SUPPLY, INSTALLATION OF DOUBLE DOOR AND ASSOCIATED WORKS AT JERUDONG MAIN 66kV SUBSTATION

1. The bid price represents the full cost to the Client for the performance and delivery of the Works by the Contractor, which shall be in accordance with Contractor HSE Guidelines and BPC HSE Procedures.
2. The bid shall be firmed in BND currency as stated in the Form of Bid and in this Bill of Quantities.
3. The rates in these bills shall include supply, installation, transportation, duties and taxes, temporary works or any other costs deemed necessary to complete the works
4. The Contractor is advised to visit the site to fully understand the scope of work prior to submitting the bid. No claims shall be entertained for incorrect and/or insufficient information at any point. Any request for site visit shall be notified at **two (2)** working days in advance to Mr. Latif at +673 7163654 to facilitate the necessary access and site arrangements.
5. The Contractor must comply with the site safety and security requirement inclusive of the following:
   - Attendance to Safety Induction Course by all Contractor personnel working on site.
   - Submission of Risk Assessment and Method Statement (RAMS) for the works for approval prior to commencement of the works
   - Provision of Personal Protective Equipment, portable toilets, rest areas, proper tools and certified equipment at the site
   - Provision of HSE officer for the duration of the contract period.
   - Full compliance with relevant HSE rules and regulations implemented by BPC and relevant Government Authorities (i.e., Ministry of Development Health Safety & Environment Manual, Workplace Safety and Health Chapter 277, and all its subsequent regulations, etc.)
6. The Contractor shall fully complete and submit the HSE Questionnaire provided by BPC and shall pass the HSE assessment as a mandatory requirement for this RFQ.

BILL OF QUANTITIES

Item	*Description*	*Qty.*	*Unit*	*Unit Rate (BND)*	*Total Amount (BND)*
A.	**General and Preliminaries**				
1.	**Preliminaries, Mobilisation and Temporary Works** Provide all preliminaries, mobilisation/demobilisation, site establishment, safety provisions, protection and temporary works necessary for the execution of the works, including but not limited to: • Mobilisation and demobilisation of labour, plant, tools and equipment such as rest area, portable toilet etc., • Site induction, safety provisions, barricading, warning signage and temporary access. • Protection of existing equipment, cables, building finishes, floor an adjacent facility. • Temporary protection to prevent dust, debris and construction materials entering the switchgear room. • Temporary propping, shoring and support required during wall demolition and structural modification.	1	lot		

Item	*Description*	*Qty.*	*Unit*	*Unit Rate (BND)*	*Total Amount (BND)*
	• Housekeeping, removal and disposal of construction debris and waste. • All other temporary works necessary for safe and proper completion of the works. • All LV electrical works shall be carried out by personnel holding a **valid** DES E01 or E02 pass card throughout the Contract, as applicable. Personnel who already hold a valid BPC PIC E-LV pass card are not required to apply for a new pass. Personnel without a valid BPC PIC E-LV pass card shall apply for and obtain the required BPC PIC E-LV pass card prior to commencing any LV electrical works.				
2.	**Engagement of C&S Qualified Professional (QP)** Engage a suitably qualified and registered C&S QP to review and assess the Employer-provided drawings and proposed modification works, including the enlargement of the existing brick wall opening, and to confirm the adequacy of the existing structure and whether a lintel or other structural support is required. Where additional structural support is required, the QP shall advise on and provide the necessary structural requirements/details for incorporation prior to commencement of the relevant works. The QP shall endorse the relevant drawings and/or structural details upon completion of the review.	1	lot		
B	**Site works**				
1.	**Site Verification and Structural Assessment** Carry out detailed site verification, measurement, setting-out and structural assessment of the proposed modification works, including but not limited to the following: • Verification of existing wall, door opening, platform and staircase dimensions and site conditions. • Verification of the existing structural and building arrangement at the proposed door opening. • Assessment of the existing approximately **225 mm thick brick wall** and the proposed enlarged door opening. • Verification of the structural support requirements above and around the proposed door opening. • Design and verification of temporary propping/shoring required during demolition and modification works. • Verification of the proposed door-frame fixing and anchorage arrangement in accordance with **Drawing No. *BPC-01-15 200-CM***. • Review and coordination of the proposed platform, staircase and handrail arrangement based on the drawings provided ***Sketch-01*** by the Employer.	1	lot		

Item	*Description*	*Qty.*	*Unit*	*Unit Rate (BND)*	*Total Amount (BND)*
	• Verification of existing electrical and telecommunication services. • All necessary site measurements, setting-out and engineering input required for the safe and complete execution of the works.				
2.	**Demolition and Removal Works** Careful demolition, dismantling and removal of existing door, wall and staircase components required for the proposed modification, including but not limited to the following: • Removal of existing single-leaf steel louvre door, frame, hinges, lockset and associated fittings. The existing door and accessories shall be transported and returned to BPC store. • Controlled demolition and removal of the existing brick wall to form the proposed enlarged opening. • Cutting, breaking and removal of affected plaster, concrete and finishes. • Removal/modification of affected staircase and platform components as shown on below. Notes: 1. Existing staircase to be demolished 2. New staircase to be constructed 3. Existing landing platform to be extended 	1	lot		

Item	*Description*	*Qty.*	*Unit*	*Unit Rate (BND)*	*Total Amount (BND)*
	 • Installation and maintenance of temporary propping/shoring prior to and during structural demolition. • Loading, transportation and disposal of demolished materials to an approved disposal location. • Making safe all exposed areas and openings following demolition.				
3.	**Brick Wall Modification and Structural Support Works** Modification and reconstruction of the existing brick wall to form the proposed double-leaf door opening, complete with required structural support, including but not limited to the following: • Formation of proposed door opening approximately **2460 mm (W) × 2680 mm (H)** • Design and construction of reinforced concrete lintel/beam or other structural support required over the enlarged opening. • Reinforcement, formwork, concrete and associated structural works in accordance with the approved structural design. • Provision of adequate bearing and support at both ends of the lintel/structural member. • Cutting, rebuilding, tying-in and making good of existing brickwork around the opening. • Structural strengthening and connection to existing structure where required. • Plastering, rendering and making good of all affected wall surfaces. • All associated structural and architectural works necessary for a complete installation.	1	lot		
4.	**Supply and Installation of Double-Leaf Steel Louvre Door** Supply, fabrication, delivery and installation **One (1)** no of a double-leaf steel louvre door in accordance with ***BPC-01-15***	1	lot		

