

The Smart Technician: Bridging Hardware and Data for Operational Excellence

Ahmad Aliif Najmi Bin Azli

Applying for: Technician (BMS & M&E)

A New Breed of Technician: The Facilities System Analyst

A hybrid professional uniquely qualified to manage the intelligent building systems of a Premium Grade A Asset.

Dual-Competency Education:

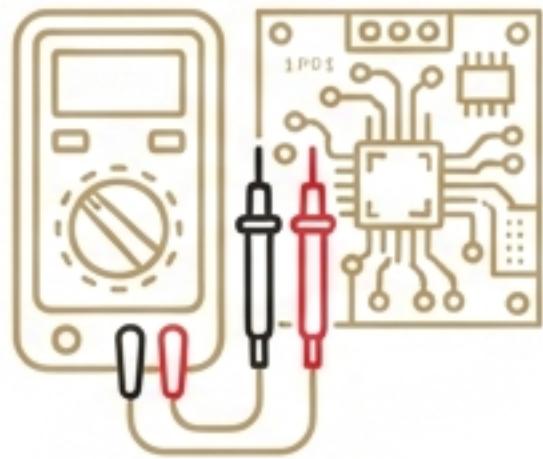
- **Diploma in Electronics Engineering:** Mastery of physical components, circuits, and sensor hardware.
- **Bachelor of Software Engineering:** Expertise in system logic, data flow, and automation.

Core Mission:

To leverage this unique blend of skills to drive operational excellence and uphold the zero-downtime standard of Exchange 106.



My 3 Pillars of Value for Exchange 106

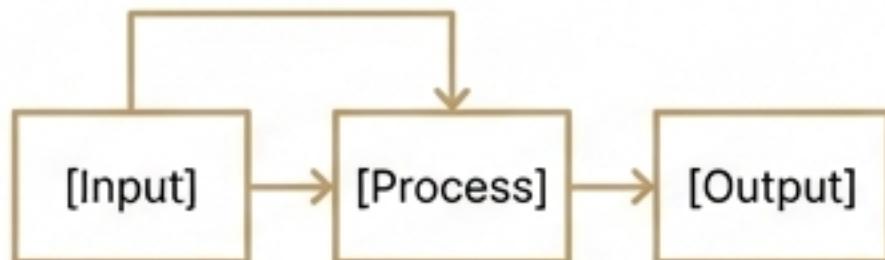


1. Hardware Ready

- Proficient in hands-on diagnostics of M&E components.
- Skilled in multimeter usage, wiring schematics, and PCB troubleshooting from my Electronics Diploma.
- Ready to physically install, calibrate, and maintain critical BMS sensors and controllers.

2. BMS Logic Ready

- Deep understanding of the Input/Output (I/O) data flow that powers an intelligent building.
- Software Engineering background allows me to analyze system logic, not just respond to alarms.
- Capable of identifying root causes of faults by understanding the data narrative.



3. Inspection Ready

- Trained in standardized assessment and compliance through work with JKR.
- Experience aligns with the principles of Facility Condition Assessment (FCA) for systematic defect identification.
- Disciplined approach to documentation, ensuring adherence to GBI Compliance and internal SOPs.

