>Muara Health Centre</i>	
	Pusat Kesihatan Jubli Perak, Sengkuring <i>Jubli Perak Health Centre, Sengkuring</i>	
	Pusat Kesihatan Jubli Emas, Bunut <i>Jubli Emas Health Centre, Bunut</i>	
	Pusat Kesihatan Pengkalan Batu <i>Pengkalan Batu Health Centre</i>	
	Pusat Kesihatan PAPHRSB, Sg. Asam <i>PAPHRSB Health Centre, Sg. Asam</i>	
	Klinik Kesihatan Sg. Besar <i>Sg. Besar Health Clinic</i>	
	Klinik Kesihatan Kg. Bolkiah 'B' <i>Kg. Bolkiah 'B' Health Clinic</i>	
	Pusat Kesihatan Lamunin <i>Lamunin Health Centre</i>	Tutong
Klinik Rambai <i>Rambai Clinic</i>		
Pusat Kesihatan Sg. Kelugos <i>Sg. Kelugos Health Centre</i>		
Pusat Kesihatan Telisai <i>Telisai Health Centre</i>		
	Pusat Kesihatan Tutong <i>Tutong Health Centre</i>	

NO.	FACILITIES	LOCATION
	Pusat Kesihatan Seria <i>Seria Health Centre</i>	Belait
	Pusat Kesihatan Sg. Liang <i>Sg. Liang Health Centre</i>	
	Klinik Kesihatan Sukang <i>Sukang Health Clinic</i>	
	Klinik Kesihatan Labi <i>Labi Health Clinic</i>	
JABATAN PERKHIDMATAN KESIHATAN ALAM SEKITAR		
6	Pusat Pemeriksaan Kesihatan Berakas <i>Berakas Health Screening Centre</i>	Brunei – Muara
	Pejabat Kesihatan Tutong <i>Tutong Health Office</i>	Tutong
	Pejabat Kesihatan Belait <i>Belait Health Office</i>	Belait
	Pejabat Kesihatan Temburong <i>Temburong Health Office</i>	Temburong
PERKHIDMATAN PERGIGIAN		
7	Pusat Pergigian Negara <i>National Dental Centre</i>	Brunei - Muara
PUSAT DIALISIS (DIALYSIS CENTRE)		
8	Pusat Dialisis Rimba <i>Rimba Dialysis Centre</i>	Brunei - Muara
	Pusat Dialisis Kiarong <i>Kiarong Dialysis Centre</i>	
	Pusat Dialisis Tutong <i>Tutong Dialysis Centre</i>	Tutong
Total		8 Groupings 30 Service Facilities

Schedule B

FEMS SERVICE FACILITIES AND ASSET

SECTION A

Note: Tenderer shall refer both Section A and B combined to identify asset listing in the FEMS Service Facilities

1.0. FACILITIES UNDER RIPAS ESTATE

NO.	PREMISE	DISTRICT	USER LOCATION
1	Hospital Raja Isteri Pengiran Anak Saleha (RIPAS) Raja Isteri Pengiran Anak Saleha (RIPAS) Hospital	BRUNEI-MUARA	<p>BLOCK 1: GF: Wad 1 & 2, Urologi (ESWL) 1F: Pembedahan Lelaki & Perempuan, Unit Penjagaan Harian. 2F: Ortopedik Lelaki & Perempuan, BME Equipment Library 3F: Perubatan Perempuan, Bunga Gadong, Bunga Kedundum 4F: Bilik Persendirian Pembedahan, Unit Rawatan Jantung, Mes Doktor</p> <p>BLOCK 2: GF: Wad 3 & 4 - Perubatan Lelaki & Perempuan F1: Perkhidmatan Paliatif & Geriatrik, Neuro/MFPRS PJSC, ICU 2, Bunga Teratai F2: Wad 15 - Pengasingan, Wad 16 - Bilik Persendirian, Bunga Raya, Bunga Mawar F3: Wad 21&22 - Perubatan Lelaki, Bunga Tanjong, Bunga Melati</p> <p>BLOCK 3: GF: Pusat Kardiologi F1: Wad 10, Wad 11 - Ophthalmology, ORI, Dental, Bunga Anggerik, Bunga Chempaka F2: Wad 17 - Sub-Acute Renal (Male), Wad 18- Sub-Acute renal (Female), High Dependency Unit F3: ICU 1, Unit Rawatan Buah Pinggang</p> <p>BLOCK 4: GF: Pusat Pembekalan Steril, Perkhidmatan Penyajian Permakanan, Framasi Pesakit Dalam F1: Kompleks Bedah, ICU 3, Perkhidmatan, Pengurusan Kesakitan F2: Unit Haematologi</p> <p>BLOCK 5: GF: Lobi, Perkhidmatan Operator Telefon, Lobi, Bunga Kuning, Unit, Perkhidmatan Pelanngan F1: Pengurusan Informasi Kesihatan/Perkhidmatan, Teknologi Maklumat F2: Lecture Hall F3: Perkhidmatan Keagamaan. Bilik Muafakat F4: Wad Rawatan Kebakaran</p> <p>BLOCK 8: GF: Jabatan Radiologi, Pusat Penerimaan Spesimen, Perkhidmatan, Makmal (Haematologi / Bio-Chemistry / Pentadbiran Makmal) F1: CME/MEC, Bahagian Rekod-rekod Perubatan, Unit Pembelian & Perbekalan (Bhg Kewangan) F2: Perkhidmatan Fisioterapi, Perkhidmatan Pemulihan Cara Kerja, Bahagian Kewangan, Pusat Kendermaan Darah, M.R.I/Jabatan Radiologi</p> <p>BLOCK 9: GF: Perkhidmatan Dobi & Linen F1: Bahagian Pemeliharaan Estet F2: Bahagian Pemeliharaan Estet</p> <p>BLOCK 10: GF: Pusat Mata / Perkhidmatan Optometri & Ortopsik, Klinik PHY, Klinik Pesakit Luar Pembedahan, Jabatan Endokrinologi, Jabatan Kecemasan & Farmasi Pesakit Luar F1: Bahagian Rekod-Rekod Perubatan, Perkhidmatan Dietetik & Nutrisi, Unit Pembelian & Perbekalan Bhg Kewangan, Bahagian Rekod-rekod Perubatan</p> <p>BLOCK 11 GF: Unit Kawalan Jangkitan, Perkhidmatan Perpustakaan Perubatan F2: Perkhidmatan Psikologi Klinikal</p> <p>BLOCK 12 GF: Mechanical Service Area, Perkhidmatan, Kecemasan Ambulance F1: Pemeliharaan Kenderaan/Pengurusan, Jenazah F2: State Medical Store</p> <p>BLOCK 14 GF: Klinik Orthopedik, Prostetik & Ortotik F1: Jabatan Pembedahan Plastik & Rekonstruktif, Perkhidmatan Podiatry, Jabatan Dermatologi F2: Perkhidmatan Perubatan Respiratori (DORM), Endoscopy Unit / Gastroscopy F3: Klinik ENT / Perkhidmatan Audiologi dan Kesihatan Pendengaran, Perkhidmatan Pembedahan Pergigian, Perkhidmatan Pemulihan, Pertuturan & Percakapan</p> <p>BLOCK 15 GF: Klinik Pakar Pergigian Kanak-Kanak, Klinik Pembedahan Neuro, Klinik Urologi, Bahagian Kebajikan Perubatan</p> <p>BLOCK 16 GF: Dewan kompleks Sukan</p> <p>BLOCK 17: GF: Bilik, Pusat Makmal Negara</p> <p>BLOCK 18: GF: Ehsan Apartment</p> <p>BLOCK 19: GF: Pusat Maksilofasial/Pembedahan Plastik & Rekonstruktif Wajah</p>

1.1. FACILITIES UNDER RIPAS ESTATE

NO.	PREMISE	DISTRICT	USER LOCATION	
2	Pusat Perkembangan Kanak-Kanak Kiarong <i>Child Development Centre (CDC) Kiarong</i>	BRUNEI-MUARA	CDC BLOCKS: Bungalow 1 (Green), Bungalow 2 (Yellow), Bungalow 3 (Brown), Bungalow 4 (Purple), Bungalow 5 (Blue), Security Post.	
3	Unit Kesihatan Mental <i>Mental Health Unit (MHU)</i>	BRUNEI-MUARA	MHU BLOCKS: Bungalow 5, Bungalow 6, Bungalow 7, Bungalow 8, Bungalow 9, Bungalow 10, Bungalow 11	
4	Klinik Perkhidmatan Berkhatan Kiarong <i>Kiarong Circumcision Service Clinic</i>	BRUNEI-MUARA	KLINIK PERKHIDAMATAN BERKHATAN BLOCKS: One Bungalow	
5	Pusat Amal Cerah Sejahtera Subok	BRUNEI-MUARA	PUSAT AMAL BLOCKS: Pusat Amal, Nursing Home	

2.0. FACILITIES AT HOSPITAL TUTONG

NO.	PREMISE	DISTRICT	USER LOCATION	
1	Hospital Pengiran Muda Mahkota Pengiran Muda Haji Al-Muhtadee Billah, Tutong PMMPMHAMB <i>Pengiran Muda Mahkota Pengiran Muda Haji Al-Muhtadee Billah Hospital</i>	TUTONG	<p>BASEMENT: A. O&G & PAEDIATRIC CLINIC - Nurse Examination Room, Female Toilet, Cleaner's Room, Urine Test, Room, Sterile Instruments Store, Bilik Pegawai Jururawat, Miscellaneous Room, Treatment Room (2,4,6,7,8), Consultation Room (2,4,6,8), Examination Room 1, Consultation Room (3,5), Breastfeeding Room, Toilet (Unisex), Staff Common Room, Female Toilet, Male Toilet, Doctor's Common Room, Toilet (Unisex), For Staff Only, Reception.</p> <p>GROUND FLOOR: A. PHARMACY - For Pharmacy Staff Only, Pre-Packing Room, Pharmacy Store (1,2), For Staff Only, Internal Room, Locker Room, Female & Male Toilet, Staff Common Room, Bilik Menyuci Botol, Controlled Drug Room, Office.</p> <p>B. MEDICAL RECORDS - For Staff Only, Security Office, Previously Timbalan Pegawai Rekod Perubatan, Unit Lapuran Perubatan & Unit Perangkaan, Police, Bahagian Kewangan (Kutipan Hasil), Previously DEP M.R. Office, Staff Common Room, Male & Female Toilet, Medical Records, Registration & Payment Counter.</p> <p>C. PHYSIOTHERAPY - Physiotherapy Unit & Occupational Therapy Unit, Reception, Physiotherapy, Staff Office Treatment Cubicle (1-3), Assessment Room, Utility, Toilet (Unisex), Staff Common Room, Female & Male Toilet, For Staff Only Paediatric Room, Kitchen, Bilik Opis 2, Assessment Room 1 & 2, Toilet (Unisex), Occupational Therapy, Store.</p> <p>D. ACCIDENT & EMERGENCY - For Staff Only, Driver (Room 13), Store Room (Room 15), Triage Room 1, Male & Female Toilet, Pegawai Jururawat, Bilik Doktor 1 & 2, Pharmacy, Wad Berehat Perempuan & Lelaki, Trolley (1,2,3), Nursing Counter, Room 21, Linen, Urine Test Room, Staff Common Room, Female & Male Changing Room, Doctor's "On Call" Room, Utiliti Kotor, Pembersih, Dirty Utility, Suturing Room, Main Store, Plaster Room, Bilik Resusitasi 1 & 2, Sterile Store, To Radiology Department, Accident & Emergency Department For Staff Only, Nebulizer Room.</p> <p>E. RADIOLOGY - For Staff Only, Tempat Bertanya, Clerk Room, Dark Room, X-Ray Corridor (Restricted Area, No Entry Unless Authorized), Fluoroscopy Room, Toilet, Changing Room (A-G), CPD Room, Ultrasound Room, X-Ray Room (1&2), X-Ray Folder Storage, Radiographer Room, General Store, Pakar Radiologis, Radiographer, Room (Ketua Unit), Main Store, Dirty Utility, Clean Utility, Male & Female Toilet, Staff Common Room, Juru X-Ray "On-Call", Accident & Emergency Department.</p> <p>F. FINANCE - Finance Department</p> <p>G. MEDICAL SOCIAL WORKER - Medical Social Worker, Filing Room, Ketua Pentadbiran, Unit Kebajikan Perubatan</p> <p>H. STORE - Penyelenggara Store, Bahagian Stor Ubat-Ubat, Bahagian Stor Surgikal & Perkakas</p>	<p>I. DOBI - Dobi, Head of Laundry, Head of Driver, Laundry, Staff Common Room, Linen Bersih, Kakitangan Yang Dibenarkan Sahaja (1&2)</p> <p>FIRST FLOOR: A. DENTAL CLINIC - Bilik Tukar Pakaian Anak Damit, Dental Officer, Dental Officer In Charge, Dental Treatment Room (1-5), Staff Common Room, Female & Male Toilet, For Staff Only (1&2), Utility, Bilik X-Ray, Dark Room, Dental Laboratory, Bilik Ortodontik, Prayer Room, CSSU (Room 3), Administration Office (Room 4), Dental Store 1, Dental Treatment Room 6, Dental Treatment Room 7, CSSU Store, Reception, Switchroom.</p> <p>B. PHYSICIAN CLINIC - Consultation Room, Treatment Room, Optometry Room, Orthoptic Room, Pre-Assessment Room, Bahagian Permakanan (Bilik 1-5), Procedure Room (Bilik 1-3), Dietician, Diabetic Nurse, Educator, Staff Common Room, Female & Male Toilet, Utility, Assessment Room, Echocardiogram Room, Audiometric Room, Consultation & Treatment Room, Bilik Doktor, Consultation & Treatment Room, Consultation Room, Stress Test Room, Reception, Switchroom.</p> <p>C. LABORATORY - Laboratory, Blood Bank Section, Phlebotomy Area, Toilet (Unisex), General Office, Head of Laboratory, General Store (1&2), Blood Bank Component Section, Hematology Laboratory, Emergency Shower & Eye Wash, Microbiology Laboratory, Biochemistry, Store Clinchem, Male & Female Toilet, Staff Common Room, "On Call" Room, Reception, Utility, To Administration Office.</p> <p>D. ADMINISTRATION OFFICE - Administration, Pegawai Jururawat Kanan, Filing Room, Nursing Clerk, Administration Counter, Operations Department / Planning & Human Resource Department, Senior Hospital Administrator, Stationaries Store, Confidential Clerk, Domestic Department, Executive Director, HR Centre, Chief Administrative Officer, Filing Centre, Hospital Administrator, Staff Common Room, Female & Male Toilet, Laboratory.</p> <p>E. MALE WARD - Male Ward, Staff Common Room, Female & Male Toilet, Store, Nursing Counter, Preparation Room, Treatment Room, Linen, Utility, Medical Store, Dirty Utility, Bilik Pegawai Jururawat, Toilet & Shower Room (Inside Bilik Pegawai Jururawat), Room (1-9), Toilet (1-9), Shower Room (1-9), Switchroom.</p> <p>F. FEMALE WARD - Female Ward, Staff Common Room, Female & Male Toilet, Store, Reception, Preparation Room, Treatment Room. Linen, Utility, Doctor "On Call", Toilet & Shower Room (Inside Doctor "On Call"), Room (1-9), Toilet (1-9), Shower Room (1-9), Switchroom.</p> <p>G. PAEDIATRIC WARD - Paediatric Ward, Cleaner's Room, Room (1-7), Toilet (1-7), Shower Room (1-7), "On Call" Pegawai Jururawat, Utility, Linen, Medical Store, Bilik Muzakarah, Treatment Room, Preparation Room, Reception, Staff Common Room, Female & Male Toilet, Breastfeeding Room, Equipment Room, Switchroom.</p>

