

BILL OF QUANTITY (BQ)
UNIT/TEAM : MECHANICAL TEAM

RFQ NO.: DBSB/PROC/GBK/2025/RFT/07

PROPOSED OF MAINTENANCE CONTRACT FOR AIR-CONDITIONING UNITS AND COOLING TOWER UNITS AT IIUM GOMBAK CAMPUS

ITEM	DESCRIPTION	QTY	FREQUENCY	PRICE (MYR)
4.0	AIR-COOLED PACKAGE UNIT (ACPU) AND WATER COOLED PACKAGE UNIT (WCPU) SERVICES	44	Bimonthly	
4.1	Inspect any excessive noise and vibration at the service unit.			
4.2	Clean dirt and dust on grille or panel including air filters at the service unit.			
4.3	Inspect excessive bearing noise and filter dryer condition.			
4.4	Inspect any leakage at refrigerant joints, drainage pan and drainage pipe.			
4.5	Check and inspect electrical terminal connection. Ensure there is no damage insulation part. Inspect and ensure condensing coil is clean. Comb the fins and clean the coil if necessary.			
4.6	Tighten tapping screw, bolts and nuts if required. Also check any sign of rust components and record the item in ACSU checklist.			
4.7	Clean and service indoor and outdoor condensing coil.			
4.8	Record suction pressure, discharge pressure and current room temperature			
4.9	Inspect phase condition for running and loading ampere.			
4.10	Cleaning ACPU/WCPU room i.e vaccum outlet drain piping including maintaining lighting.			
Total 4.0 ACPU & WCPU Bimonthly (RM)				

BILL OF QUANTITY (BQ)
UNIT/TEAM : MECHANICAL TEAM

RFQ NO.: DBSB/PROC/GBK/2025/RFT/07

PROPOSED OF MAINTENANCE CONTRACT FOR AIR-CONDITIONING UNITS AND COOLING TOWER UNITS AT IUM GOMBAK CAMPUS

ITEM	DESCRIPTION	QTY	FREQUENCY	PRICE (MYR)
5.0	FAN COIL UNIT (FCU) SERVICES	2093	Bimonthly	
5.1	Check all air filters, clean and service air filters as necessary.			
5.2	Inspect all existing water coils, any leakage or blockage of pipe line, pipe joints and drainage line.			
5.3	Purge air from all water coils. Clean condenser pans and trays.			
5.4	Inspect thermostat operation, wiring terminal connection, fan bearings, FCU housing and all insulation pipe.			
5.5	Inspect and check any excessive bearing noise for blower condition.			
5.6	Clean FCU strainer and cooling coil. Inspect them if required.			
5.7	Inspect phase condition for running and loading ampere.			
5.8	Cleaning FCU room i.e vaccum outlet drain piping including maintaining lighting			
Total 5.0 FCU Bimonthly (RM)				