Item	*Description*	*Qty.*	*Unit*	*Unit Rate (BND)*	*Total Amount (BND)*
	200-CM drawing, complete with frame, hardware and all associated accessories, including but not limited to the following: • Double-leaf steel louvre door with overall opening approximately 2460 mm (W) × 2680 mm (H), subject to site verification. • Double-leaf steel louvre door approximately **2460 mm (W) × 2680 mm (H)**, subject to site verification. • Door frame and door leaves in accordance with the approved drawing. • All hardware, fittings, accessories, anchorage and fixing arrangements as detailed in the drawing. • Complete installation, alignment and adjustment • All necessary materials, labour, tools, equipment and incidental works required for a complete and fully operational installation.				
5.	**RC Platform Extension, Staircase and Handrail Works** Modify and extend the existing access platform and staircase and provide associated handrails in accordance with the in accordance with ***Sketch-01*** drawing, including but not limited to: • Extension/modification of the existing RC platform including approximately 2000 mm platform extension length after existing staircase removal, subject to site verification. • Reinforcement, formwork, concrete and connection/tie-in to the existing platform/structure. • Construction/modification of the RC staircase generally based on the existing staircase arrangement and dimensions. • Supply and installation of brick/ventilation wall with stainless steel insect netting. • Provision of staircase finishes, including suitable anti-slip treatment/nosing. • Supply and installation/modification of handrails, posts, supports and fixings • Protective coating/painting to exposed steel handrails and associated steelwork. • Making good of all adjacent finishes and existing structures affected by the works. • All associated works necessary to provide a complete and safe access arrangement.	1	lot		

Item	*Description*	*Qty.*	*Unit*	*Unit Rate (BND)*	*Total Amount (BND)*
6.	**Relocation and Reinstatement of Existing Services** Relocate, modify, extend and reinstate existing services affected by the proposed door and access modifications, including but not limited to: • Existing lighting point and associated cabling located within the affected work area. • Existing telecommunication outlet/RJ45 point and associated cabling. • Dismantling and rerouting of existing cables, conduits and supports as required. • Extension or replacement of cables, conduits, fittings and accessories where necessary. • Reinstatement of lighting points, switches, outlets and telecommunication facilities at the approved locations. • Protection of existing services during demolition and construction works. • Testing and functional verification following reinstatement. • All associated works required for a complete installation.	1	lot		
7.	**Painting, Plastering and Architectural Making Good** Carry out complete making good and reinstatement of affected finishes, including but not limited to: • Plastering/rendering of modified and repaired wall surfaces. • Patching and making good around the new door opening, lintel and structural works. • Internal and external painting to affected areas. • Touch-up and matching of existing finishes where practicable. • Sealing of gaps, joints and penetrations. • Reinstatement of affected floor, wall and other architectural finishes. • Final cleaning of all affected areas.	1	lot		
8.	**Testing, Inspection, Cleaning and Handover** Complete all testing, inspection and handover requirements, including but not limited to: • Functional testing of the new double-leaf steel louvre door and all associated hardware. • Inspection of completed structural, staircase, platform and handrail works. • Testing and verification of relocated electrical and telecommunication services. • Final cleaning and removal of surplus materials and construction debris.	1	lot		

Item	*Description*	*Qty.*	*Unit*	*Unit Rate (BND)*	*Total Amount (BND)*
	• Removal of temporary works, barricades and protection upon completion. • Rectification of defects identified during inspection. • Submission of as-built drawings and relevant completion documentation. • Final handover of the completed works.				
	Optional – Rate only Design, supply and construct reinforced concrete maintenance access road for HIAB vehicles, trucks and other maintenance vehicles, approximately 20 m long, including all necessary subgrade preparation, sub-base, reinforcement, concrete, formwork, joints, finishing, curing and associated works. Width, thickness and reinforcement shall be proposed by the Contractor based on the intended vehicle loading and site conditions, subject to Employer's approval.				
				Total Amount in BND	

Amount in words (BND)
.....
.....
.....

Guaranteed Completion Time of:

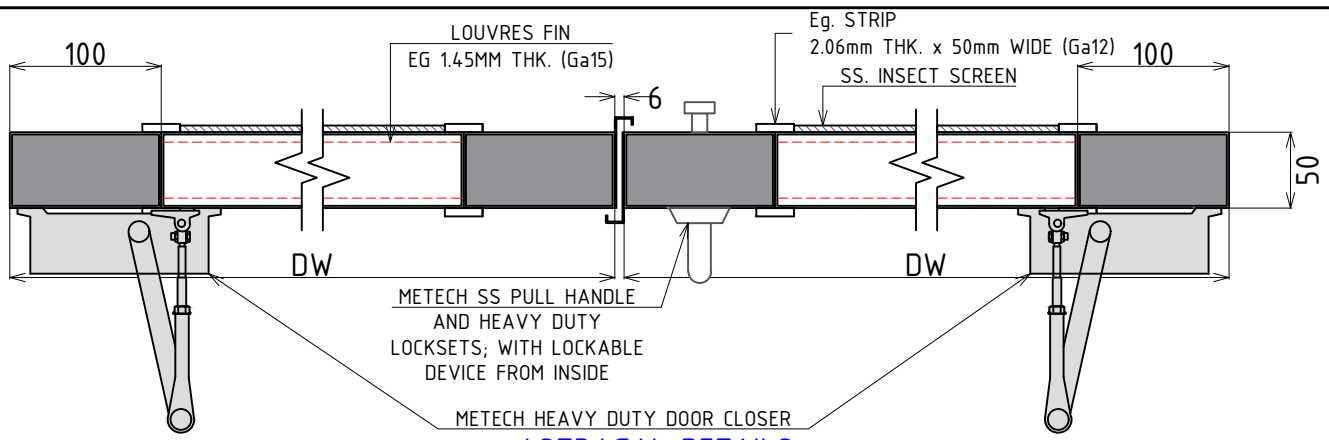
- **…….. weeks** for completion of Installation of Double Door and Associated Works starting from Contractual Date and ending on date of Practical Completion Certificate signed by the Client (inclusive of time for RAMS submission and approval, safety induction training of PIC and personnel, material and equipment supply, site setting out, etc).

_____ _____
(Signature and Company Stamp) (Contact mobile phone & Email)

_____ _____
(Contact name) (Date)

Attachment list:-

No	Descriptions	Drawing / Document no.	Remarks
1	'EGL' Electro Galvanised Steel Louvres Double Leaf Door	BPC-01-15 200-CM	
2	Elevations 66kV Substation Jerudong Power Station	JER-01-12 016-CM	
3	Floor Plan 66kV Jerudong Power Station	JER-01-12 017-CM	
4	Proposed Staircase at Jerudong 66kV Substation	Sketch-01	
5	Concept Location Select Report for Installation of Double Doors at Jerudong Main 66kV Substation	-	Page no. 7 is omitted. For INTERNAL use only.