Case Study 1: Automating JKR's Costing Workflow



BEFORE

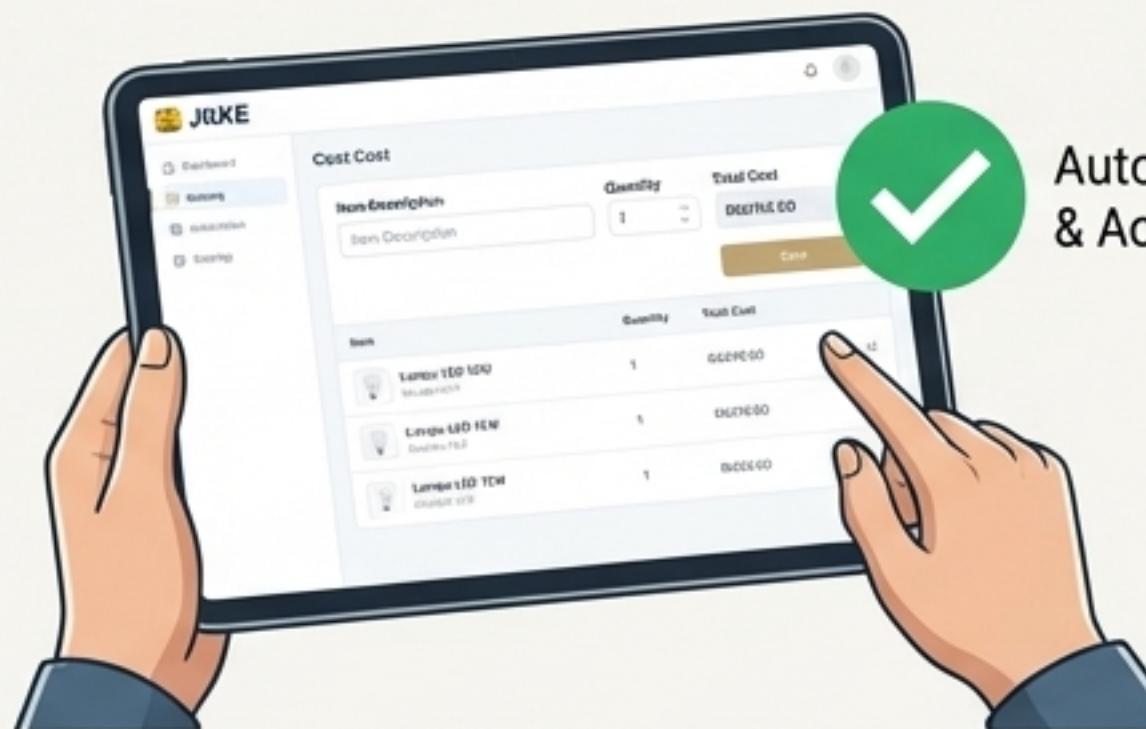
Manual Data Entry

High Error Rate

Time-Consuming Searches



AFTER



Automated & Accurate

Instant Costing

Zero Human Error

Digital Efficiency

Project: JKKE Automated Costing System (for JKR Elektrik)

The Problem: Engineers spent hours manually calculating project costs from static rate books, leading to significant delays and human error.

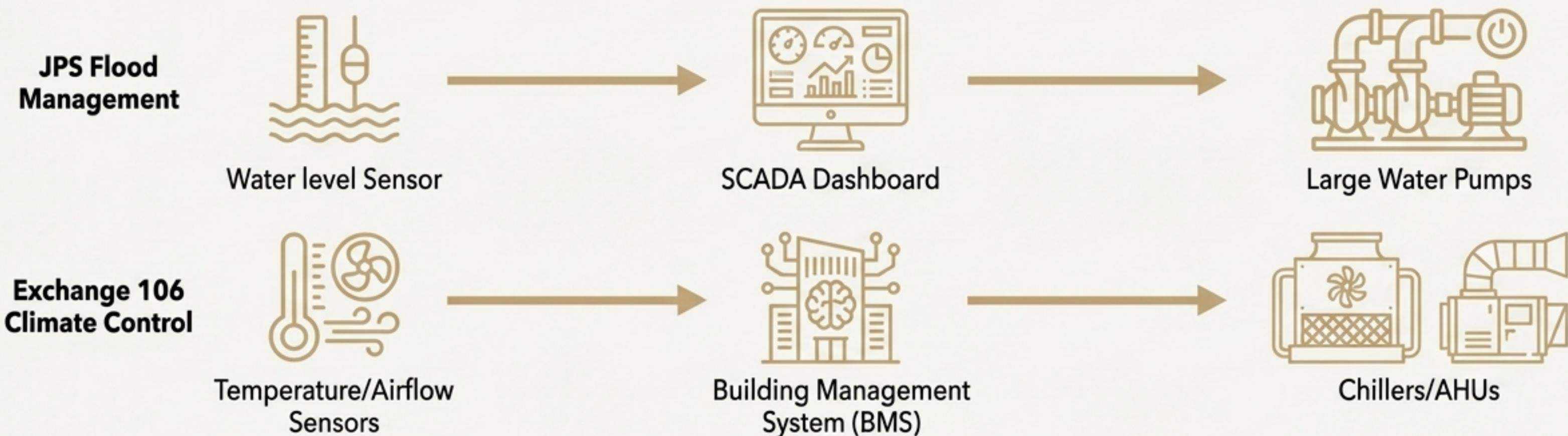
My Solution:

- ✓ Developed a web-based logic engine using JavaScript to automate the entire workflow.
- ✓ Created algorithms that processed user inputs against a centralized database of approved rates.
- ✓ Engineered a 50% reduction in administrative processing time and eliminated calculation errors.

Connection to Mulia:

This same logical approach can be applied to optimize **Spare Part Inventory Control**. By automating tracking and setting logical re-order points, we can prevent critical out-of-stock incidents and ensure 100% equipment availability.

Case Study 2: Centralizing Data at JPS Flood Control



Project: JPS Digital Admin Portal & SCADA Exposure (for JPS Kuala Nerus)

The Problem: Critical SOPs and asset logs were siloed in physical files, inaccessible to technicians at remote sites like the Flood Pump House (Rumah Pam).