NO.	PREMISE	DISTRICT	USER LOCATION	
2	Pusat Pengasingan Kebangsaan & Perkembangan Pusat Pengasingan Kebangsaan <i>National Isolation Centre (NIC) & (NICE)</i>	TUTONG	NIC: GROUND FLOOR: A. MORTUARY - Mortuary Storage, Post Mortem, Cleaning & Preparation, Inspection Room, Waiting Room, Male Toilet, Admin Office. B. NATIONAL ISOLATION CENTRE - Dirty Utility Room, Waste Centre, PPE, Doctor's On Call Room (1-3), Xray Parking, Female Changing Room (1-3), Male Changing Room (1-3), Nurse Officer Room (1-3), Substation, Genset Room, AHU Room, Degown, Scrub Room, PPE, Store, Doctor's Lounge, Tea Room, OT, Disposal, Electrical Room, Pantry, Patients Food Pantry, Linen Store Medical Equipment Store, General Store Medicine, Storage Room, Sterilization, Room, On Call Room, Main Virology Room, PCR Room, Pre PCR Room, Processing Room, Changing Room, Female & Male Toilet, Cleaners, Electrical Room Medical Records / Archive, Staff Pantry Director's Office Meeting Room Manager/Executive/Support Staff/Executive Office, Female Prayer Room, Male Prayer Room, Rehabilitation Room, Satellite Pharmacy, Consultation Room, Admission & Business Office, Security, Nurse Station, Holding Room 1, Holding Room 2, Male & Female Toilet, Disabled Toilet, Guard House, Oxygen Tank Room, Medical Air Plant and Vacuum Plant, PPE C.ISO 1 - Medicine Preparation Room, Sluice, Isolation Room (1-9) D. ISO 2 - Medicine Preparation Room, Sluice, Isolation Room (1-9) E. ISO 3 - Medicine Preparation Room, Sluice, Isolation Room (1-9) FIRST FLOOR: A. PLANT ROOM - AHU Room, Chiller Yard, MCB Room, Server & Control Room, Water Storage & Heater Room, Male Toilet, Store 1, Store 2	NICE: GROUND FLOOR: A. BLOCK A - ANTE Room 1, ANTE Room 2, Gowning Room 1 (M), Gowning Room 2 (F), Family Counseling, Xray Station, Food Preparation, AHU 1, AHU 2, Security, ANTE Room 5, ANTE Room 27, ANTE Room 29. ANTE Room 31, ANTE Room 32, ANTE Room 34, ANTE Room 36, Isolation Room 1, Isolation Room 2, Isolation Room 3, Isolation Room 4, Isolation Room 5, Isolation Room 6, SH 5, SH 7, SH 9, SH 10, SH 12, SH 14, Nurse In Charge, Exhaust Fan 2, Exhaust Fan 1, ANTE Room 4, Isolation Ward 2, SH 4, SH 3, ANTE Room 3, Isolation Ward 1, SH 2, SH 1 B. BLOCK B - ANTE Room 6, ANTE Room 7, ANTE Room 8, ANTE Room 9, ANTE Room 10, ANTE Room 11, Isolation Ward 4, Isolation Ward 5, Isolation Ward 6, Isolation Ward 7, Isolation Ward 8, Isolation Ward 9, SH 15, SH 16, SH 17, SH 18, SH 19, SH 20, SH 21, SH 22, SH 23, SH 24, SH 25, SH 26, SSB / DB 1 C. BLOCK C - ANTE Room 12, ANTE Room 13, ANTE Room 14, ANTE Room 15, Isolation Ward 10, Isolation Ward 11, SH 27, SH 28, SH 29, SH 30, Dry Linen Waste Sluice, Toilet 1 (M), Toilet 2 (F), Gowning Room 3, Gowning Room 4, Treatment, Pharmacy, Storage 2, Material Storage, Server Room, Meeting Room, PA Room, Prayer Room 1 (F), Prayer Room 2 (M), Pantry / Common Room, On Call Doctor 1 On Call Doctor 2, Toilet / Shower / Locker 1 (M), Toilet / Shower / Locker 2 (F) Storage 1, Medical Gas Room, Compressor Room, AHU 5, Equipment Workshop D. BLOCK D - ANTE Room 16, ANTE Room 17, ANTE Room 18, ANTE Room 19, ANTE Room 20, ANTE Room 21, Isolation Ward 12, Isolation Ward 13, Isolation Ward 14, Isolation Ward 15, Isolation Ward 16, Isolation Ward 17, SH 31, SH 32, SH 33, SH 34, SH 35, SH 36, SH 37, SH 38, SH 39, SH 40, SH 41, SH 42.

3.0. FACILITIES AT HOSPITAL BELAIT

NO.	PREMISE	DISTRICT	USER LOCATION	
1	Hospital Suri Seri Begawan <i>Suri Seri Begawan Hospital</i>	BELAIT	<p>A. BLOCK A - GF: Main Lobby, Finance Section, Telephone Operator, Surgical Out Patient Department (SOPD), Phlebotomy. F1: Ward 3 (Male), Ward 4 (Female) F2: Ward 10 (Male), Ward 11 (Female)</p> <p>B. BLOCK B - GF: Otolaryngology (ENT), Dermatology (Skin), Physidan (PHY), Dletetics. F1: Laboratory, Blood Bank. F2: Medical Social Worker (MSW), Information Technology, Biomedical Engineering (BME)Innfection Control, Human Resource Management (HRM), Human Resource Development (HRD), Nursing Management Services</p> <p>C. ACCIDENT & EMERGENCY (BLOCK C) - GF: Out Patient Department (OPD), Accident & Emegency (A&E) F1: Operation Theatre (OT), Ward 1 - Nephrology (Renal) F2: Ward 8 - First Class Ward, Ward 9 - Isolation Ward</p> <p>D. BLOCK D F1: Cardiology, Ward Pharmacy F2: Ward 12 - Endoscopy Ward</p> <p>E. BLOCK E GF: Radiology F1: X-Ray Records F2: Intensive Care Unit (ICU)</p> <p>F. BLOCK F GF: Orthopaedic, Ophthalmology (Eye)</p> <p>G. BLOCK G GF: Medical Records</p> <p>H. BLOCK H GF: Physiotherapy F1: Surau</p> <p>I. BLOCK J GF: Pharmacy</p> <p>J. BLOCK K GF: Kitchen, Home Base Nursing Unit F1: Central Sterile Services Department (CSSD)</p>	<p>K. BLOCK L GF: Meeting Room (Ibnu Sina), Customer Services, Supply and Procurement F1:CEO Office, MS Office</p> <p>L. BLOCK M GF: Drivers Office</p> <p>M. BLOCK N GF: Ward 16 - Psychiatric Ward (Male), Ward 17 - Psychiatric Ward (Female).</p> <p>N. BLOCK O GF: Psychiatric Clinic</p> <p>O. MORTUARY (BLOCK P) GF: Mortuary, Estate Maintenance Section</p> <p>P. BLOCK Q GF: Laundry, Linen, Medical Store</p> <p>Q. WOMEN & CHILDREN HEALTH (BLOCK R) GF: Paediatric Clinic, Obstetric & Gunaecology F1: Inpatient Dental, Ward 5 - Postnatal, Ward 6 - Antenatal, Maternity: Operating Theatre (MOT), Special Care Baby Unit (SCBU) F2: Ward 15 - Paediatric Ward</p> <p>R. DEWAN SERBAGUNA</p> <p>S. PUSAT PEMBELAJARAN & PERKEMBANGAN KESIHATAN GF: Lobby Area, Reception Area, Syndicate Room 1, Syndicate Room 2, Syndicate Room 3, Lounge/Caf� F1: Lecture Theatre, Skill Lab, Computer Lab, Office, Female Prayer Room F2: Library, VIP Room, Conference Room, Male Prayer Room</p> <p>T. SPEECH THERAPY</p> <p>U. OCCUPATIONAL THERAPY</p>