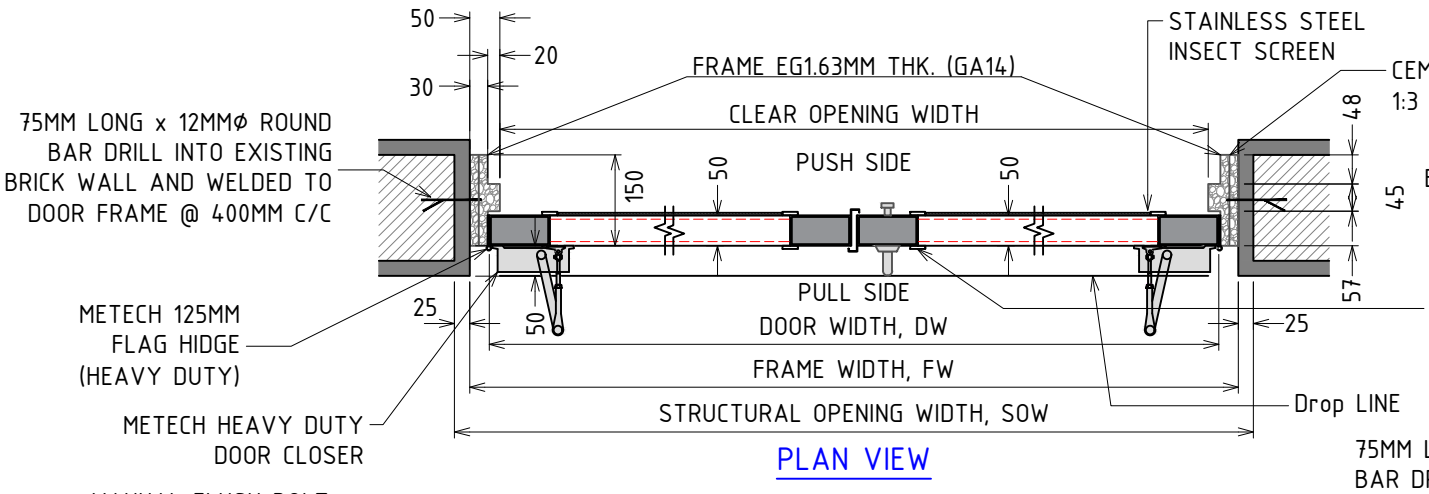


ASTRAGAL DETAILS

NOTE:

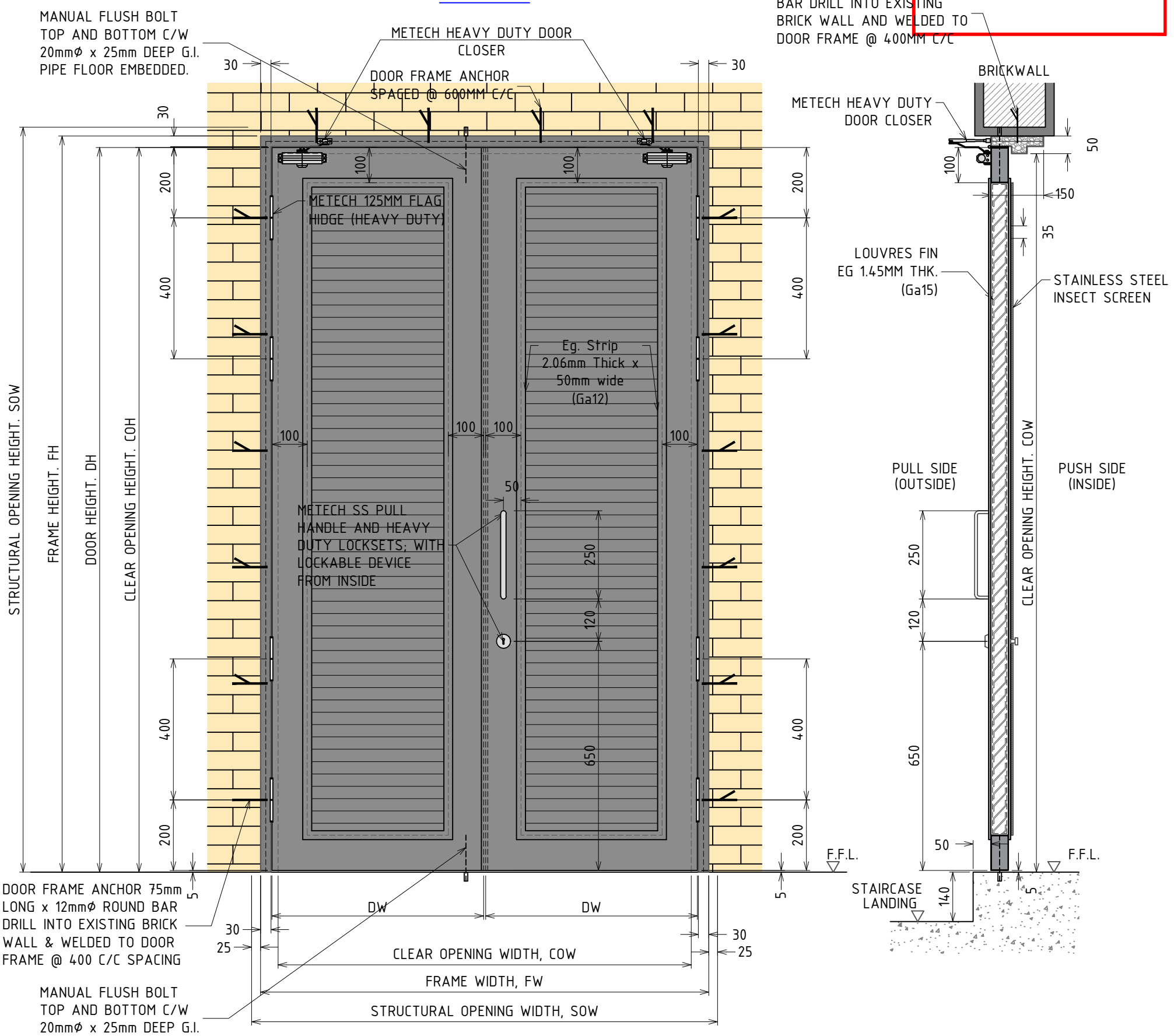
CLEAR OPENING WIDTH.	COW
FRAME WIDTH.	FW
STRUCTURAL OPENING WIDTH.	SOW
STRUCTURAL OPENING HEIGHT	SOH
FRAME HEIGHT	FH
DOOR HEIGHT	DH
CLEAR OPENING HEIGHT	COH

-ALL DOOR FITTING TO BE METECH BRAND OR EQUIVALENT SUCH AS DOOR CLOSER, LOCK SETS, FLUSH BOLT, PULL HANDLE AND HEAVY DUTY HINGES.
-LOCK SET, LOCKABLE FROM INSIDE AND OUTSIDE.



PLAN VIEW

FOR INFORMATION
BERAKAS POWER COMPANY SDN BHD
ENGINEERING
23 SEP 2026



ELEVATION VIEW

SECTION VIEW

	REV	DESCRIPTION	DATE	DRAWN	CHECKED	APPROVED
GENERAL NOTES	A	AS-BUILT	25/10/18	CHRIS	P.U.	C.Y.

