



POWER-PLUS (S) PTE LTD

Your One-Stop ACMV Solution | **Electrical** | **BMS** | **Mechanical**



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WHAT WE OFFER

Our Service Model

One-stop shop for your building's facilities:
Electrical, **BMS**, and **Mechanical**.

■ **SERVICE**
Servicing, Maintenance & Repair

■ **PROJECT**
Consult, Design, Build

OUR SERVICE MODEL

Two Ways We Deliver

SERVICE

Servicing, Maintenance & Repair

- ✓ Preventive and scheduled maintenance
- ✓ Breakdown response and fault diagnosis
- ✓ Repair and replacement of legacy systems
- ✓ Testing, servicing, and troubleshooting
- ✓ Ongoing technical support and reporting

&

PROJECT

Consult, Design, Build

- ✓ Site survey, scoping, budget and tender preparation
- ✓ Detailed engineering design and specification
- ✓ In-house fabrication and assembly
- ✓ Installation and field wiring
- ✓ Testing, commissioning and handover
- ✓ Documentation, training and handover support

SERVICING, MAINTENANCE & REPAIR

Keeping Systems Running

01



Preventive

Scheduled servicing to keep plant and systems reliable

02



Responsive

Fault diagnosis and breakdown attendance when it matters

03



Repair

Repair, replacement and upgrade of ageing equipment

04



Support

Spare parts, performance tuning and technical reporting



CONSULT, DESIGN, BUILD

How We Deliver a Project

01

Consult

Site survey, scoping,
tender preparation
and budget
planning.

02

Design

Engineering design,
drawings and
specification
development.

03

Build

In-house
fabrication,
assembly and
factory acceptance
testing.

04

Install

On-site delivery,
installation, wiring
and equipment
setup.

05

Commission

Testing, handover,
documentation and
ongoing support.



OUR SERVICE MODEL

Both Pillars, Across All Three Divisions

	ELECTRICAL	BMS	MECHANICAL
Servicing, Maintenance & Repair	Switchboard servicing, VSD checks, fault rectification and replacement of legacy panels	Controller and DDC servicing, sensor calibration and Niagara software support	Chiller, AHU and FCU servicing, preventive maintenance, piping and duct repairs
Consult, Design, Build	Switchboard design and fabrication, field wiring, VSD installation and commissioning	Niagara BMS design, panel build, system integration and Green Mark compliance	Chilled water piping, ductwork fabrication and HVAC equipment installation



CHAPTER ONE

Electrical Division

Power distribution, lighting and electrical installation
engineered for reliability.

01

ELECTRICAL DIVISION

What We Do

01



Expertise

20+ years of proven
electrical systems
experience

02



Design & Build

Switchboard design,
fabrication and
integration

03



Field Wiring

Professional VSD
installations and field
wiring

04



Replacement

Switchboard replacement
for legacy systems

Our Services

Switchboard Solutions

- **Design & Build:** Full design, fabrication, and integration of LV and MV switchboards
- **Replacement:** Turnkey switchboard upgrades for legacy electrical systems
- **Custom Fabrication:** Panels built to specification for unique site requirements
- **Testing & QA:** Factory acceptance testing and type verification

Installation Services

- **Field Wiring:** Professional installation across commercial and industrial projects
- **VSD Systems:** Variable speed drive installation, wiring, and commissioning
- **Testing & Handover:** Complete system testing, documentation, and client training
- **Maintenance:** Ongoing support, fault-finding, and preventive servicing

ELECTRICAL DIVISION

Notable Project References

COMMERCIAL

Ngee Ann City

Switchboard replacement

INDUSTRIAL

UTAC Singapore

Design, build & install

AVIATION

Changi Airport T1

Complete electrical works

TELECOMMUNICATIONS

Singtel Exchanges

VSD installation & wiring

COMMERCIAL

Orchard Building

Switchboard upgrade

COMMERCIAL

Perennial Business City

Panel fabrication

...and many more across Singapore

ELECTRICAL DIVISION

Why Choose Power-Plus Electrical

200+

Projects Completed

20+

Years of Experience

50+

Satisfied Clients

Trusted by Singapore's leading semiconductor, commercial, industrial, and telecommunications facilities

LICENSED • CERTIFIED • EXPERIENCED

FEATURED PRODUCT

Custom Switchboards & Control Panels

Fully engineered and fabricated in-house, built to spec for semiconductor, commercial, and industrial facilities across Singapore.