4.0. FACILITIES AT HOSPITAL TEMBURONG

NO.	PREMISE	DISTRICT	USER LOCATION
1	Hospital Pengiran Isteri Hajjah Mariam <i>Pengiran Isteri Hajjah Mariam Hospital (PIHM)</i>	TEMBURONG	<p>A. MATERNAL & CHILD HEALTH CLINIC BASEMENT - Bilik Ceramah Kesihatan, Bilik Immunisasi, Ruang Menunggu, Bilik Jururawat 1, Bilik Jururawat 2, Bilik Jururawat 3, Bilik Penyesuaan Ibu, Bilik Triage 7, Tandas, Tandas Pemeriksaan Air Kencing, Bilik Jururawat Kanan, Bilik Doktor/Ultrasound, Swithboard, Bilik Pentadbiran, Bilik Kesihatan Sekolah, Tandas Kakitangan 1 & 2, Stor Sundri, Bilik Utiliti Bersih, Bilik Utiliti Kotor, Bilik Mesin, Cuci, Bilik Pembersih, Pantry</p> <p>B. OUTPATIENT SERVICES GF: Security Room, Bilik (1-3), Toilet 1 & 2, Pantry, Flu Clinic, Store</p> <p>C. EMERGENCY DEPARTMENT GF: Lava Room 1 & 2, Toilet 1 & 2, Lava Room 3, Emergency Room, Resuscitation, Bilik Medic, One Stop Crisis Centre, Treatment Room, P1/P2 Zone, Toilet 1 & 2, Pantry, Store, Pharmacy Counter, Consultation Room, Nursing Officer, Lobby.</p> <p>D. TRIAGE, MEDICAL RECORD & PHYSIOTHERAPY GF: Bahagian Rekod Perubatan - Bilik 1, Bilik Kerani, File Room, Reception, Pantry, Tandas Lelaki, Tandas Perempuan. GF: Bahagian Physio Therapy - Pejabat Rekod Perubatan, Storage Room, Office, Toilet 1 & 2 GF: Triage Room - E.C.G, Bilik 9, Pantry, Breastfeeding Room, Tandas Awam Lelaki, Tandas Awam Perempuan</p> <p>E. TRIAGE ROOM</p> <p>F. RADIOLOGY GF: Bilik Folder X-Ray, X-Ray Pergigian, Control Room, Locker, Pejabat, Bilik X-Ray, Toilet 1, 2 & 3, , Stor & Linen, Changing Room 1 & 2, Bilik Ultrasound, Bilik On Call, Lobby, Reception. Conference Room, Bilik Driver.</p> <p>G. PHARMACY & LABORATORY BLOCK GF: Lab Section - Main Lab, Lab Section, Pantry, Blood Reception, Common Room, Storage Room, Toilet.</p> <p>H. SPECIALIST / DENTAL</p> <p>I. ADMINISTRATION / FINANCE</p> <p>J. SPECIALIST UNIT GF: Bilik Bedah, Bilik Bius, Bilik Skrub, Bilik Berkhatan & Bilik Rawatan Orthopedic, Room 3 Klinik Pakar, Bilik Konsultasi Doktor Orthopedic Clinic, Psychiatric Clinic, Eye clinic, Podiatry Clinic Medical Social Worker, Eyes Clinic Psychologist, Lobby, Tandas 1 & 2, Store 1 & 2.</p> <p>K. DIALYSIS CENTRE & RENAL CLINIC GF: Jurutera Perubatan Hayat, Loji Pemprosesan Air, DB Room, Vacuum Oxygen Compressor, Renal Area 1, Locker, Reprocessor, Linen Bersih, Linen Kotor, Female & Male Toilet, Sector Cecair, Stor AM, Pantry, Pemeriksaan Pesakit Bilik Rehat Pembersih, Pengaliran Air Kotor, Toilet, Bilik Consumable, Store.</p> <p>L. FEMALE WARD GF: Bilik Pegawai, Nursing Office, Isolation Room, Toilet 1 & 2, Main Washroom, Milk Storage Room, Storage Room, Toilet 3, Wad Section, Pantry, Nurse Station, Toilet 4 & 5, Breast Feeding Room, Storage & Linen Room, Wad 1 & 2, Baby Bathroom, Toilet 6 & 7, Wad 3 & 4, Storage Room 1 & 2, Utility Room 1 & 2, Labour Room.</p> <p>M. CHILDREN WARD GF: Store 1 & 2, Breastfeeding Room, Toilet 1 & 2, Nurse Station, Patient Bed, Treatment Room, Sluice Room, Toilet & Bathroom, Isolation Room, Pre Room, Room 2, Pantry</p> <p>N. MALE WARD GF: Stesen Jururawat, Toilet (1-5), Bilik Perbincangan, Pantri Kakitangan, Bilik Rawatan, Wad 2, Bilik 2 Isolation, Bilik Kotor, Bilik Doktor On Call, Store.</p> <p>O. LINEN, DOBI & IT GF: Server 1, Server 2, Store 1&2, Bilik Loji Jurukasa, Office, NOC, Laundry, Male & Female Toilet, Guru Ugama, Bilik Rehat.</p> <p>P. MORTUARY</p> <p>Q. CANTEEN</p> <p>R. STORE GF: Entrance, Store, Store Estate, Stationary.</p> <p>S. SURAU GF: Bilik Sembahyang, Tempat Wudhu Lelaki, Tempat Wudhu Perempuan</p>

5.0. JABATAN PERKHIDMATAN KESIHATAN

NO.	PREMISE	DISTRICT	USER LOCATION	
1	Pusat Kesihatan Berakas <i>Berakas Health Centre (BHC)</i>	BRUNEI- MUARA	<p>A. BLOCK A: GENERAL AREA (RIGHT WING) GF: Security Room, Information Counter, Main Waiting Area, Shop / Canteen, Cleaner's Store, Electrical Room, Tel/Comp, Staff Room, Pantry, Staff Toilet: Male & Female, AHU, Main Store, Sterilisation Room, Loading/Unloading Area, Clinical Waste Room, Laundry, Linen Room, Emergency Stairs, Stairs F1: Main Waiting Area, Waiting Area, Cleaner's Store Room, Electrical Room, Staff Room, Pantry, Staff Toilet: Male & Female, AHU, Multipurpose Room. F2: TEL/COM Room, Staff Room, Pantry, Staff Toilet: Male & Female, Electrical Room, Public Toilets: Male & Female, Disabled Toilet, Cleaner's Room, AHU, Male & Female Prayer Room, Prayer Room, Ablution Area, Male & Female Ablution Areas</p> <p>B. BLOCK B: GENERAL AREA (LEFT WING) GF: Staff Entrance, Emergency Stair, Stairs, Staff Room, Pantry, Gas Store, Staff Toilet: Male & Female, Public Toilets: Male & Female, Disabled Toilet, Cleaner Store Room, Cleaner's Room, AHU, Server/PABX, DB, Disabled Toilet: Male & Female, Utility Room, Ambulance Parking Area, Office, Store Room F1: Public Toilets: Male & Female, Disabled Toilet, Cleaner's Store Room, AHU, Staff Toilet: Male & Female, Locker Room, Staff Room, Pantry, Emergency Stairs.</p> <p>C. FLU CLINIC GF: Registration Counter, Waiting Area, Triage Room 1 & 2, Consultation Room 1-7, Treatment Room, Male Isolation Room, Female Isolation Room, Store Room, Utility Room, Male & Female Locker Room, Toilet, Cleaner's Room, Public Toilets: Male, Public Toilet: Female, Disabled Toilet.</p> <p>D. PRIMARY HEALTH CARE SERVICES GF: Waiting Area, Reception Counter, Triage Room 1 & 2, Consultation Room 1-20, ECG Room, Treatment Room, Male & Female Observation Room, Toilet, Breastfeeding Room, Store Room.</p> <p>E. EMERGENCY DEPARTMENT GF:Emergency Dropoff Area, Paramedic Room, Pantry, Male & Female Locker Room, Toilet, Emergency Room.</p> <p>F. MEDICAL RECORDS STATION GF: Registration/Payment Counter, Medical Record Officer, Record Room</p> <p>G. BME WORKSHOP GF: BME workshop</p> <p>H. RADIOLOGY SERVICE GF: Registration Counter, Waiting Area, X-ray Room, Control and Viewing Room, Changing Room 1 & 2, Store Room.</p>	<p>I. MATERNAL & CHILD HEALTH SERVICES F1: Waiting Areas, Registration Counter, Triage Room, Record Room 1 & 2, Consultation Rooms 1-23, Baby Changing Room, Breastfeeding Room Immunisation / Treatment Room, Health Education Room, Clinical Store, Utility Room (Dirty), Utility Room (Clean), Toilet For Urine Testing.</p> <p>J. MULTIDISCIPLINARY SERVICES F1: Community Nutrition Room, Consultation Room 1-3 Ophthalmology Consultation Room, Ophthalmology Pre-Consultation Room, Optometry Consultation Room, Orthoptics Room</p> <p>K. MENTAL HEALTH UNIT F1: Waiting Area, Consultation Room 1&2, Treatment Room, Therapy Room.</p> <p>L. DENTAL SERVICES F1: Waiting Area, Reception Counter, Dental Card Room, Dental Surgery Room 1-13, X-Ray Room, OPG X-Ray Room, PA X-Ray Room, Office, Store Room, Compressor Room 1&2, Dental Laboratory, Sterilising Room: Dirty Area, Sterilising Room: Clean Area</p> <p>M. PHLEBOTOMY SERVICES F1: Registration Counter, Blood Test Room 1-4, Store Room</p> <p>N. HEALTHY LIFESTYLE F2: Healthy Lifestyle, Assessment Room, Treatment Room, Office, Equipment Room</p> <p>O. REHABILITATION F2: Reception / Registration Counter, Rehabilitation, Gymnasium, ADL Assessment Room, Consultation Room 1-3, Male & Female Changing Room , Toilet 1&2, Shower 1&2.</p> <p>P. ADMINISTRATION F2: Administration Office, Senior Medical Officer In-Charge Office, Nursing Officer In-Charge Office, Administrator Office, Filing Room, Store Room, Conference Room, Meeting Room, Resource Centre, Pantry, Holding Room, Toilet.</p> <p>Q. GENERAL GF: Elevators, M&E Rooms F1: Elevators, M&E Rooms F2: Elevators, M&E Rooms</p> <p>R. ROOFTOP GF: Water Tank</p> <p>S. COMPOUND Generator Room, Chiller, Staff Parking Area, Public Parking Area, Ambulance Parking Areas, Domestic Waste House, Gas Store.</p>

NO.	PREMISE	DISTRICT	USER LOCATION	
2	<p>Pusat Kesihatan Pengiran Anak Puteri Hajah Muta-Wakillah Hayatul Bolkiah</p> <p><i>Pengiran Anak Puteri Hajah Muta-Wakkilah Hayatul Bolkiah Health Centre (GHC)</i></p>	BRUNEI- MUARA	<p>A. GENERAL AREA (EXTERNAL) GF: Domestic Waste House, Public Parking Areas, Drop-Off Area, External Waiting Area, Ambulance Parking Area, Landscapes, Compound</p> <p>B. GENERAL AREA (INTERNAL) GF: Security Room, Waiting Area, Multipurpose Room, Resus Room, Pantry, Public Toilet 1: Male & Female, Disabled Toilet, Staircase, Trolley Bay</p> <p>C. OUTPATIENT DEPARTMENT/FLU GF: Clinic Waiting Room, Flu Clinic Rm1-6, Flu Clinic Tx Rm, Flu Clinic Nebuliser RM, Flu Clinic Nurses Counter, Flu Clinic Changing Room, Public Toilet 2: Male & Female, Disabled Toilet 2.</p> <p>D. ALLIED HEALTH SERVICES GF: Dne Room 2, CND Room 3, Nurse Led Room 4, Room 5 [Com. Psychology], Corridor</p> <p>E. PHARMACY SERVICES GF: Pharmacy [Office 1], Pharmacy Repacking Room, Pharmacy Extemoraneous Room, Pharmacy Office II, Pharmacy Medical Store, Pharmacy Counter [Flu Clinic], Loading/Unloading Area, Corridor</p> <p>F. MEDICAL RECORD GF: MRO Counter, MRO [Office], MRO [Flu Clinic], MRO FILING STORE</p> <p>G. GENERAL AREAS F1: Public Toilet 1: Male & Female, Disabled Toilet 1, Staff Pantry, Staff Toilet : Male & Female, Balcony, Corridors, Stairs, Emergency Stairs, Utility Room 1-3</p>	<p>H. OUTPATIENT DEPARTMENT / OPD F1: Waiting Area, CDC Triage, Gen Triage Rm 23-25, Subwaiting, Room 2-15, Male & Female Observation, Nursing Station, Store Room, Pantry, Muzakarah</p> <p>I. DENTAL SERVICES F1: Dental Clinic RM1-6, Dental Clinic [Office], Dental Clinic [X Ray Room], Dental Clinic [Counter], CSU, Corridor</p> <p>J. GENERAL AREAS F2: Public Toilet 1: Male & Female, Disabled Toilet 1, Staff Pantry, Staff Toilet : Male & Female, Balcony, Corridors, Stairs, Emergency Stairs, Utility Room 1-3</p> <p>K. MATERNAL & CHILD HEALTH CLINIC/MOH F2: 2F-MCH Waiting Area, MCH RM 1-15, MCH Counter, Breast Feeding Room, Store Room, Home Nursing Room</p> <p>L. PHLEBOTOMY SERVICE F2: Counter Phlebo, Waiting Area, Opthal RM 2-4, Phlebo Counter 5-7, Phlebo RM 8&9</p> <p>M. ADMINISTRATION F2: Conference Room, Admin NSG Incharge Room, Admin Dr Incharge Room, Admin, Admin Filling, Admin Mch Filling, Admin Corridor</p> <p>N. ROOFTOP F1: Water Tank, Emergency Water Tank</p>
3	<p>Pusat Kesihatan Muara</p> <p><i>Muara Health Centre</i></p>	BRUNEI- MUARA	<p>A. MATERNAL AND CHILD HEALTH SERVICE GF: Waiting Area, Counter/Reception, Room 1-6, Consultation Room, CSSD Store Room, Immunisation Room, Pantry, Breastfeeding Room, Toilet, Toilet Lobby, Laundry Room, Dirty Utility Room, Dietition Consultation Room, Dental Child Clinic /Multipurpose MCH</p> <p>B. PHLEBOTOMY SERVICES GF: GF-Public Toilet 1: Male & Female, GF-Disabled Toilet 1</p> <p>C. OUTPATIENT DEPARTMENT GF: Triage Room 1&2, CSSD Room, Pantry, AHU, Server Room, Room 1-5: Consultation Room, Counter/Reception, Eye Clinic Room, Photocopy Machine Room, Observation Room 1&2, Toilet 1&2.</p> <p>D. FLU CLINIC GF: Doctor ROM, Pantry, Public Toilet, Waiting Area, Resuscitation Room, Treatment Room/Triage Room, Security Room, Paramedic Room.</p> <p>E. MEDICAL RECORD ROOM GF: Counter, Counter & Record Filing Room, Office</p>	<p>F. RADIOLOGY SERVICE GF: Large XRay Room, Room 1&2, Workstation Room, Reception Counter</p> <p>G. PHARMACY SERVICES GF: Dispensing Area, Counter, Room 1-3, Storage Room</p> <p>H. DENTAL SERVICES GF: Room 1-3, Waiting Area, Dental, LAB, Pantry, CSSD, Dental XRay Room</p> <p>I. ADMINISTRATION GF: Store Room, Room 1-6, Multipurpose Room, Conference Room & Pantry, Surau, Ablution Room: Male & Female, Holding/VIP Room, Staff Toilet: Male & Female, AHU Room, Smoking Cessation Room, Public Toilets: Male & Female, General Room</p> <p>J. GENERAL AREA (EXTERNAL) GF: Public Parking Area, Staff Parking Area, Drop-Off Area, Ambulance Parking Area, Domestic Waste House, Clinical Waste Room, M&E Room, Compund</p>