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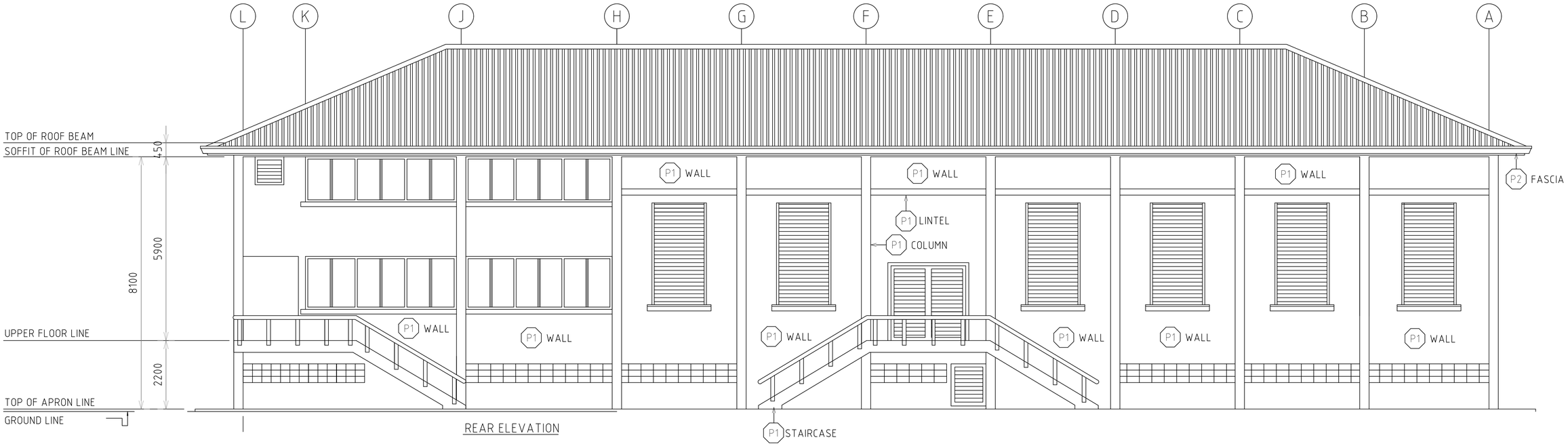
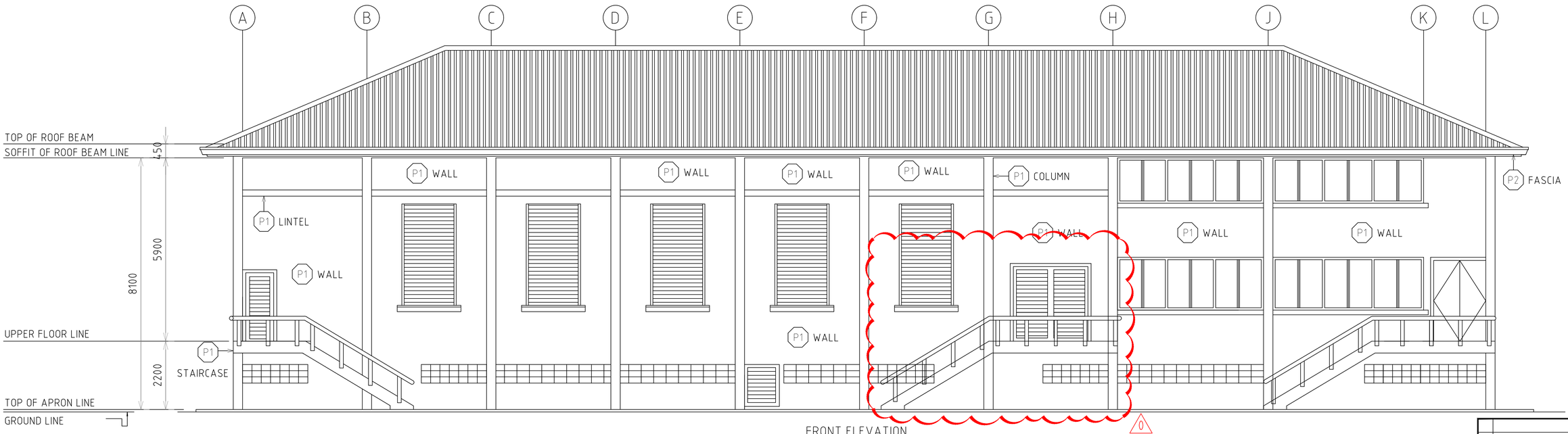
DRAWING No. BPC-01-15 200-CM
REV: A
TITLE: 'EGL' ELECTRO GALVANISED STEEL LOUVRES DOUBLE LEAF DOOR
SCALE: NTS
SIZE A3
SHEET NO: 01 OF 1



REAR ELEVATION



FRONT ELEVATION

PAINTING SCHEDULE		
LABEL	LOCATION	DESCRIPTION
P1	EXTERNAL	1 COAT PRIMER TOA "WALLSILA 800", 1 COAT BASECOAT TOA "TEXTURE" AND 2 COATS TOPCOAT "SUPERSHIELD" ALL TO MANUFACTURER'S SPECIFICATIONS AND APPLICATION INSTRUCTIONS
P2	EXTERNAL	3 COATS TOA "SUPERSHIELD" BASECOAT AND TOPCOATS ALL TO MANUFACTURER'S SPECIFICATIONS AND APPLICATION INSTRUCTIONS
P3	INTERNAL	3 COATS TOA "SUPERSHIELD" BASECOAT AND TOPCOATS ALL TO MANUFACTURER'S SPECIFICATIONS AND APPLICATION INSTRUCTIONS

NOTE: THE LOWER FLOOR SHALL NOT BE PAINTED.

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23 SEP 2026

REV	DESCRIPTION	DATE	DWN	CHK	APPR
0	PROPOSED STEEL DOUBLE DOOR	17/07/26	D.T.Z.	L.D.	C.P.

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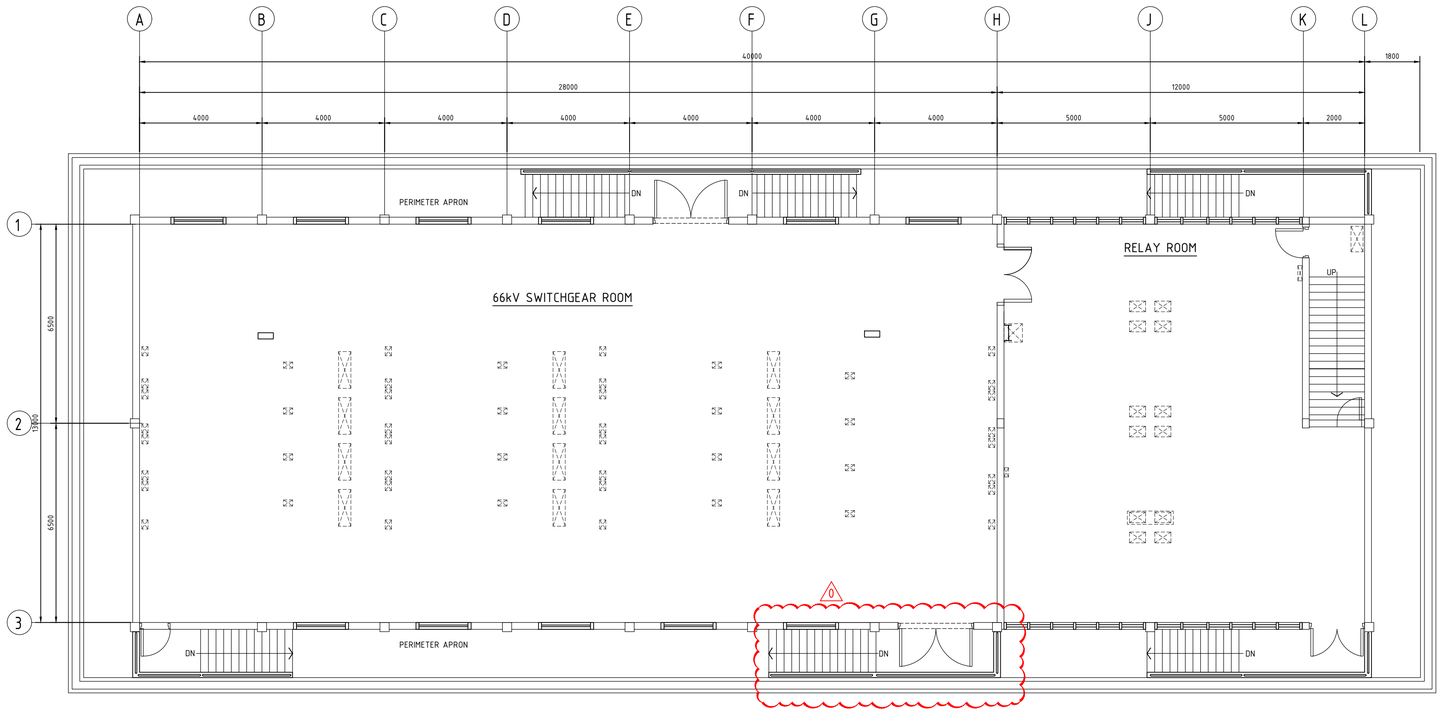
DRAWING TITLE:

ELEVATIONS
66kV SUBSTATION
JERUDONG POWER STATION

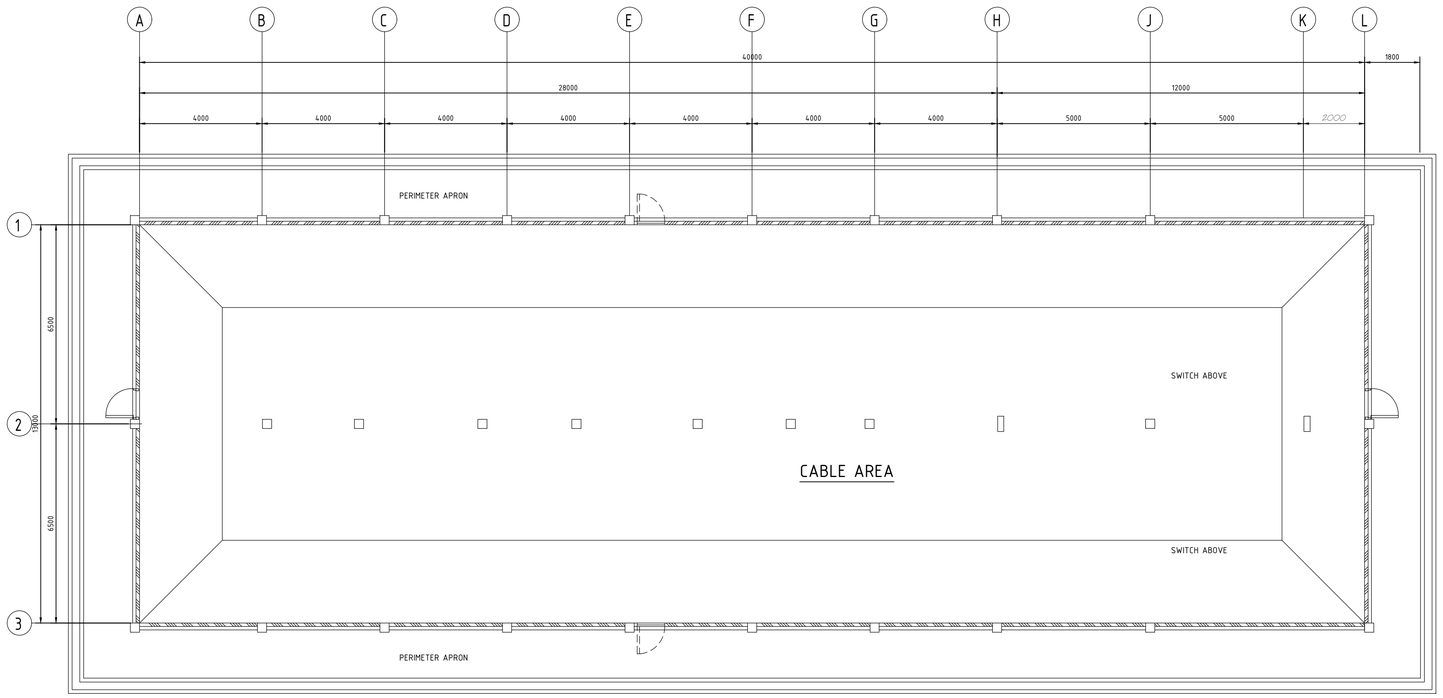
DRAWING NO:

JER–01–12 016–CM

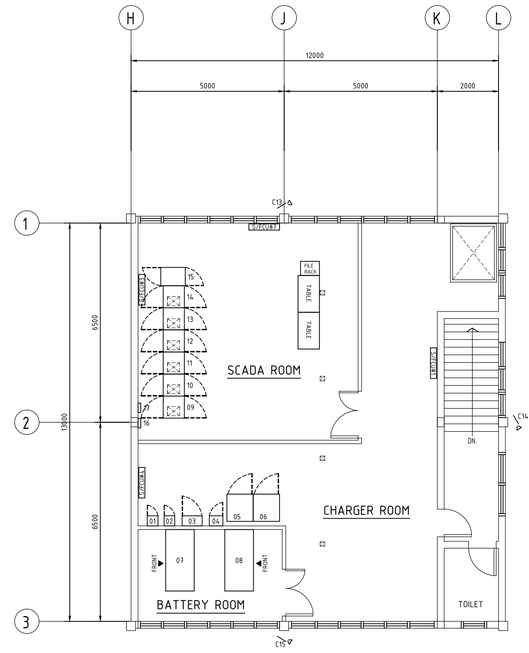
SCALE	SIZE	REV	SHEET NO
N.T.S.	A1	0	1 of 1



SWITCHGEAR FLOOR PLAN (UPPER FLOOR)



CABLE FLOOR PLAN (LOWER FLOOR)



MEZZANINE FLOOR PLAN

UNCONTROLLED
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ENGINEERING

23 SEP 2026

REV	DESCRIPTION	DATE	DWN	CHK	APPR
0	PROPOSED STEEL DOUBLE DOOR	17/07/26	D.T.Z.	L.D.	C.P.