BILL OF QUANTITY (BQ)
UNIT/TEAM : MECHANICAL TEAM

RFQ NO.: DBSB/PROC/GBK/2025/RFT/07

PROPOSED OF MAINTENANCE CONTRACT FOR AIR-CONDITIONING UNITS AND COOLING TOWER UNITS AT IUM GOMBAK CAMPUS

ITEM	DESCRIPTION	QTY	FREQUENCY	PRICE (MYR)
6.0	Air Cooled Split Unit (ACSU) Services, Variable Refrigerant Volume (VRV) and Variable Refrigerant Flow (VRF)	3477	Bimonthly	
6.1	Inspect any excessive noise and vibration at the service unit.			
6.2	Clean dirt and dust on grille or panel including air filters at the service unit.			
6.3	Inspect excessive bearing noise and filter dryer condition.			
6.4	Inspect any leakage at refrigerant joints, drainage pan and drainage pipe.			
6.5	Check and inspect electrical terminal connection. Ensure there is no damage insulation part. Inspect and ensure condensing coil is clean. Comb the fins and clean the coil if necessary.			
6.6	Tighten tapping screw, bolts and nuts if required. Also check any sign of rust components and record the items in ACSU checklist.			
6.7	Clean and service indoor and outdoor condensing coil.			
6.8	Record suction pressure, discharge pressure and current room temperature			
6.9	Inspect phase condition for running and loading ampere.			
6.10	Cleaning ACSU, VRV & VRF room i.e vaccum outlet drain piping including maintaining lighting			
6.11	Variable Refrigerant Volume (VRV) Services outdoor only.	28	Bimonthly	
Total 6.0 ACSU, VRV & VRF Bimonthly (RM)				
7.0	COOLING TOWER		Bimonthly	
7.1	Ensure the cleaning service work is using waterjet (equivalent size)			
7.2	Ensure area compound cooling tower is clean from wild plants and mosses using chlorine or any appropriate chemicals.			
7.3	Ensure to check all the cleaning task based on attached checklist (cooling tower servicing)			
7.4	Ensure the cleaning service work is included to clean strainer and flow filling.			
7.5	The areas intended for the service are as follows:			
	a. Admin Building	1		
	b. ICC Building	1		
	c. KICT Building and service strainer	1		
	i) Service strainer for water cool packages	30		
Total 7.0 COOLING TOWER Bimonthly (RM)				

AIR CONDITIONING SYSTEMS AT IIUM GOMBAK

RFQ NO.: DBSB/PROC/GBK/2025/RFT/07

ACADEMIC BUILDINGS

No	Location	Asset Type							TOTAL
		AHU	PAHU	ACPU	FCU	ACSU	VRV/VRF	WCPU	
1	Administration Building & Auditorium	35	1	0	58	198		0	292
2	Kulliyah Of Islamic Revealed Knowledge & RMC	7	12	0	170	57		0	246
3	Sultan Haji Ahmad Shah Mosque	0	0	0	0	20		0	20
4	IIUM Library	28	0	1	3	25		0	57
5	CELPAD & ITD	7	13	0	135	160		0	315
6	Ahmad Ibrahim Kulliyah of Laws	8	0	6	183	89		0	286
7	Kulliyah of Economics	8	0	4	201	220		0	433
8	Male Sports Complex.	0	0	0	0	24		0	24
9	Kulliyah of Human Sciences	6	18	0	267	100		0	391
10	Kulliyah of Education	6	27	0	310	129		0	472
11	Office Of Security Management	0	0	0	0	36		0	36
12	IIUM Educare	0	0	0	0	61		0	61
13	Transport Unit	0	0	0	0	16		0	16
14	Female Sports Complex	0	0	0	0	32		0	32
15	Kulliyah of Engineering	75	0	2	551	327		0	955
16	Kull. Of Arch. And Environmental Design	22	0	2	185	115		0	324
17	IIUM Culture Centre (ICC)	12	1	0	30	86		0	129
18	Kull. Of Information and Communication Technology (KICT)	0	0	4	0	60	548	30	642
19	PMU Building	0	0	0	0	4		0	4
20	Development Division	0	0	0	0	28		0	28
21	Rector House /Deputy Rector House	0	0	0	0	34	0	0	34
22	Wadi Budi	0	0	1	0	27		0	28
23	Azman Hashim Building	0	0	0	0	13	34	0	47
24	Staff Housing (PALAPIS) A7					28			30
	Total	214	72	20	2093	1889	582	24	4902

AIR-CONDITIONING SYSTEM AT IIUM GOMBAK

RFQ NO.: DBSB/PROC/GBK/2025/RFT/07

MAHALLAH BUILDINGS

No	Location	Asset Type
		ACSU
1	Mahallah Maryam	22
2	Mahallah Sumayyah	19
3	Mahallah Nusaybah	19
4	Mahallah Shafiyah	28
5	Mahallah Salahuddin Al-Ayubbi	33
6	Mahallah Halimatus Sa'diah	18
7	Mahallah Asma	23
8	Mahallah Asiah	36
9	Mahallah Hafsa	24
10	Mahallah Ameenah	39
11	Mahallah Ali bin Abi Talib	21
12	Mahallah As-Siddiq	16
13	Mahallah Bilal ibn Rabah	22
14	Mahallah Al-Farouq	19
15	Mahallah Uthman	17
16	Mahallah Zubair Al-Awwam	16
17	Mahallah Ruqayyah (VRF=591unit) (ACSU=43unit)	634
	Total	1006