NO.	PREMISE	DISTRICT	USER LOCATION
4	Pusat Kesihatan Jubli Perak Sengkunong <i>Jubli Perak Sengkunong Health Centre (JPS)</i>	BRUNEI- MUARA	<p>A. GENERAL AREA GF: Laundry Room, Public Toilet: Male&Female, Store Room, Surau, Community Psychology Room, Community Nutrition Room, Public Toilet: Male (Lobby), Public Toilet: MALE (Cubicle 1-3), Disabled, Toilet, Public Toilet: Female (Lobby), Public Toilet: Female (Cubicle 1-4). Staff Toilet 1&2, Cleaners RM1, Cleaners Store RM1, TELBRU 1, DB1, Fire Hose Reel 1, AHU1, Pump RM, Walkway, Lift 1&2, Staircase. F1: TEL BRU 2, DB 2, Fire Hose Reel 3, AHU 1, Public Toilet: Male (Lobby), Public Toilet: Male (Cubicle 1&2), Disabled Toilet, Public Toilet: Female (Lobby), Staff Toilet, Public Toilet: Female (Cubicle 1-3), Cleaners RM 1, Cleaners Store RM 1, Staircase.</p> <p>B. FLU CLINIC GF: Room 1: Consultation Room, Room 2: Triage Room Registration Flu Counter, Corridor, Waiting Area.</p> <p>C. MEDICAL RECORD GF: Record Room/Revenue Office</p> <p>D. HEALTH PROMOTION CORNER GF: Health Education Room</p> <p>E. MAIN CORNER GF: Registration/Payment Counter, Main Waiting Area / Lobby, Wheelchair Bay</p> <p>F. PHARMACY SERVICES GF: Pharmacy Counter, Dispensary Area, Packing Room, Medication Store</p> <p>G. PHLEBOTOMY SERVICES GF: Waiting Area, Room 1, Room 2, Corridor</p> <p>H. MATERNAL AND CHILD HEALTH CLINIC GF: MCH Waiting Area, MCH Triage Room, MCH Room 1: Maternal health, MCH Room 2: Child Health, MCH Room 3, Midwife Consultation, MCH Room 4: Midwife Consultation, MCH Room 5: Midwife Consultation, MCH Room 6: Visiting Clinic, MCH Room 7: Breastfeeding Room MCH Room 8: Midwife Consultation, MCH Room 9: Midwife Consultation, MCH Immunisation/ Treatment RM, MCH Counter 10, Vaccination Room MCH Pantry. F1: Meeting/Discussion RM, Store, Clean Utility Room, Walkway 1, Reception, Waiting Area, Urinalysis RM: Lobby, Urinalysis RM: Cubicle 1-4, Dirty Utility RM, Emergency Exit, Triage RM 1, Nurse Consultation RM 1-8, Health Education RM9, Consultation RM 10-12, Nursing Officer RM 13&14, Immunisation RM 15, Nappy Changing RM, Breastfeeding RM: Lobby, Breastfeeding RM: Cubicle 1-3, Emergency Exit, Fire Hose Reel 4.</p> <p>I. DENTAL SERVICE GF: Dental Room 1&2, Office, Filing Store F1: Dental Room 6 - 9, Waiting Area, Corridor, Staircase</p> <p>J. OUTPATIENT DEPARTMENT F1: OPD Room 1, OPD Room 2-5, Nurse LED Clinic, OPD, Registration Counter Resuscitation Room, Observation Room: Male & Female, Treatment and Emergency Room, Vaccination/Injection Room, Nurses Counter A, Triage B OPD, Triage C OPD, ECH Room, Dressing Room, Health Screening Room, CSU Room, Waiting Area, Public Toilets: Male & Female, Store Room, Balcony</p> <p>K. X-RAY RADIOLOGY F1: XRay: Counter, XRay Room 1&2, Corridor/Waiting Area</p> <p>L. ADMINISTRATION F1: Medical Officer in Charge Office, Nursing Officer In- Charge Office, Conference Room, Administration Office, Staff Toilet: Male & Female, Consultation Room, Lobby Area, Stairs.</p> <p>M. GENERAL AREA (EXTERNAL) GF: Public Parking Area, Domestic Waste Collection Centre</p> <p>N. MEDICAL RECORD / ADMIN GF: Medical Record Office RM, Revenue RM, File Processing RM, Waiting Area 1, Registration Counter, Administration Office Staff Room with Pantry.</p> <p>O. PRIMARY HEALTH CARE SERVICES GF: Triage 1-3, Dirty Utility Room, Emergency Exit 1, Emergency, Stairs, Consultation RM 4, Consultation / ECG RM 5, Consultation / Observation RM 6, Toilet, Consultation RM 7-18, Nurse Consultation RM 19, PPE RM, Infectious Disease: Ante RM 20, Infectious Disease: RM 20, Disable Toilet 2, Fire Hose Reel 2, Resuscitation RM 21, Nurse Station RM 22, Sub Waiting Area.</p>

NO.	PREMISE	DISTRICT	USER LOCATION	
5	Pusat Kesihatan Pengkalan Batu <i>Pengkalan Batu Health Centre (PBHC)</i>	BRUNEI- MUARA	<p>A. OUTPATIENT DEPARTMENT GF: Room 2&3: Triage Room, Room 4-5, Room 6: Doctor Consultation Room, Room 7: Consumables Room, Room X: Emergency / Resuscitation Room, Room 8: Observation Room 1, Room 9: Observation Room 2, Room X: Nursing Counter, Emergency Lobby Area, Treatment Room, ECG Room, Toilets, Staff Toilet, Wheelchair Bay, Ambulance Drop-Off Area, Pantry, OPD Counter, OPD Lobby Area</p> <p>B. MATERNAL & CHILD HEALTH CLINIC GF: Waiting Area, MCH Counter, Toilets, breastfeeding room, linen room, Consumables Store, Pantry, Laundry Room, Staff Toilet, Nappy Changing Area, Room 12: Treatment / Immunisation, Room 13: Doctor Consultation Room, Room 14: Nurse Assessment Room, Room 15: Doctor Consultation Room, Room 16:, Room 17: Nurse Consultation Room, Room 18: Nurse Consultation Room, Room 19: Nurse Consultation Room</p> <p>C. MEDICAL RECORD GF: Room 21&22: Medical Record Room, Filing Room</p> <p>D. HEALTH PROMOTION CORNER GF: Health Education Room</p> <p>E.MAIN LOBBY GF: Registration Counter, Main Waiting Area / Lobby, Store 1&2, Wheelchair Bay</p> <p>F. GENERAL AREA GF: Multipurpose Room, Multipurpose Room Toilet: Male & Female, Multipurpose Room Toilet: Pantry, Multipurpose Room Toilet: Store, Public Toilets, Staff Toilets: Male&Female, Disabled Toilet, Surau, Ablution Area: Male & Female, Cleaner's Room, General Store, Consumables Store, Server Room</p>	<p>H. PHLEBOTOMY SERVICE GF: Phlebotomy Room, Phlebotomy Room: Store</p> <p>I. ALLIED HEALTH SERVICES GF: Community Psychology Room, Ophthalmology Room, Room 34: Diebetic Nurse Educator Room, Room 35: Community Nutrition Room</p> <p>J. PHARMACY SERVICES GF: Pharmacy Counter, Dispensary Area, Counselling Room, Packing Room, Extemporaneous Room, Sundry Room, Pantry, Medication Store</p> <p>K. DENTAL SERVICES GF: Room 23: Toddler Room, Room 24, Room 25: Surgery Room, Room 26, Room 27: Xray Room, Room 28 & 29, Central Sterilising Unit (CSU) Room, Dental Lab, Store Room, Staff Room</p> <p>L. GENERAL AREA (EXTERNAL) GF: Public Parking Area, Staff Parking Area, Temporary Clinical Waste Storage Room, BG Parking Garage, Domestic Waste House, M&E Room</p> <p>M. ADMINISTRATION F1: Lobby Area, Pantry, Room 49: Conference Room, Room 48: Medical Officer In Charge Office, Room 47: Administration Office, Room 46: Administrator Office, Room 45: Nursing Officer In Charge Office, Room 44: BME / Maintenance Room, Staff Toilet: Male&Female, Server Room, General Store, 1st Floor Lobby, AHU, DB, Temporary Disposal Storage Room,Stairs</p> <p>N. ROOFTOP F1: Water Tank : Main, Water Tank : Emergency</p>
6	Pusat Kesihatan Jubli Emas Bunut <i>Jubli Emas Bunut Health Centre (JEB)</i>	BRUNEI- MUARA	<p>A. GROUND FLOOR GF: Triage Room (FLU), Doctor Consultation Room (FLU), Triage (OPD), Room 5: Consultation Room, Room 7: Immunization Room, Room 8 & 9 : Nurse/Midwife Consultation, Room 10: Ultrasound Room, Room 11-13: Consultation Room, Health Education Room, Nursing Officer In Charge Room, Dental Consultation Room, Waiting Area (FLU), Public Waiting Area (FLU), Public Waiting Area (PHC/MCH), Breastfeeding & Nappy Changing Room, DR.Consultation/Examination Room, Emergency (Resuscitation) Room (PHC), Kitchen, Dirty Utility Room, Public Waiting Area (PHC/MCH), Store Room, Public Toilet Male & Female, Community Nutrition/Psychology Room, Pharmacy Counter, Pharmacy Dispensary, Pharmacy Medical Store</p>	<p>B. GENERAL AREA (EXTERNAL) GF: Public Parking Area, Staff Parking Area, Domestic Waste House, Portable Cabin</p>

NO.	PREMISE	DISTRICT	USER LOCATION	
7	<p>Pusat Kesihatan Pengiran Anak Puteri Hajah Rashidah Sa'adatul Bolkiah (Sg. Asam)</p> <p><i>Pengiran Anak Puteri Hajah Rashidah Sa'adatul Bolkiah Health Centre (Sg. Asam)</i></p>	BRUNEI- MUARA	<p>A. OUTPATIENT DEPARTMENT GF: OPD Room 1, OPD Room 2, OPD Room 3, OPD Room 4, OPD Room 5, OPD Room 6, OPD Room 7: Resource RM, OPD Room 10: Flu, OPD Room 11: Flu, OPD Room 15: General Triage, General Waiting Area, Registration Counter, Emergency / Resuscitation Room, Store Room, Observation Room, Nursing Counter, Medical Record Officer Room, Filing Room</p> <p>B. MATERNAL AND CHILD HEALTH CLINIC GF: Waiting Area, MCH Counter, MCH Public Toilets, MCH Breastfeeding Room, Linen Room, MCH Consumables Store, MCH Pantry, Laundry Room, MCH Staff Toilet, Nappy Changing Area, CSU Room: Clean Area, CSU Room: Dirty Area, Immunization Room, MCH Room 1, MCH Room 2, MCH Room 3, MCH Room 4, MCH Room 5, MCH Room 6, MCH Room 7, MCH Room 8, Corridor</p> <p>C. MEDICAL RECORD GF: Medical Record Store, Registration / Payment Counter, General Waiting Area</p> <p>D. HEALTH PROMOTION CORNER Health Education Room</p> <p>E. MAIN LOBBY GF: Foyer, Wheelchair Bay</p>	<p>F: GENERAL AREA GF: Conference Room, Pampers Store F1: JCI Room 1, JCI Room 2, JCI room 3, Surau, Ablution Area: male, Ablution Area: Female, Toilet, Store Room, Meeting Room, Meeting Room: Pantry, Corridor, Stairs (Back), Stairs (Front)</p> <p>G. PHLEBOTOMY SERVICE GF: Phlebotomy Room, Phlebotomy Room: Store, Corridor</p> <p>H. ALLIED HEALTH SERVICES GF: Community Psychology / Nutrition Room, Ophthalmology Room, Pantry, Staff Room, Store Room, General Waiting Area, Counter, Corridor</p> <p>I. PHARMACY SERVICES GF: Waiting Area, Pharmacy Counter, Dispensary Area, Packing Room, Medication Store</p> <p>J. DENTAL SERVICES F1: Dental RM 1-5, Dental Reception Counter, Dental Waiting Area 1&2, Dental DHE Room, Dental Record Room, Dental Laboratoru, Dental Radiography Room, Dental Store Room</p> <p>K. GENERAL AREA (EXTERNAL) GF: Public Parking Area, Drop Off Area, Ambulance Parking Area, Staff Parking Area, Staff Parking Area (Garage Parking), Temporary Clinical Waste Storage Area, Water Tank/Pump, Compound</p>
8	<p>Pusat Kesihatan Lamunin</p> <p><i>Lamunin Health Centre</i></p>	TUTONG	<p>A. GROUND FLOOR (EXTERNAL) GF: Main Entrance, Drop Off Area, Registration / Payment Counter, Medical Record Filing / Store, MCH Consultation Room 1, MCH Consultation Room 2, MCH Consultation 3, MCH Consultation 3, MCH Consultation 4, MCH Consultation 5, Toilet: Male, Toilet: Female, Toilet Lobby, Store 1, Store 2, Office 1, Office 2, Office 3, Cleaner's Store, Consumables Store, Meeting Room, Corridor, Dental Room 1, Dental Room 2, Dental Room 3, OPD Consultation Room 1, OPD Consultation Room 2, OPD Consultation Room 3, OPD Consultation Room 4, OPD Consultation Room 5, Server Room, Store Room, Resuscitation Room, Treatment Room</p>	<p>B. GROUND FLOOR (INTERNAL) GF: Staff Car Parks Area, Public Car Park Area, Ambulance Parking Area, M&E Building, Compound</p>
9	<p>Pusat Kesihatan Sungai Kelugos</p> <p><i>Sungai Kelugos Health Centre</i></p>	TUTONG	<p>A. GROUND FLOOR (INTERNAL) GF: Foyer, Drop-off Area, Pharmacy Counter, Pharmacy Dispensary Area, Pharmacy Drug Store, Pharmacy Sundry Store, Main Wating Area, Consultation Room 1, Consultation Room 2, Consultation Room 3, Dental Surgery Room, Dental Consultation Room, Health Education Room, Consultation Room 4, Nappy Changing Area / Weighing Area, Consultation Room 5, Consultation Room 6, Main Store, Pantry, Toilet 1, Toilet 2, Registration Counter, Medical Record Store, Toilet 3, Toilet 4, Isolation Room, OPD Triage Room 1, Triage Room 2, A & E Waiting Room, Nebuliser Room, A & E Resuscitation Room, A & E Foyer / Emergency Access Area</p>	<p>B. GROUND FLOOR (EXTERNAL) GF: Staff Car Park Area, Public Car Park Area, M&E, Main Gate, Compound</p>