In-house fabrication



FEATURED PRODUCT

Switchgear & LV/MV Distribution

Low- and medium-voltage switchgear assemblies engineered for reliability, including ACBs, MCCBs, and motor control centers for critical infrastructure.



Distribution board build

FEATURED PRODUCT

Power Distribution Systems

End-to-end power distribution solutions from main intake to final circuits, designed for uptime, serviceability, and future expansion.

FEATURED PRODUCT

Industrial Control Systems

Bespoke control panels integrating PLCs, HMIs, VSDs, and protective relays, commissioned and tested in-house before delivery.



Control panel assembly

CHAPTER TWO

BMS Division

02

Building Management Systems and Niagara integration
designed for intelligent buildings.

BMS DIVISION

What We Do

01



BMS Solutions

End-to-end BMS panel
and system delivery

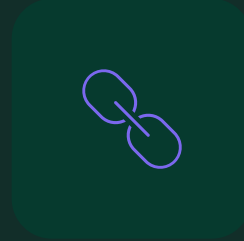
02



Niagara

Certified Tridium Niagara
specialists

03



Integration

Unified control across
electrical and BMS

04



7 Years Strong

Adapting to the latest
market trends

BMS DIVISION

Niagara Platform

Key Features

- **Scalable Architecture:** Software and I/O points that scale from small sites to campuses
- **Vendor Agnostic:** Works with any BACnet, Modbus, or LonWorks device
- **Open Platform:** Standards-based framework for maximum flexibility
- **Web-Native:** Built-in web server; no proprietary client software required

Advantages

- **No Vendor Lock-in:** Swap hardware or service providers without rebuilding
- **Future-Proof:** Continuous platform evolution protects your investment
- **Cost-Effective:** Pay only for the points you need; scale as you grow
- **Easy Expansion:** Add zones, equipment, and analytics without platform changes

Conventional vs Niagara Design

Conventional BMS

- ✗ Proprietary vendor lock-in
- ✗ Limited scalability options
- ✗ Closed platform architecture
- ✗ Higher long-term costs
- ✗ Difficult 3rd party integration

VS

Niagara Platform

- ✓ Vendor agnostic, no lock-in
- ✓ Scalable software and points
- ✓ Open platform architecture
- ✓ Cost-effective long-term
- ✓ Easy 3rd party integration

BMS DIVISION

Green Mark & Integration

01

Green Mark Compliance

Designed to meet Singapore BCA Green Mark standards for sustainable building performance.

- Platinum-certified design approach
- Energy metering and reporting
- Sustainable operation strategies

02

System Integration

Unified control across BMS, electrical, HVAC, and security subsystems.

- Seamless Power-Plus integration
- BACnet, Modbus, LonWorks support
- Single-pane-of-glass monitoring

03

Full-Scope Delivery

End-to-end service from panel fabrication to commissioning and support.

- In-house BMS panel fabrication
- Field wiring and installation
- Testing, commissioning, handover