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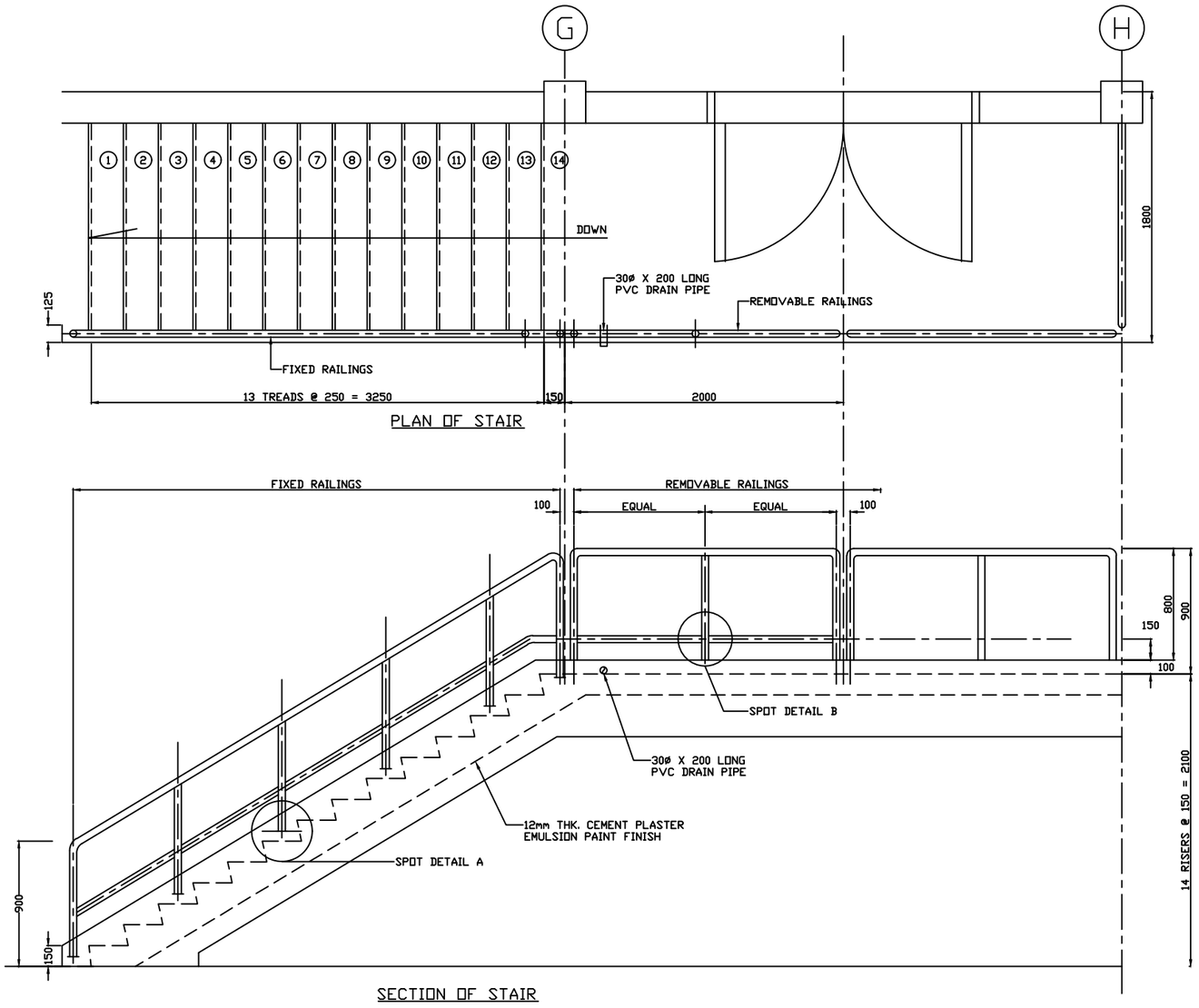
DRAWING TITLE:

FLOOR PLAN
66kV SUBSTATION
JERUDONG POWER STATION

DRAWING NO:

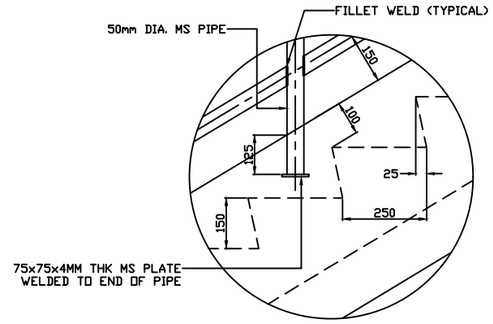
JER–01–12 017–CM

SCALE	SIZE	REV	SHEET NO
N.T.S.	A1	0	1 of 1

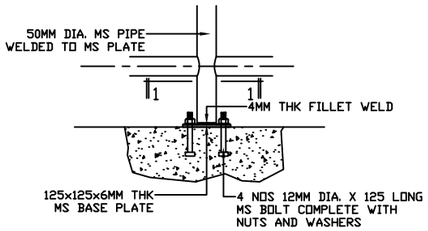


PLAN OF STAIR

SECTION OF STAIR

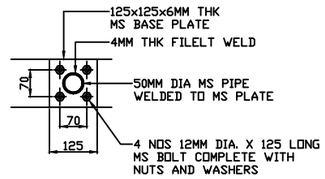


SPOT DETAIL A

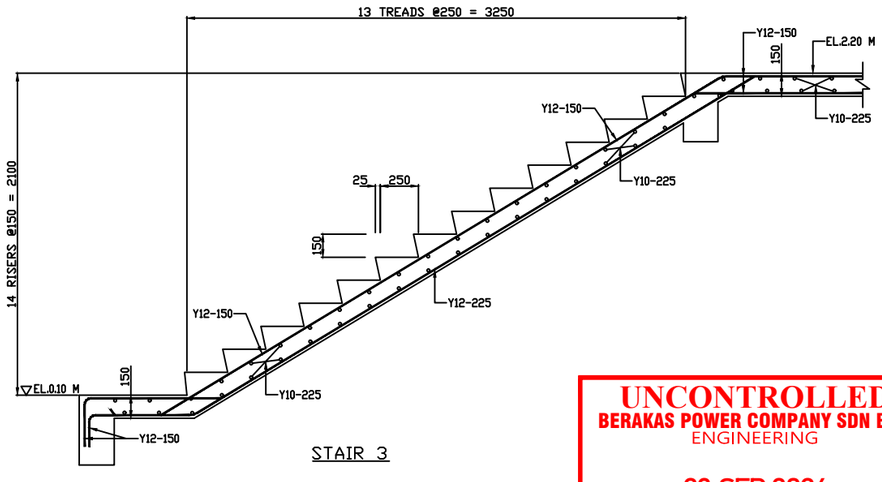


SPOT DETAIL B

TYPICAL BASE DETAIL FOR REMOVABLE RAILINGS



PLAN AT 1-1



STAIR 3

UNCONTROLLED
BERAKAS POWER COMPANY SDN BHD
ENGINEERING

23 SEP 2026

GENERAL NOTES

REV	DESCRIPTION	DATE	DRAWN	CHECKED	APPR'D
0	PROPOSED STAIRCASE	27/07/26	D.T.Z.	L.T.	C.P.

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DRAWING NO.: SKETCH-01

DRAWING TITLE:

PROPOSED STAIRCASE AT
JERUDONG 66KV SUBSTATION

DATE: 27/07/26
REV: 0
SCALE N.T.S
SHEET NO: 01 of 01

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Concept Location Select Report For Installation of Double Doors at Jerudong 66kV Main Substation

Project No	-
Document No	-
Date of Issue	04 September 2026
Document Revision	1
Pages	8

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1. Introduction

Adequate equipment access is an essential consideration in the design and operation of electrical substations, facilitating the safe installation, maintenance, refurbishment, and replacement of major electrical equipment throughout the asset lifecycle.