NO.	PREMISE	DISTRICT	USER LOCATION	
10	Pusat Kesihatan Telisai <i>Telisai Health Centre</i>	TUTONG	A. MAIN BUILDING GF: MCH Nurse Room 1, MCH Doctor Room/Isolation, MCH Nurse Room 2, MCH Immunisation Room, Breastfeeding Room, Pantry, Toilet Staff 1&2, Medical Record Room 1&2, Triage Room, Public Toiler, Store Room, OPD Doctor Room, Multipurpose Room, Surau, Emergency & Treatment Room, Waiting Area	B. PHARMACY SERVICES GF: Pharmacy Room, Dental Room, Smoking Cessation Room, Smoking Cessation Room: Toilet, Pharmacy Medical Store, Public Toilet, Waiting Area. C. GROUND FLOOR (EXTERNAL) GF: Drop-Off Area, Public Park Area, Ambulance Parking Area, M&E Building, Roof & Walkway, Compound.
11	Pusat Kesihatan Seria <i>Seria Health Centre</i>	BELAIT	A. MATERNAL & CHILD HEALTH CLINIC GF: Maternal and Child Health Service Counter, Nurse Consultation Room 1 Nurse Consultation Room 2, Nurse Consultation Room 3, Nurse Consultation Room 4, Triage Room, Injection Room, Doctor Consultation Room (Child Health), Doctor Consultation Room (Maternal Health) & Ultrasound, Breastfeeding Room, Health Promotion Room, Conference Room, Phlebotomy Room, OPD Waiting Area, OPD Triage Area, Doctor Room 1, Doctor Room 2, Visiting Clinic Room, Nursing / PAP Smear Room, Breastfeeding Room, Medical Store Room, Medical Record Filing Room, Medical Record Office, Medical Record Waiting Area, Pharmacy Waiting Area, Main Entrance, Observation / Treatment Room, Emergency Waiting Area, Emergency / Resuscitation Room, ECG Room, Nebuliser Room, PPE Room, Pantry Staff Room, Prayer Room, Temporary Store Room, Resus Room, Vaccine Room, Generator Hut, Left & right side of Seria Health Centre Building (AHU Room), Lobby Area	B. GENERAL AREA (EXTERNAL) GF: Public Parking Area, Staff Parking Area, M&E Room
12	Pusat Kesihatan Sungai Liang <i>Sungai Liang Health Centre</i>	BELAIT	A. MATERNAL & CHILD HEALTH CLINIC Basement: Emas Store, DB, Pump Room, Toilet, Laundry Room, Lobby Area, Ablution Area: Male, Ablution Area: Male (Toilet 1), Ablution Area: Male (Toilet 2) Ablution Area: Female, Ablution Area: Female (Toilet 1), Ablution Area: Female (Toilet 2), Dental Store, Emas Admin Office, Emas Base Area, Prayer room, MCH Corridor, MCG Pantry, MCG Weighing Room, MCH Lecture Room, MCH Drugs Store, MCH Nurse Room, MCH Injection Room, MCH Doctor Room, MCH Breastfeeding Room, PABX B. OUTPATIENT SERVICES GF: OPD Utility, OPD Breastfeeding Room, Toilet 1 & 2, OPD Doctor Room 3, OPD PAP Smear Room, OPD Doctor Room 2, OPD Doctor Room 1, Nurse Officer Room, Dietician Room, Lab Blood Sample, Triage Room 1&2, Medical Record Office, Registration Counter, Record Room, Main Waiting Area, OPD Coordinator, Toilet C. A&E (AMBULANCE & EMERGENCY) GF: A&E Staff Room 1, A&E Emergency Room 1&2, A&E Treatment Room 1&2, A&E Injection Room, A&E Pantry, A&E Waiting Area, A&E Corridor	D. PHARMACY SERVICES GF: Pharmacy Lobby Area, Pharmacy Dispensary, Pharmacy Office, Pharmacy Corridor E. DENTAL SERVICES GF: Dental Waiting Area, Dental Office, Dental Surgery Room 1-3, Dental Corridor, Dental Compressor Room, Dental Sterilizing Room, Dental Radiology, Dental Xray Room 1&2, Dental Store, Toilet: MALE&FEMALE, Toilet: Disabled F. KLINIK GAYA HIDUP SIHAT (EXTERNAL BUILDING) GF: Gymnasium Area, Consultation Room, Security Room, Store Room, Shower, Toilet: Male & Female, ATTIC: Multipurpose Hall, Meeting Room, Server Room, Stairs, Walkway, Corridor, Lobby G. GENERAL AREA (EXTERNAL) GF: Public Parking Area, Staff Parking Area, M&E Room

NO.	PREMISE	DISTRICT	USER LOCATION	
13	Pusat Kesihatan Tutong <i>Tutong Health Centre (Out Patient Department/ Maternal & Child Health)</i>	TUTONG	A. MATERNAL & CHILD HEALTH CLINIC GF: Main Entrance, Waiting Area, MCH Triage Area, Registration Counter, Toilet, Breastfeeding Room, Female Toilet, Staircase 1 (Front), Multipurpose Room, Treatment Room 1&2, Doctor Room 3-6, Staff Toilet: Female & Male, Store, Pantry, Corridor, Utility Room, Doctor Room 7&8, School Health, Staircase 2 (Back) B. OUTPATIENT SERVICES F1: Public Toiler: Male & Female, Utility Room, Triage Area, Registration Counter, Filing Room, Waiting Area, Nurse Room 1, Staff Room, Pantry, Room 3-4, Vaccination Room 5, Room 6, Staff Toilet: Female & Male	C. PHARMACY SERVICES F1: Waiting Area, Dispensary, Counter, Drug Store, Fuse Room, Corridor D. GROUND FLOOR (EXTERNAL) GF: Drop-Off Area, Public Car Park Area, Staff Car Park Area, BG Garage Park, M&E Building, Domestic Waste Room, Comopund.
14	Klinik Kesihatan Sungai Besar <i>Sungai Besar Health Clinic (SGB MCH)</i>	BRUNEI-MUARA	A. GROUND FLOOR (NEW WING) GF: Room 1-3: Consultation Room, Breastfeeding & Nappy Changing Room (MCH), Urinalysis room, Waiting Area, Health promotion corner B. GROUND FLOOR (OLD WING) GF: Public Waiting Area, Registration counter /Reception, Triage room, Nappy changing room, Breast feeding room, Public Toilet, Urinalysis room, Consultation Room, Ultrasound Room, Nursing Officer Room, Immunisation room / treatment room, Staff toilets, Pantry (Kitchen), Dirty Utility Room	C. FIRST FLOOR (NEW WING) F1: All Rooms D. GENERAL AREA (EXTERNAL) GF: Public Parking Area, Staff Parking Area.
15	Klinik Kesihatan Labi <i>Labi Health Clinic</i>	BELAIT	A. MATERNAL & CHILD HEALTH CLINIC GF: Lobby Area, Reception Area, Syndicate Room 1-3, Lounge/Caf�� B. GENERAL AREA (EXTERNAL) GF: Public Parking Area, Compound, M&E Room	

List of FEMS Assets

- i. There are 16,680 assets.
- ii. Make use of the equipment groupings and price proposal form.
- iii. Asset grouping should combine all asset of similar types irrespective of whether they are active or not.
- iv. The company is to note that the complete FEMS list of assets is in a digital format in the form of Excel.
- v. Data to be provided in softcopy per specimen copy.

A	B	C	D	E	F	G	H	I
BUL	ITEM	ITEM Description	Location	Service Location	Floor	Types	Make	Model
1	AIRCOND		Makmal TB Sumbling	Bulk Common		VRV Unit	Toshiba	MDY-MAP1001T8
2	AIRCOND		Makmal TB Sumbling	Bulk Common		VRV Unit	Toshiba	MMC-AP0361H
3	AIRCOND		Makmal TB Sumbling	Bulk Common		VRV Unit	Toshiba	MDY-MAP1001T8
4	AIRCOND		Makmal TB Sumbling	Bulk Common		VRV Unit	Toshiba	MDY-MAP1001T8
5	AIRCOND		Makmal TB Sumbling	Bulk Common		VRV Unit	Toshiba	MMC-AP0181H
6	AIRCOND		Makmal TB Sumbling	Administration Office		VRV Unit	Toshiba	MDY-MAP1001T8
7	AIRCOND		Makmal TB Sumbling	Administration Office		VRV Unit	Toshiba	MMC-AP0361H
8	AIRCOND		Makmal TB Sumbling	Bulk Office		VRV Unit	Toshiba	MDY-MAP1001T8
9	AIRCOND		Makmal TB Sumbling	Bulk Office		VRV Unit	Toshiba	MMC-AP0241H
10	AIRCOND		Makmal TB Sumbling	Library / Prayer		VRV Unit	Toshiba	MDY-MAP1001T8
11	AIRCOND		Makmal TB Sumbling	Library / Prayer		VRV Unit	Toshiba	MMC-AP0151H
12	AIRCOND		Makmal TB Sumbling	Library / Prayer		VRV Unit	Toshiba	MDY-MAP1001T8
13	AIRCOND		Makmal TB Sumbling	Library / Prayer		VRV Unit	Toshiba	MMC-AP0241H
14	AIRCOND		Makmal TB Sumbling	Bulk Seminar		VRV Unit	Toshiba	MDY-MAP1001T8
15	AIRCOND		Makmal TB Sumbling	Bulk Seminar		VRV Unit	Toshiba	MMC-AP0361H
16	AIRCOND		Makmal TB Sumbling	Bulk Seminar		VRV Unit	Toshiba	MDY-MAP1001T8
17	AIRCOND		Makmal TB Sumbling	Bulk Seminar		VRV Unit	Toshiba	MMC-AP0361H
18	AIRCOND		Makmal TB Sumbling	Bulk Seminar		VRV Unit	Toshiba	MDY-MAP1001T8
19	AIRCOND		Makmal TB Sumbling	Bulk Seminar		VRV Unit	Toshiba	MMC-AP0481H
20	AIRCOND		Makmal TB Sumbling	Bulk Office		VRV Unit	Toshiba	MDY-MAP1001T8
21	AIRCOND		Makmal TB Sumbling	Bulk Office		VRV Unit	Toshiba	MMC-AP0241H
22	AIRCOND		Makmal TB Sumbling	Bulk Office		VRV Unit	Toshiba	MDY-MAP1001T8
23	AIRCOND		Makmal TB Sumbling	Bulk Office		VRV Unit	Toshiba	MMC-AP0181H
24	AIRCOND		Makmal TB Sumbling	Bulk Office		VRV Unit	Toshiba	MDY-MAP1001T8
25	AIRCOND		Makmal TB Sumbling	Bulk Office		VRV Unit	Toshiba	MMC-AP0241H
26	AIRCOND		Makmal TB Sumbling	Bulk Office		VRV Unit	Toshiba	MDY-MAP1001T8
27	AIRCOND		Makmal TB Sumbling	Bulk Office		VRV Unit	Toshiba	MMC-AP0181H
28	AIRCOND		Makmal TB Sumbling	Bulk Office		VRV Unit	Toshiba	MDY-MAP1001T8
29	AIRCOND		Makmal TB Sumbling	Utility Room		VRV Unit	Toshiba	MMC-AP0151H
30	AIRCOND		Makmal TB Sumbling	Utility Room		VRV Unit	Toshiba	MDY-MAP1001T8
31	AIRCOND		Makmal TB Sumbling	Utility Room		VRV Unit	Toshiba	MMC-AP0151H
32	AIRCOND		Makmal TB Sumbling	Utility Room		VRV Unit	Toshiba	MDY-MAP1001T8
33	AIRCOND		Makmal TB Sumbling	Equipment Room		VRV Unit	Toshiba	MMC-AP0151H
34	AIRCOND		Makmal TB Sumbling	Serology Room 1		VRV Unit	Toshiba	MDY-MAP1001T8
35	AIRCOND		Makmal TB Sumbling	Serology Room 1		VRV Unit	Toshiba	MMC-AP0241H
36	AIRCOND		Makmal TB Sumbling	Serology Room 2		VRV Unit	Toshiba	MDY-MAP1001T8
37	AIRCOND		Makmal TB Sumbling	Serology Room 2		VRV Unit	Toshiba	MMC-AP0181H
38	AIRCOND		Makmal TB Sumbling	Serology Room 2		VRV Unit	Toshiba	MDY-MAP1001T8

SCHEDULE C

MANPOWER REQUIREMENTS

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1.0 MANNING REQUIREMENTS – JOB POSITIONS AND RESPONSIBILITIES

1.1 The Company shall at all times employ qualified, experienced and competent Key Staff and employees for performance of the Service. The positions are essentially site-based or support staff from Company's head office. The following positions are identified as the minimum requirements to be based on-site to deliver the Service. The Company shall be responsible to ensure sufficient personnel for the delivery of the Service at any given time.

a) HQ SUPPORT

- To provide support to Operation Team on-site.
- May be placed at HQ or FEMS Service Facilities.
- The positions of Professional Engineers and Quantity Surveyor can be placed under direct employment by the Company or engaged on contract retention basis.