My Contribution:

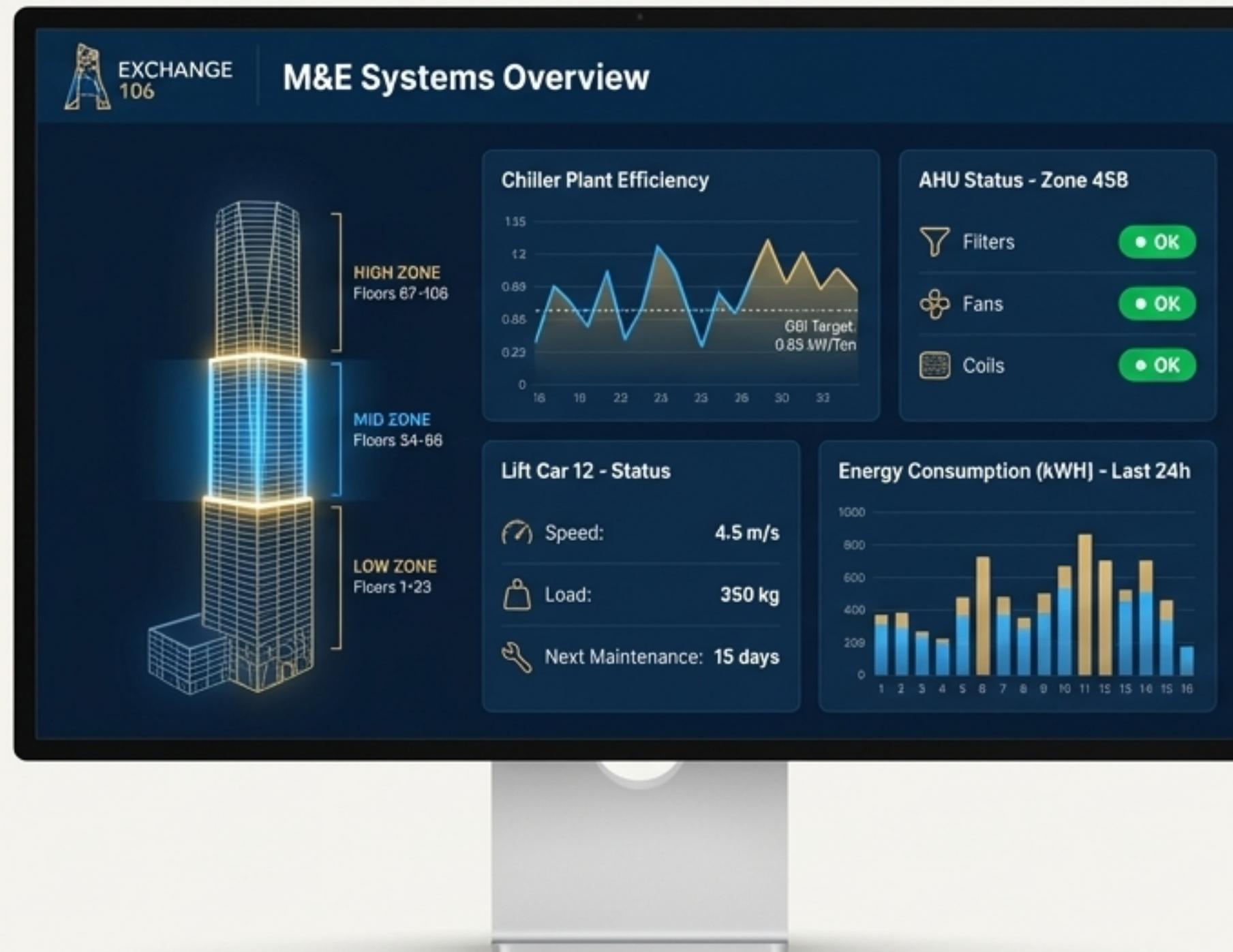
- Designed a centralized digital repository for instant, on-site access to SOPs and logs.
- Observed and understood the SCADA system, which centralizes real-time data from water sensors to control pumps.

Connection to Mulia:

The JPS SCADA system is a direct functional parallel to the Exchange 106 Building Management System. Just as their system links sensor data to pumps, your BMS links temperature and pressure sensor data to chillers and air handling units.

I already understand this core concept of centralized, data-driven facility control.

Proactive Vision: A Data-Driven Dashboard for Exchange 106



Demonstrating Initiative:

To prepare for this interview, I developed a prototype concept for a specialized M&E dashboard for Exchange 106.

Key Features Visualized:

- Zonal Intelligence:** Displays real-time health of M&E systems categorized by the building's specific lift zones.
- Compliance Tracking:** Integrates key performance indicators for GBI standards, such as chiller efficiency and energy usage.
- Predictive Maintenance:** Visualizes equipment status against scheduled maintenance, flagging potential issues early.

My Capability:

This proves I not only have the technical skills but also the proactive mindset to turn raw BMS data into actionable, high-level intelligence for management.

Upholding Six-Star Standards Through Smart Maintenance



Faster Troubleshooting

Hybrid skills bridge the gap between physical hardware and system logic to resolve issues faster.



Data-Driven Maintenance

Transition from a reactive to a predictive maintenance culture, minimizing downtime and operational cost.



Guaranteed Compliance

A disciplined, systematic approach to ensure all actions meet stringent FCA, SOP, and GBI standards.

My Ultimate Goal:

To contribute my unique technical abilities and forward-thinking approach to uphold the integrity, prestige, and operational excellence of Exchange 106. I am ready to serve.