The existing access arrangement at the Jerudong 66kV Main Substation presents operational limitations for transporting large equipment from the Company's premises. This Concept Select Report evaluated the proposed installation of a new double leaf access door to improve equipment accessibility, enhance operational efficiency, and reduce reliance on third-party property during future maintenance and replacement activities.

1.1 Background

The existing Jerudong 66kV Main Substation Building is provided with two (2) double leaf electro-galvanized steel louvre doors, one (1) serving the switchgear room and one (1) serving the relay room, together with multiple single leaf access doors serving various rooms within the building. The existing double leaf door intended for the movement of large equipment is located on the side of the building facing an adjacent company's property. Consequently, the delivery or replacement of large electrical equipment requires lifting operations to be carried out from the neighboring premises, subject to prior approval and access arrangements, as shown in Figure 1.

Figure 1 Existing double leaf door location

Although the building includes several single leaf doors facing the Company's premises, these are intended primarily for personnel access and do not provide sufficient clearance for transporting major electrical equipment.

1.2 Objectives

The objectives of this proposal are to:

- Provide direct equipment access from Company-owned land.
- Improve accessibility to the switchgear room.
- Reduce reliance on neighboring property.
- Improve lifting safety.
- Facilitate future maintenance and equipment replacement.

2. Existing Arrangements

This section describes the existing arrangements of doors at the 66kV Substation building.

The existing building is provided with two (2) double leaf electro-galvanized steel louvre doors and multiple single leaf access doors serving different areas within the substation. As shown in Figure 2, the existing double leaf doors provide access to the switchgear room and relay room respectively, while the remaining single leaf doors are intended primarily for personnel or small equipment access.

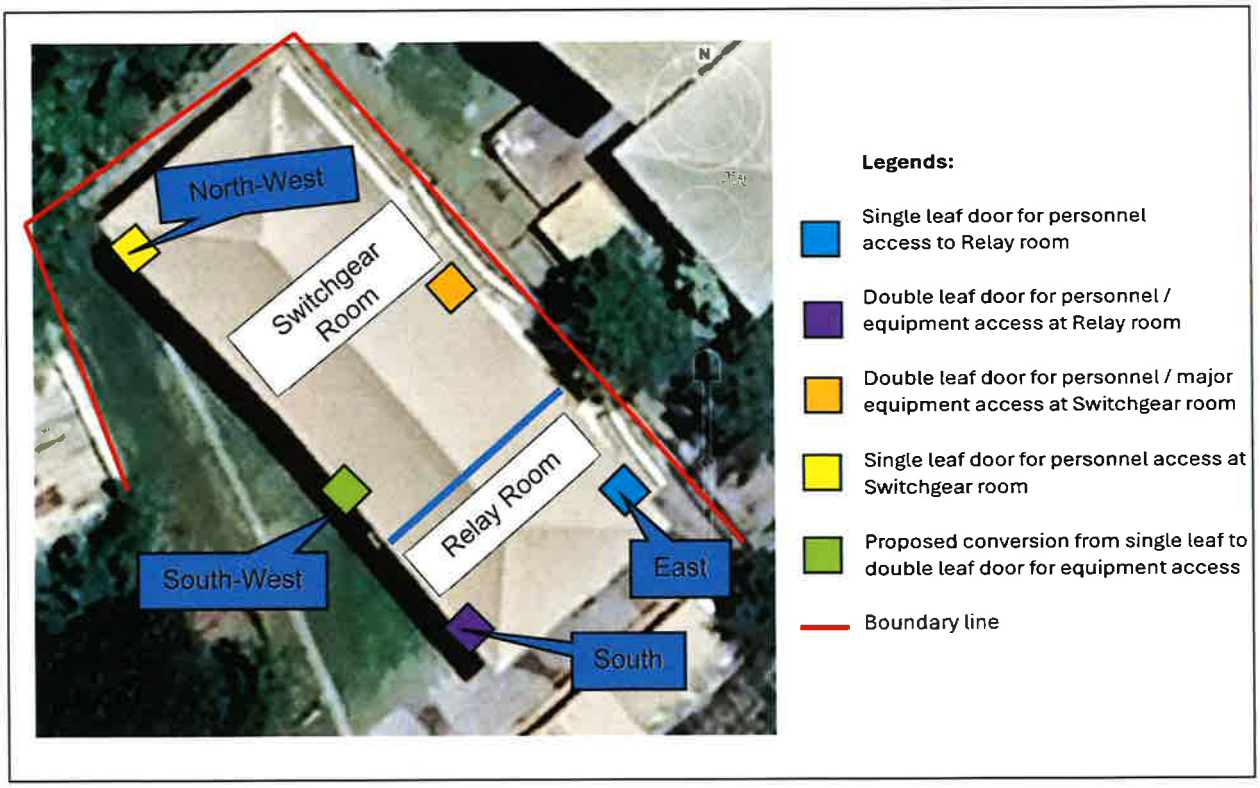

Figure 2 Existing door arrangements at Jerudong 66kV Main Substation Building

3. Assessment of Door Locations

A review of the existing 66kV Substation Building layout was carried out to identify potential locations for the installation of an additional double leaf equipment access door. Two alternative locations were considered, namely the relay room access area and the North-West (NW) corner of the building as shown in Fig 2 above.

3.1 Relay Room Access

The relay room has one (1) existing double-leaf door located at the South of the building and one (1) existing single-leaf door located at the East, as shown in Fig. 2 above. The East door is not considered suitable for conversion to a double-leaf door as it faces the neighboring premises, and increasing the door opening would potentially encroach into or affect the adjacent premises. Therefore, this location is not considered for the proposed double-leaf access door.

The existing South double-leaf door provides access to the relay room; however, the internal room layout and available space are limited and do not provide a practical route for the movement of large electrical equipment. The relay room primarily accommodates protection and control equipment, including relay panels and associated control equipment. Although an internal opening is provided between the relay room and switchgear room, the restricted internal space and arrangement of the equipment would limit the movement of large equipment through this route.

Therefore, neither the East nor the South door location is considered suitable for improving equipment access to the main switchgear area. The proposed equipment access improvement is consequently not considered at these locations.

3.2 North-West (NW) Corner of Building at Switchgear Room

The North-West corner of the building was also considered as a possible location for the installation of a new double-leaf access door. However, this location is considered less favorable due to the limited external space available around the building. The narrow boundary arrangement restricts access for heavy vehicles, HIAB cranes, and lifting equipment required for equipment delivery activities.

The constrained access condition would limit maneuverability and may not provide a practical setup area for safe lifting operations. Therefore, this location is not considered suitable for the proposed equipment access improvement.

4. Proposed Door Location

Following the assessment of the alternative locations, as shown in Fig. 3 below, the existing single-leaf door serving the switchgear room located at South-West (SW) has been identified as the most suitable location for conversion to a double-leaf equipment access door.

This location was selected because it:

- Provides direct access to the main switchgear room, allowing large electrical equipment to be moved directly into the room.
- Provides adequate external space for vehicle access, lifting and equipment handling operations.
- Minimizes the need to transport large equipment through the relay room or other internal areas of the building.
- Allow the existing door opening to be modified with minimal impact to the internal arrangement and existing electrical equipment.