No.	Position	Portfolio	Deployment
1	Contract Manager	<ul style="list-style-type: none">▪ Head of the Company's personnel for the Service, responsible for fulfilment of service obligations i.e. development of service infrastructure and component, total deployment of resources and performance level of the Services for the duration of the Contract▪ Focal point for communication and report directly to MOH Authorized Representative on overall management and planning to develop the Service and meet KPI targets▪ Ensure full implementation of policies and procedures of work processes to demonstrate consistent delivery of quality services performance and adhere to regulations and guidelines in force	1
2	Health and Safety officer	<ul style="list-style-type: none">▪ Monitor and enforce health and safety compliance▪ Conduct risk assessments and audits▪ Organize safety drills and training▪ Investigate incidents and implement preventive measures▪ Support environmental sustainability initiatives▪ Prepare and submit annual HSSE reports in accordance with company and regulatory requirements	8
3	Quality Officer	<ul style="list-style-type: none">▪ Monitor service quality and adherence to standards▪ Coordinate internal audits and quality checks▪ Ensure proper documentation and traceability▪ Analyse data for continuous improvement▪ Support certification and accreditation processes	4

No.	Position	Portfolio	Deployment
4	Professional Civil Engineer (BAPEQS Certified)	<ul style="list-style-type: none"> To provide specialist advice / technical support To support and ensure that the systems are maintained, and operated in accordance with contract specifications, safety standards, and regulatory requirements To conduct performance evaluations across FEMS Service Facilities Liaise with contractors, consultants, and regulatory bodies to ensure compliance. 	1
5	Professional Mechanical Engineer (BAPEQS Certified)	<ul style="list-style-type: none"> To provide specialist advice / technical support To support and ensure that the systems are maintained, and operated in accordance with contract specifications, safety standards, and regulatory requirements To conduct performance evaluations across FEMS Service Facilities Liaise with contractors, consultants, and regulatory bodies to ensure compliance. 	1
6	Professional Electrical Engineer (BAPEQS Certified)	<ul style="list-style-type: none"> To provide specialist advice / technical support To support and ensure that the systems are maintained, and operated in accordance with contract specifications, safety standards, and regulatory requirements To conduct performance evaluations across FEMS Service Facilities Liaise with contractors, consultants, and regulatory bodies to ensure compliance. 	1
7	Quantity Surveyor (QS)	<ul style="list-style-type: none"> Assist Contract Manager in preparing Annual Budget, financial statements, cash flow projections for the full contract duration 	1
Total			17

Those personnel based on-site shall also be supported by qualified staff in other management disciplines like the examples below:

- i. Procurement and Logistics
- ii. Personnel Recruitment and Administration
- iii. ICT System / Technical Support
- iv. Safety and Security

b) OPERATION STAFF

- Shall be placed on site

No.	Position	Portfolio	Deployment
1	Principal Engineer @ Assistant Contract Manager	<ul style="list-style-type: none"> ▪ Shall be the leader for all engineers and the main liaison with the Contract Manager and Engineers at the facilities. ▪ Assist engineers in ensuring all works comply with contract specifications and technical standards. ▪ Supervise on-site tasks and verify quality of workmanship and materials used. ▪ Work closely with Help Desk Operators and technical staff to respond to service requests and resolve issues promptly. ▪ Follow HSE guidelines and maintain accurate records of maintenance activities for audits and reporting. 	2
2	Senior Engineer	<ul style="list-style-type: none"> ▪ Shall lead Engineering Team for planning and execution. ▪ To plan, design, development and troubleshooting complex technical issues. ▪ To oversee the works of all discipline engineers. ▪ To guide in all aspects of technical works which contributing to strategic planning. ▪ Prepare reports, project proposals and documentation related to their works ensuring that all aspects of the works are properly recorded and communicated. 	2
3	Civil Engineer	<ul style="list-style-type: none"> ▪ Assist in facility maintenance and contract administration. ▪ Oversee daily operations and work planning. ▪ Provide team leadership and stakeholder engagement. ▪ Ensure proper documentation and audits. 	5
4	Mechanical Engineer	<ul style="list-style-type: none"> ▪ Assist in facility maintenance and contract administration. ▪ Oversee daily operations and work planning. ▪ Provide team leadership and stakeholder engagement. ▪ Ensure proper documentation and audits. 	5
5	Electrical Engineer	<ul style="list-style-type: none"> ▪ Assist in facility maintenance and contract administration. ▪ Oversee daily operations and work planning. ▪ Provide team leadership and stakeholder engagement. ▪ Ensure proper documentation and audits. 	5
6	Technician	<ul style="list-style-type: none"> ▪ Assist engineers in ensuring all works comply with contract specifications and technical standards. 	136

No.	Position	Portfolio	Deployment
		<ul style="list-style-type: none"> Carry out PPM and CCM across all facility systems ensuring functionality, safety, and operational efficiency. Supervise on-site tasks and verify quality of workmanship and materials used. Work closely with Help Desk Operators and technical staff to respond to service requests and resolve issues promptly. Maintain accurate records of maintenance activities for audits and reporting. 	
7	Ground Worker	<ul style="list-style-type: none"> The areas to be maintained shall extend 1 metre beyond the security fence. Maintains landscaped areas through grass cutting, watering, pruning, and pest control. Repairs damaged turf, trims and disposes of tress and green waste. Ensures all works meets quality standards set. Handles tools, materials, and site cleanliness with efficiency and care. 	29
8	Help Desk Operator	<ul style="list-style-type: none"> Receives requests, records them, and contacts the relevant technical personnel for resolution. Receive and log complaints or service requests. Translate work requests into proper work orders. Coordinate with technical teams for quick issue resolution. Ensure round-the-clock availability 24/7 to handle incoming service requests. 	28
8	Pest Control Worker	<ul style="list-style-type: none"> Conduct routine inspections for pest activity Rodent flushing services Cockroaches' prevention services Ants' prevention services Bee hives Anti-termites Follow HSE guidelines during all pest control activities. 	20
Total			232

Note:

Refer to the listed facilities mentioned in **SCHEDULE A – LIST OF FEMS SERVICE FACILITIES** for each done.

2.0 MANNING REQUIREMENT – DISTRIBUTION BY FACILITIES AND TECHNICAL COMPETENCIES

2.1 Manning distribution for Helpdesk Operators are as follows:

No.	Groupings	No. of Helpdesk Operators
Group A		
1	Hospital Raja Isteri Pengiran Anak Saleha	Morning - 8 Afternoon - 4 Night – 2
2	Hospital Tutong PMMPMHAMB	
3	Hospital Suri Seri Begawan, Kuala Belait	
4	Hospital PIHM, Temburong	
Group B		
5	Jabatan Perkhidmatan Kesihatan	Morning - 8 Afternoon - 4 Night – 2
6	Pusat Dialisis	
7	Perkhidmatan Pergigian	
8	Jabatan Perhikdmatan Kesihatan Alam Sekitar	
Total		28

Note: The table below outlines the facilities included under each group.

Classification	Facilities
Group 1 (Estate RIPAS)	<ol style="list-style-type: none"> Hospital Raja Isteri Pengiran Anak Saleha <ul style="list-style-type: none"> Pusat Perkembangan Kanak-Kanak, Kiarong (Off-site) Pusat Amal Cerah Sejahtera, Subok (Off-site) Unit Kesihatan Mental, Kiarong (Off-site) Klinik Perkhidmatan Berkhatan, Kiarong (Off-site)
Group 2 (Estate Tutong)	<ol style="list-style-type: none"> Hospital Pengiran Muda Mahkota Pengiran Muda Haji Al-Muhtadee Billah Tutong PMMPMHAMB, <ul style="list-style-type: none"> Pusat Pengasingan Kebangsaan (NIC) dan Perkembangan Pusat Pengasingan Kebangsaan (NICE)
Group 3 (Estate Belait)	<ol style="list-style-type: none"> Hospital Suri Seri Begawan, SSBH
Group 4 (Estate Temburong)	<ol style="list-style-type: none"> Hospital Pengiran Isteri Hajjah Mariam (PIHM)
Group 5 (Jabatan Perkhidmatan Kesihatan)	<ol style="list-style-type: none"> Pusat Kesihatan Berakas, Pusat Kesihatan Pusat Kesihatan Pengiran Anak Puteri Hajah Muta-Wakillah Hayatul Bolkiah (Gadong), Pusat kesihatan Muara, Pusat Kesihatan Sengkuring, Pusat Kesihatan Jubli Emas Bunut, Pusat Kesihatan Pengkalan Batu, Pusat Kesihatan Sg Asam, Pusat Kesihatan Lamunin, Pusat Kesihatan Sg Kelugos, Pusat Kesihatan Telisai, Pusat Kesihatan Tutong, Pusat Kesihatan Seria, Pusat Kesihatan Sungai Liang, Pusat Kesihatan Belait (OPD / MCH), Klinik Kesihatan Sg Besar, Klinik Kesihatan Bolkiah B. Klinik Kesihatan Rambai, Klinik Kesihatan Sukang, Klinik Kesihatan Labi.
Group 6 (Jabatan Perkhidmatan Kesihatan Alam Sekitar)	<ol style="list-style-type: none"> Pusat Pemeriksaan Kesihatan Berakas, Pejabat Kesihatan Tutong, Pejabat Kesihatan Belait, Pejabat Kesihatan Temburong.
Group 7 (Dialisis)	<ol style="list-style-type: none"> Pusat Dialisis Rimba, Pusat Dialisis Kiarong, Pusat Dialisis Tutong.
Group 8 (Dental)	<ol style="list-style-type: none"> Pusat Pergigian Negara (NDC).

2.1 The total manning requirement by Hospital and Health Facilities are as follows:

Note: Refer to note above for listed facilities outlined under each group.

CLASSIFICATION	Principal Engineer	Senior Engineer	Civil Engineer	Mechanical Engineer	Electrical Engineer	Ground Worker	Pest Control Worker	Technician*	HELP DESK OPERATOR	Total
GROUP 1	1	2	1	1	1	7	3	52	14	130
GROUP 2		0	1	1	1	3	2	28		
GROUP 3		0	1	1	1	4	3			
GROUP 4		0	0	0	0	1	1			
GROUP 5	1	0	2	2	2	10	8	28	14	102
GROUP 6		0	0	0	0	2	1	28		
GROUP 7		0	0	0	0	1	1			
GROUP 8		0	0	0	0	1	1			
TOTAL	2	2	5	5	5	29	20	136	28	232

*Details of technician distribution are provided under item 2.1.1 below.

ITEM 2.1.1 – TECHNICIAN (COMPETENT AND NON-COMPETENT WORKER)

Classification	Competent				Total Competent	Total Non-Competent	Total
	E 01	E02	KPME 02	M 01			
Group 1	2	1	2	3	8	44	52
Group 2	2	1	2	3	8	20	28
Group 3							
Group 4							
Group 5	2	1	2	3	8	20	28
Group 6	2	1	2	3	8	20	28
Group 7							
Group 8							
Total					32	104	136

Note:

A Competent person must be:

1. To possess a valid Pass Card issued by the Department of Electrical Services (DES), Brunei Darussalam to carry out Electrical Works under categories E01, E02, and E05.
2. To possess a valid Pass Card issued by the Department of Mechanical and Electrical Services, Jabatan Kerja Raya, (DME, JKR) to carry out works under category M 01 (Air-conditioning and Ventilation System).
3. To possess a valid Pass Card, R32 gas, issued by the Department of Mechanical and Electrical Services, Jabatan Kerja Raya (DME, JKR) to carry out works under category M01 (Green Policy).
4. To possess a valid Pass Card issued by the Department of Mechanical and Electrical Services, Jabatan Kerja Raya (DME, JKR) to carry out works under category KPME 02.
5. To carry out works under category M 03 such as Medical Gas, shall be maintained by competent person.

A Non-Competent person must be:

1. Able to perform general tasks under supervision of the Competent Person or the Engineers To support operational needs.
2. Basic electrical support tasks under supervision of the Competent Person or the Engineers.
3. General building works, minor repairs, waterproofing assistance.
4. Support in plumbing maintenance and installations
5. Assistance in AC servicing and filter cleaning under the supervision of the Competent Person or the Engineers.

6. Support in inspection and basic upkeep of fire safety systems.
7. Includes mechanical/electrical works and assist in gas-related tasks under the supervision of the Competent Person or the Engineers.

2.2 The Company shall ensure that required manpower level are maintained throughout the Contract Period. Proposal to lower the minimum manning shall be submitted for MOH approval and only implemented upon approval. However, under the circumstances the existing manning is not sufficient to meet Service's requirement, the Company shall straight away add without requiring for approval to ensure the service's works are completely carried out to service requirements. Variation to the cost of additional workers shall be borne by the Company.

3.0 JOB REQUIREMENTS

The Company shall recruit the right candidate for the job and assign appropriate scope of work to the respective positions in order to deliver and comply with the service requirements and to achieve a service level that is satisfactory and meets the expectation of end users.

3.1 CONTRACT MANAGER

Qualification

Contract Manager preferably have the qualifications of the following:

1. Bachelor's Degree in Engineering / social sciences / humanities from a recognized institution.
2. Minimum 5 -7 years' work experience in any industry of which 3 years at managerial capacity with good exposures on contractual aspects in safety, quality, work planning and performance,
3. Excellent communication skills and English literate.

3.2 PROFESSIONAL ENGINEER

Qualification

1. A four year accredited Mechanical Engineering or Building Engineering (Hons) degree or a three year accredited Building Engineering (Hons) degree with an appropriate Masters qualification or any other equivalent qualifications accepted by BAPEQS;
2. Minimum two (2) years approved experience gained after item (1) which include one (1) year practical experience in Brunei Darussalam; or
3. For candidates who has obtained their professional qualification abroad will be required to show evidence of one year of professional engagement fully residence in Brunei Darussalam.

3.3 HEALTH AND SAFETY OFFICER

Qualification

1. He/she shall have a minimum a technical college diploma or equivalent in Engineering.
2. Preferably have at least three (3) years of experience in a general maintenance works or buildings and their associated services. He will have an excellent knowledge of all aspects related to Health, Safety, Security and Environment in carrying out the works as described in this contract.
3. He/she shall have the ability to liaise with the Client's Representative on all HSE matters as and when required.
4. He/she shall be able to communicate to all levels of Project Staff on HSE matters.
5. He/she shall possess Certified Safety Officer qualifications with a minimum of NEBOSH and IOSH certifications or other equivalent recognized HSE courses.
6. A previous experience with Brunei construction industry in a similar capacity is preferred.
7. Shall possess excellent communications and supervisory skills.

3.4 QUANTITY SURVEYOR

Qualification

1. A three year accredited BSc(Hons) / BQS (Hons) degree or any other equivalent qualifications accepted by the BAPEQS;
2. Minimum two (2) years approved experience gained after item (1) which include one (1) year practical experience in Brunei Darussalam; or
3. For candidates who has obtained their professional qualifications abroad will be required to show evidence of one year of professional engagement fully residence in Brunei Darussalam.

3.5 HELP DESK OPERATOR

Qualification

1. Help Desk Operator shall be a Bruneian Citizen or permanent Resident.
2. Preferably have a minimum of technical college Diploma or equivalent in Civil/Mechanical/Electrical Engineering or Building Studies or Building Services or Construction.
3. He/she shall be able to understand and analyse building facilities related maintenance problems and must be capable of translating work request into a proper work order.
4. Shall possess excellent communication skills both in English and Malay language.
5. He/she shall have basic IT skills, including the ability to use maintenance management systems, emails, spreadsheets, and other relevant software for logging and tracking work orders.
6. Must be available to work on a rotational shift schedule to ensure 24/7 help desk coverage.

3.6 PRINCIPAL ENGINEER

Qualification

1. He/she shall possess a minimum of Bachelor's Degree or equivalent in Engineering from recognized institution and preferably of Civil / Mechanical / Electrical Engineering background.
2. He/she shall have a minimum of five (5) years demonstrable experience in contract administration and facilities maintenance work.
3. He/she shall possess excellent communication skills and must be English literate.
4. He/she preferably be a member of a Professional Institution (chartered status) of Engineering Discipline and possesses a professional or certified membership with any one of the Facility Management Institutions such as British Institute of Facility Management (BIFM), Institute of Facility Management- Singapore (IFM), and International Facility Management Association (IFMA) etc.

3.7 CIVIL ENGINEER

Qualification

1. He/she shall have a technical college Diploma or equivalent in Civil Engineering Studies.
2. Preferably have at least three (3) years of experience in a similar capacity.
3. He/she shall be able to oversee whether the execution of Civil Works are in accordance with the Contract Specifications;
4. He/she shall possess excellent communication and supervisory skills.

3.8 MECHANICAL ENGINEER

Qualification

1. He/she shall have at the minimum a technical college Diploma or equivalent in Mechanical Engineering.
2. Preferably have at least three (3) years of experience in a similar capacity.
3. He/she shall be able to oversee whether the execution of Mechanical Works are in accordance with the Contract Specifications;
4. He/she shall possess excellent communication and supervisory skills.

3.9 ELECTRICAL ENGINEER

Qualification

1. He/she shall have at the minimum a technical college Diploma or equivalent in Electrical Engineering.
2. Preferably have at least three (3) years of experience in a similar capacity.
3. He/she shall be able to oversee whether the execution of Electrical Works are in accordance with the Contract Specifications;
4. He/she shall possess excellent communication and supervisory skills.
5. For Energy Management need to be registered and have a valid certification Energy Manager by Department of Energy Brunei.
6. To possess a valid Pass Card issued by the Department of Electrical Services (DES), Brunei Darussalam to carry out electrical works under categories E01, E02, and E05.

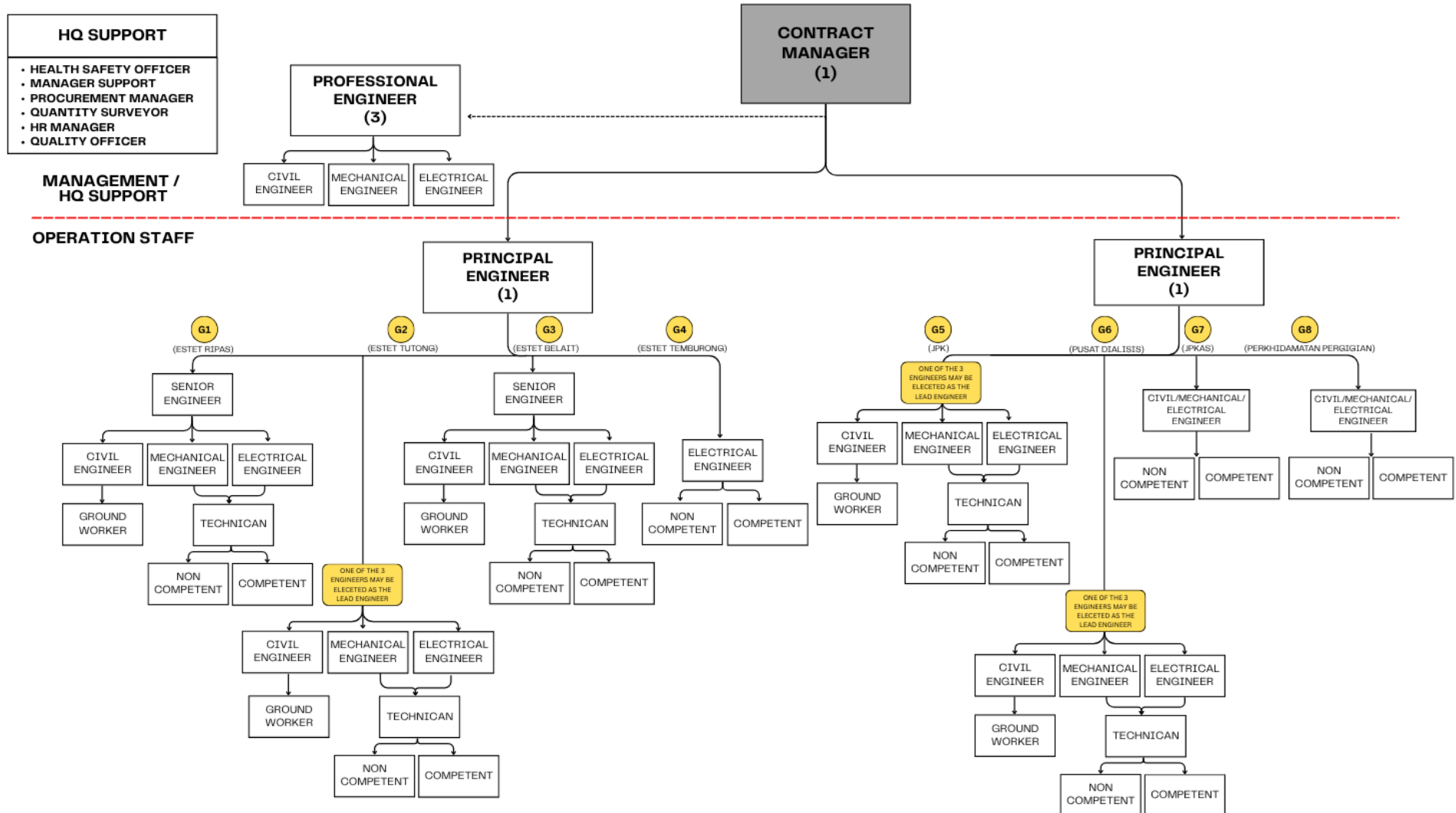
3.10 TECHNICIAN

Qualification

1. He/she shall have a minimum qualification of NTec, HNTec, ND, HND and/or other equivalent in Civil Engineering, Mechanical Engineering, Electrical Engineering, HVAC, Electronics, and/or other suitable technical or engineering disciplines.
2. He/she shall possess a minimum of five (5) years of working experience in the maintenance or engineering field. Relevant experience may be considered with the Contractor's justification where necessary.
3. He/she shall be able to oversee whether the execution of Building and Civil Works / Building Mechanical & Electrical works are in accordance with the Contract Specifications
4. He/she shall possess excellent communications and supervisory skills.

ANNEX 1

ORGANIZATIONAL CHART (FEMS)



SCHEDULE D

SERVICE INFORMATION AND MANAGEMENT SYSTEM (SIMAS)

1.0 DEVELOPMENT OF SYSTEM

- 1.1 The Company shall develop SIMAS together with MOH nominated contractor.
- 1.2 Development cost for the installation shall be budgeted at around BND\$210,000.00.
- 1.3 However, this cost may vary due to many factors, such as customisation processes or requirements. Any variation to the budget will be advised to the appointed Company accordingly.

2.0 MAINTENANCE REQUIREMENTS

- 2.1 The Company shall maintain the system throughout the contract, ensuring the system to operate effectively and efficiently.
- 2.2 The SIMAS will be a shared platform supporting five (5) non-clinical support services. The company shall provide maintenance budget and kept to 30% of the development budget to ensure the system meets the operational and reporting needs of all services using it.

3.0 DATA MANAGEMENT

- 3.1 The Company is responsible to manage and maintain data from the Service over the contract period. On this premise the Company shall establish Service Information and Management System or SIMAS capable of effecting many benefits including the following:
 - i. Setting a database of all records that are relevant to the Service;
 - ii. Recording all transactions data arising from the conduct of all activities defined by the Service requirements (*operation data*);
 - iii. Facilitating customer services via record of all queries, requisitions and complaints by users of the Service and Help-Desk responses thereto
 - iv. Generating meaningful analysis and reports that can be used and referred for many purposes especially those of KPIs for the service.
- 3.2 In principle, the Company shall establish all the database necessary to demonstrate compliance to the Service requirements and KPI standards especially those defined under the Scope of Services and Specification for this contract. Some of the data and reports below are provided to demonstrate that the Company will have to browse through the service requirements and extract important field of information to be established accordingly:
 - i. Key Performance Indicators (KPIs)
 - ii. Record of equipment maintenance schedule
 - iii. Record of spare sparts and stock levels
 - iv. Record of equipment life cycle
 - v. Record of reports generated
 - vi. Record of contracts
 - vii. Record of SLA
 - viii. Record of vendors and vendor performance
 - ix. Record of RFID tags
 - x. Record of workorder
- 3.3 All such data shall be promptly archived and handed over at the expiry of Company's contract to MOH both in the software native format and readable format such as .pdf, .csv, .xls, .mdb etc as appropriate.
- 3.4 As part of setting up the database, the Company shall conduct a collection and compilation of facility data and inventories during the mobilization period and the facility data collected and compiled shall then be secured and keyed in the SIMAS. The nature of the information shall be categorized and scheduled according to building, block, unit and area of the information.