Therefore, this location is considered the most practical and suitable option for improving equipment access to the switchgear room.

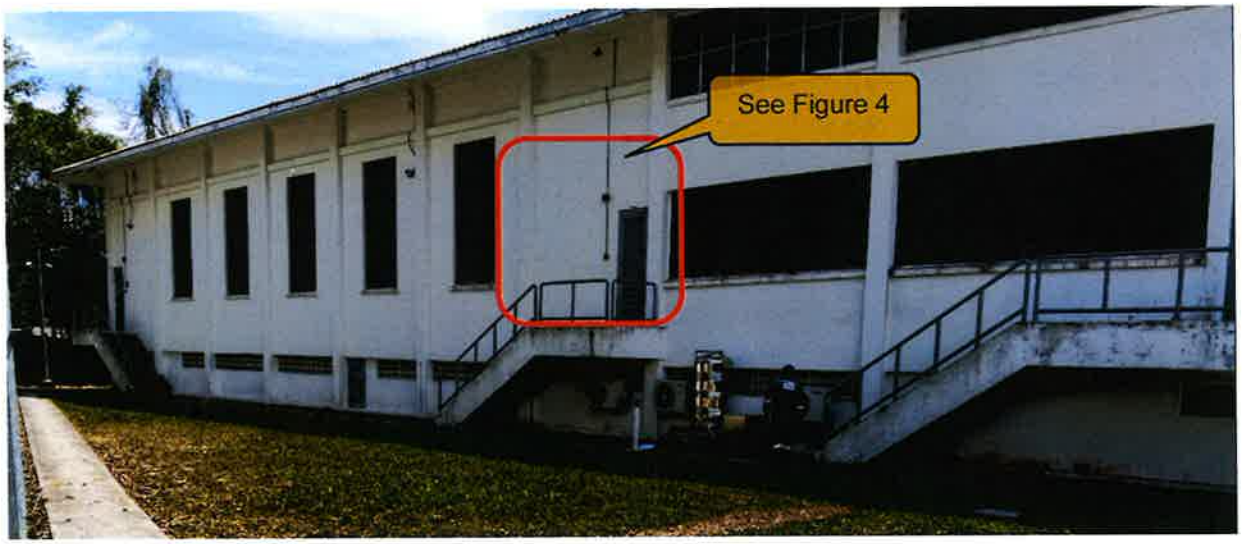

Figure 3 Proposed conversion from single leaf to double leaf steel louvre door

This location was selected because it:

- Provides direct access to the primary switchgear room.
- Provides adequate external space for vehicle and lifting operations.

Figure 4 External View of Existing Single Leaf Door (Proposed for Conversion to Double Leaf Access Door)

Figure 5 Internal View of Switchgear Room at the Existing Single Leaf Door Location

5. Proposed Door and Staircase Arrangements

5.1 Proposed Door

This section presents the proposed the minimum specifications for the installation of the new double leaf door, including the associated access platform and staircase modifications. The concept drawings shown in Attachment#1, #2 and #3 will illustrate the general arrangement of the proposed works. The final dimensions and details shall be confirmed during the detailed design stage. Refer to Attachment #4 for the double steel louvre door drawing.

Table 1 Proposed double leaf specification

Item	**Proposed Description**
Door Type	Double leaf steel louvre door
Door Opening Size	2460 mm (W) × 2680 mm (H)
Door Leaf	Louvre panel with steel frame
Locking Arrangement	Heavy-duty mortise lock complete with lever handles (or as approved)
Hinges	Heavy-duty stainless steel hinges, minimum 4 hinges per leaf
Finish	Hot dip galvanised
Accessories	Complete with door handles, fixing anchors, flush bolts and all necessary fixings,
Insect screen netting	Stainless steel netting mesh installed at external louvre panel

5.2 Proposed staircase

The proposed reinforced concrete staircase and platform extension are intended to provide safe and convenient access through the new double leaf steel louvre door. The staircase arrangement is based on the existing access configuration with modifications to suit the enlarged door opening.

Table 2 Proposed staircase arrangement

Item	Proposed Description
Stair Material	Reinforced concrete
Number of Steps	14
Tread	275 mm
Riser	150 mm
Handrail	Mild steel handrail to match existing
Platform	RC platform extension to suit new door opening

5.3 Relocation of Existing Services

The proposed enlargement of the existing door opening and modification of the access platform will affect several existing building services located within or adjacent to the proposed work area. The identified affected services may include the existing lighting point, telecommunication cabling, Manual Call Point and alarm ring bell.

Where required, the affected services shall be carefully relocated to suitable alternative positions to provide sufficient clearance for the proposed double leaf steel louvre door and associated access modifications. The relocation works shall include dismantling, rerouting, extension and reinstatement of the affected services, including all necessary cables, conduits, fittings and accessories.

The final locations and routing of the affected services shall be confirmed with respective Asset Owners prior to work commencement taking into consideration accessibility, maintainability, operational requirements and avoidance of interference with the proposed door and staircase arrangement.

7. Conclusions

The assessment concluded that the existing single-leaf door serving the switchgear room located at South-West of the building is the most suitable location for the proposed equipment access improvement. Converting this opening to a double-leaf door will provide direct access from Company-owned land, facilitate the movement of large electrical equipment, reduce reliance on neighboring property for equipment handling and lifting operations, and improve operational flexibility for future maintenance, equipment replacement and emergency access requirements. The proposed location also avoids the spatial limitations associated with the existing relay-room access points and provides a more practical route for the transportation of large electrical equipment directly into the switchgear room. The concept presented in this report shall form the basis for the subsequent detailed design and implementation, including structural assessment, verification of the existing building structure, detailed door and frame design, access platform and staircase modifications, and relocation/reinstatement of affected electrical, lighting and telecommunication services. All proposed modifications shall be subject to the relevant design verification, approvals and site conditions prior to construction.

8. Recommendations

As a future improvement / subsequent phase, the construction of an RC driveway/access route from the Company-owned area to the proposed equipment access door is recommended to facilitate future vehicle, lifting equipment and large equipment access.

The RC driveway is not included in the current proposed works and should be assessed and implemented separately subject to future operational requirements, budget availability and approval. Prior to any future driveway construction, a detailed site investigation shall be carried out to identify and verify existing underground HV, MV and LV cables and other buried services along the proposed alignment. The future design shall consider the required clearances, cable depth, loading from vehicles and lifting equipment, drainage, and appropriate protection measures for the existing underground services.

9. Attachment List

No	Drawing title	Drawing no
1	FLOOR PLAN 66kV SUBSTATION JERUDONG POWER STATION	JER-01-12 017-CM
2	ELEVATIONS 66kV SUBSTATION JERUDONG POWER STATION	JER-01-12 016-CM
3	DETAILS OF PROPOSED STAIRCASE FOR DOUBLE LEAF DOOR AT JERUDONG 66kV MAIN SUBSTATION	SKETCH-01
4	ELECTRO GALVANISED DOUBE LEAF STEEL DOOR	GEN-01-15 002-CM

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