- 3.5 The Company shall be solely responsible on the accuracy of the information. The Company shall observe and abide by all statutory requirements in relation to data protection.
- 3.6 Proper system for data-back up and maintenance of the system shall be in place and is deemed inclusive of the Company's price for the Service.
- 3.7 Helpdesk operators shall be trained and assigned to provide coordinated support across all hospitals and health facilities, ensuring timely response and service continuity.

4.0 HARDWARE

- 4.1 The Company shall be responsible to set-up the hardware for Help Desk at every Service Facility for providing a minimum of Database Server, Application Server, Backup Server and Web Server each with a 100% redundant function. The hardware and associated software shall be capable of handling the deployment and subsequent operations of SIMAS at all hospitals and health facilities.
- 4.2 The Company shall provide laptop / desktop and internet connection for the access of the SIMAS software for their staff and Help-Desk including the following: -
 - a. Networking system: Secure hospital-wide Wi-Fi for real-time updates.
 - b. Internet connectivity of suitable bandwidth to ensure reliable connection to the Facility Management Software via Internet.
 - c. GSM or latest mobile messaging features for alert functions (either at Help Desk or at remote hosting site)
- 4.3 All the above deployments shall involve the Company being responsible for the associated hardware and software including maintenance throughout the Contract Period and upon completion the Company shall conduct data integrity tests, compile and handover the data to Client.

5.0 SOFTWARE

- 5.1 The software shall be able to accommodate the workflow processes of the Service. All efforts required for any customization to accommodate such workflow/required features shall be deemed included in the Contract Price. All such customization required shall be made within six months from Commencement Date (*Full Operations*).
- 5.2 The Company shall be solely responsible to ensure the software is robust and capable of handling all the users' requests without with any data lagging and perform efficiently. The Company shall regularly review software performance and update where necessary to meet the demands throughout the contract period. One of the software features should include compatibility with mobile devices for field staff.
- 5.3 The software shall be for a multi-user environment, whereby users can be grouped according to their roles and the software shall be able to be accessed via internet securely. Where required secure connection shall be provided for such access and data encryption technologies to be adopted to allow a secure transaction.
- 5.4 The software shall be a web-based database application and shall be customized by the Company to suit the Service requirements. At any time during the Contract period, enhancement of SIMAS shall be carried out to meet changes in MOH requirements

without any additional cost to the Government.

- 5.5 The Company shall provide maintenance services in respect of SIMAS software, hardware, network and database. The software shall be maintained to include the provision of updates and new releases of the system software if such updates and new releases do not require any change or re-design of the data base or source code of the SIMAS. Updates and new releases of the system software shall be provided by the Company as and when it is available and without additional cost to the Government.
- 5.6 The software shall have an interactive desktop for each user which shall prompt on the actions required by the user via active links that would lead the user to the respective action areas. The software shall also have features to generate email alert messages to users within/outside the system.
- 5.7 The software shall have document management features which shall include but not limited to the following: -
 - i. Features to maintain facility related documentations, manuals, drawings, which can be associated with their corresponding versions/revisions (version control) complete with check- in/check-out facility.
 - ii. Features to view uploaded document format such as .dwg, .dwf, .docx, .xlsx and .pdf files through an in-built viewer without the need for their native software
- 5.8 The software is expected to run 24/7 as such the Company shall propose suitable system to ensure its availability in the event of any hardware/ software failure.
- 5.9 The Company shall enhance the SIMAS to be installed to enable for integration with BruHIM. The development cost for additional modules and integration shall be proposed by the Company.
- 5.10 The software shall have Help-Desk Management features which shall include but not limited to the following: -
 - i. Application features to record complaints as cases and to associate them with follow-up actions.
 - ii. Features for complaints to various levels of criticality.
 - iii. Feature for keying in requisitions details and map them to the inventory record
 - iv. Features to generate service levels and key performance indicators which shall form a basis for measuring Company's performance.
 - v. Feature to schedule workforce and generate histograms of the work force deployed over a particular period
 - vi. Features to alert Contract Manager and any other selected users via SMS on selected alert user requirements or situation such as equipment needing urgent repairs

6.0 TRAINING

- 6.1 The Company shall provide comprehensive training to all designated users on SIMAS components below: -
 - i. Design and Specification of SIMAS;
 - ii. Installation and maintenance; and
 - iii. Usage and Application
- 6.2 The Company shall be responsible for providing all necessary training and logistics to

ensure effective training delivery. This includes, but not limited to:

- i. Training materials e.g., user manuals
- ii. Training demonstration
- iii. Audio-visual equipment e.g., laptop, projector

7.0 HANDOVER

7.1 Ownership

All data, information and other materials (whether in original or derivative form) provided by MOH for or in connection with the implementation of the Service, acquired by the Company in the course of carrying out such implementation, shall at all times be the exclusive property of the Government.

7.2 In the event that this Contract is terminated or upon the Expiry Date, the Company shall at its own cost and expense immediately upon such termination or expiration of the Contract, submit to MOH :

- (a) the source codes for the software developed, including the editable versions thus far at no additional cost to MOH; and
- (b) all the SIMAS developed, the relevant back-up hardware, software, relevant updated manuals, configuration documentation, installation compact discs, latest hardware and software inventory lists and other related documentation.

SCHEDULE E

KEY PERFORMANCE INDICATORS

1.0 KEY PERFORMANCE INDICATORS

- 1.1 The Company's performance will be based on a set Key Performance Indicators (KPIs) related to delivery activities and performance requirements as illustrated below:

No.	Key Deduction Indicators	KPI %	Weightage
F1	All asset and engineering facilities (building, infrastructures, engineering plants and installations) registered in the SIMAS asset lists shall be functioning in good and safe working order and meet the overall Uptime Target.	100%	15%
F2	PPM and Routine Inspection shall be completed and according to the agreed schedule for the month. Scheduled Corrective Maintenance shall be completed for the month according to the agreed schedule.	100%	20%
F3	An appropriate breakdown response time shall be met for all service request work orders (unscheduled) lodged through SIMAS in the month.	100%	15%
F4	All maintenance related service request work order shall be completed within 7 working days.	100%	15%
F5	All assets are registered and transactions data recorded in SIMAS	100%	10%
F6	Testing & commissioning and warranty management of newly introduced equipment/system shall be carried out promptly.	100%	10%
F7	Full implementation of energy management programs.	100%	10%
F8	Compliance to Statutory Requirements.	100%	5%

- 1.2 General description of the Key Performance Indicators (KPIs) are provided below:

Indicator F1: Asset is functioning and safe for use

- All engineering system and equipment shall be functioning and maintained for safe by user at all times. Any unplanned breakdown shall be counted as one demerit.
- The overall uptime target shall be 95% for the year. Details on the method of calculation and applicable procedures shall be developed accordingly.

Indicator F2: Scheduled Maintenance

- The Company shall carry out scheduled maintenance including Planned Preventive Maintenance (PPM), Routine Inspection (RI) Scheduled Corrective Maintenance (SCM), Predictive Maintenance and Maintenance Calibration as per schedule and according to the procedure as specified in the Agreement. Scheduled maintenance shall include complete safety and performance tests.
- Deduction shall be imposed for the applicable month(s) until the work order is closed i.e if the Company fail to complete Scheduled Maintenance according to the procedures or specified schedule.

Indicator F3: Response Time

- All service requests shall be responded by the Company's trained technical personal within the timeframe as stipulated in the Agreement:
 - ✓ Normal Call Low Risk - within 120 minutes
 - ✓ Normal Call Medium Risk - within 60 minutes
 - ✓ Emergency Call High Risk - within 15 minutes (0.25 hour)
- Prompt response by the Company especially for emergency cases, high-risk or critical areas would be required to minimize clinical services interruption.
- Response time refers to time taken from initial request by the user to the time trained technical personnel is physically present to assess the request. Response time for online request is calculated from the time the request is received by the Company.
- Deduction demerit shall be imposed upon occasion of the Company fails to provide onsite response within the stipulated timeline and/or the responder is not a competent person to assess user request.
- Deduction amount shall be based on the frequency of event times certain rate to be formulated later.

Indicator F4: Repair Time

- All unscheduled maintenance works including relevant maintenance calibration, safety tests and functional checks shall be completed within seven (7) working days. Not completing repair works according to the Service specifications is a non-conformance and applicable for Fee Deduction.
- Repair time refers to the period when service request is generated until the work is completed. Deduction shall be calculated after seven working days until the unscheduled maintenance is completed.
- Administrative details of the verification process and relevant application or exemption shall be formulated accordingly.

Indicator F5: Asset registration and inventory update

- All assets shall be registered in SIMAS. The assets listing shall be continuously updated upon performance of Unscheduled or Scheduled Maintenance for current period and also upon any omission and addition.
- Fee deduction shall be applied upon finding of discrepancies between asset registry and inspection findings on actual assets on-site.

Indicator F6: Testing & Commissioning and Warranty Management

- For newly procured and upgraded equipment, the Company shall witness and verify that T&C is carried out by the supplier, undertaking relevant safety and performance tests and verify that the tests results fall within acceptable parameters before handing over to the user.
- The company shall also manage the warranty programmes to ensure all the necessary processes and procedures are complied with.
- Fee deduction shall be imposed to the Company upon failure to verify T&C exercises and warranty management activities not carried out completely.

Indicator F7: Energy Management

- The Company shall implement all the energy management plan as agreed with MOH.

Indicator F8 : Compliance to Statutory Requirements

- The Company shall adhere to all relevant Statutory Requirements of Brunei Darussalam.

2.0 PERFORMANCE ASSESSMENT

- 2.1 The Company shall provide full support and input to the Facility Manager and the Client to monitor performance of the Company. The Company's performance shall be monitored by the MOH's Representatives by the application and use of KPI's and monthly performance monitoring data. The performance shall be monitored based on Performance Monitoring Report for all performance indicators to be submitted by the Company monthly.
- 2.2 These KPI records shall be agreed with Client at the start of the Contract. Within three (3) months after the issuance of the Letter of Award, the Company shall propose a standard format for recording the KPI's and Performance Monitoring Form. Upon approval of the format, the Company shall capture all cases reported/received in respect to the KPI's and generate monthly report for the Client and Client Representatives. The Performance Monitoring Form should include:
- i. The key requirement specifications as detailed in this contract.
 - ii. Identification of previously identified areas of non-compliance, and the dates of identification.
 - iii. Identification if those areas of non-compliance which have been rectified, where this rectification has been confirmed by the Client.
- 2.3 The Client will inform the Company of the items of non-compliance no less than fourteen (14) days prior to the subsequent month's site visit. Where the Company has not rectified the items of non-compliance prior to the subsequent months visit the Company will incur additional penalties to the monthly spot deductions until the case is closed.
- 2.4 Should the Company's score fall below the required standards for KPI's and Performance Monitoring, they shall activate an escalation procedure to bring the service up to the required standard by the next monthly assessment.
- 2.5 The Client may recover Liquidated Damages as a debt due by the Company or deduct the amount from any monies due or becoming due to the Company.
- 2.6 A final performance rating and payment will then be calculated based on how the Company deliver the targets of the KPIs.

SCHEDULE F

SUBCONTRACTING OF SPECIALISED EQUIPMENT

SUBCONTRACTING OF SPECIALISED EQUIPMENT

SPECIALIZED EQUIPMENT/SYSTEMS/SERVICES

1. This list is applicable at the time of commencement of contract and changeable with the advent of technology and availability of technical skill at the Company.
2. The maintenance activities for the following engineering services/systems shall be carried out by a nominated sub-contractors/suppliers/vendor:
 - 2.1 Building
 - i. Structural Maintenance
 - ii. Building Automation System
 - 2.2 Electrical
 - i. Uninterruptible Power Supply
 - 2.3 Mechanical
 - i. Lift
 - ii. Pneumatic Tube System
 - iii. Air Conditioning & Mechanical Ventilation Systems – Chillers
3. The maintenance activities for the following engineering services and systems shall be carried out by specialized contractor until the Company appoints their own competent / authorised / Certified / Qualified personnel and assign them exclusively:
 - A. Electrical:
 - i. Nurse Call System
 - ii. Communication System — PABX Security System inclusive of CCTV
 - B. Mechanical
 - i. Boiler/ Calorifier
 - ii. Medical Gases
 - iii. Fire Fighting System (fire alarm, hose reel, detector system, automatic suppression system such as sprinkler system, CO2 system)
 - iv. Air Conditioning & Mechanical Ventilation Systems except Chillers unit
 - D. Indoor Air Quality (IAQ)
 - i. Air Sampling
 - ii. Duct Cleaning
 - iii. Decontamination
 - iv. Clean Room (Pathology Lab Level 3, CSSD, Operation Theatres, Isolation Room, ICU, Burn Unit etc)
 - E. Energy Management - Energy Performance Management Systems
 - F. Others – other equipment with high technology and requires certified factory-trained personnel for maintenance.