BMS DIVISION

Notable Project References

COMMERCIAL

Ngee Ann City

Full Niagara BMS integration

STORAGE MANAGEMENT

Iron Mountain

Niagara platform deployment

COMMERCIAL

Orchard Building

Niagara BMS upgrade & integration

TELECOMMUNICATIONS

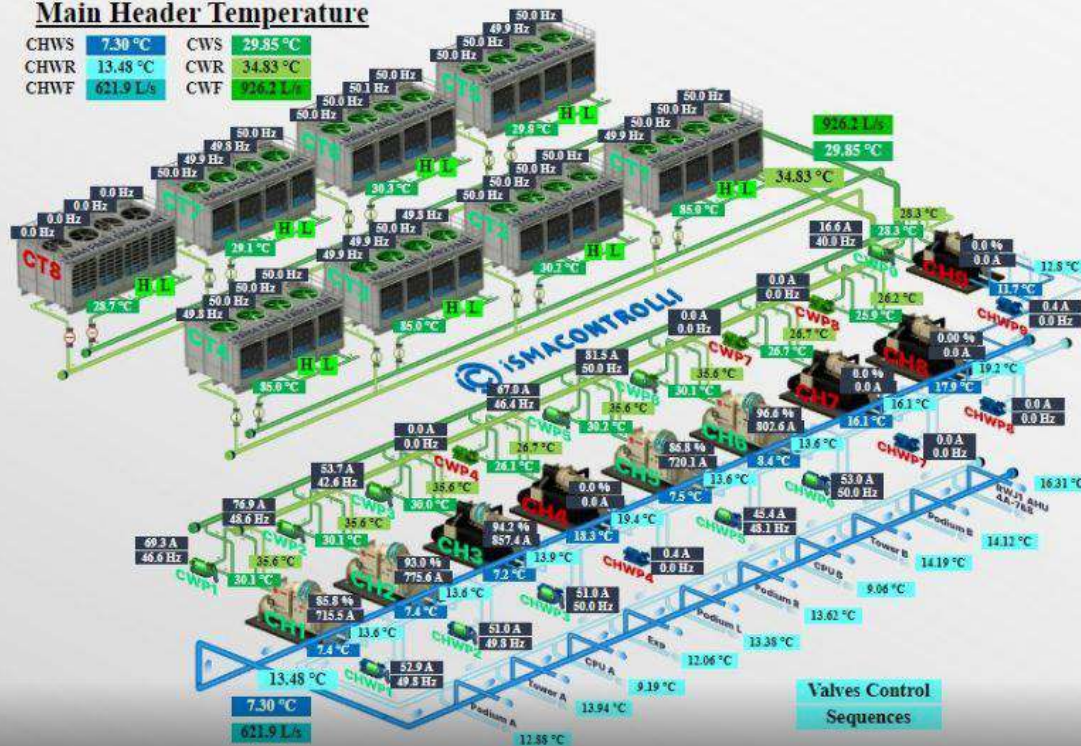
Singtel Exchanges

Scalable BMS rollout

Main Header Temperature

CHWS 7.30 °C
CHWR 13.48 °C
CHWF 621.9 L/s

CWS 29.85 °C
CWR 34.83 °C
CWF 926.2 L/s



30.8 °C 75.0 %RH

	1	2	3	4	5	6	7	8	9
PLANT MANAGER	☒	☒	☒	☒	☒	☒	☒	☒	☒
COMMAND	☒	☒	☒	☒	☒	☒	☒	☒	☒
CHILLER	☒	☒	☒	☒	☒	☒	☒	☒	☒
CHWP	☒	☒	☒	☒	☒	☒	☒	☒	☒
CWP	☒	☒	☒	☒	☒	☒	☒	☒	☒
ORDER	1	3	6	8	2	4	7	5	9

TOWER MANAGER	☒	☒	☒	☒	☒	☒	☒	☒	☒
COMMAND	☒	☒	☒	☒	☒	☒	☒	☒	☒
CT	☒	☒	☒	☒	☒	☒	☒	☒	☒
DISABLE	☒	☒	☒	☒	☒	☒	☒	☒	☒
ENABLE	☒	☒	☒	☒	☒	☒	☒	☒	☒
STOP	☒	☒	☒	☒	☒	☒	☒	☒	☒
TRIP	☒	☒	☒	☒	☒	☒	☒	☒	☒
LOCKOUT	☒	☒	☒	☒	☒	☒	☒	☒	☒
OVERRIDDEN	☒	☒	☒	☒	☒	☒	☒	☒	☒

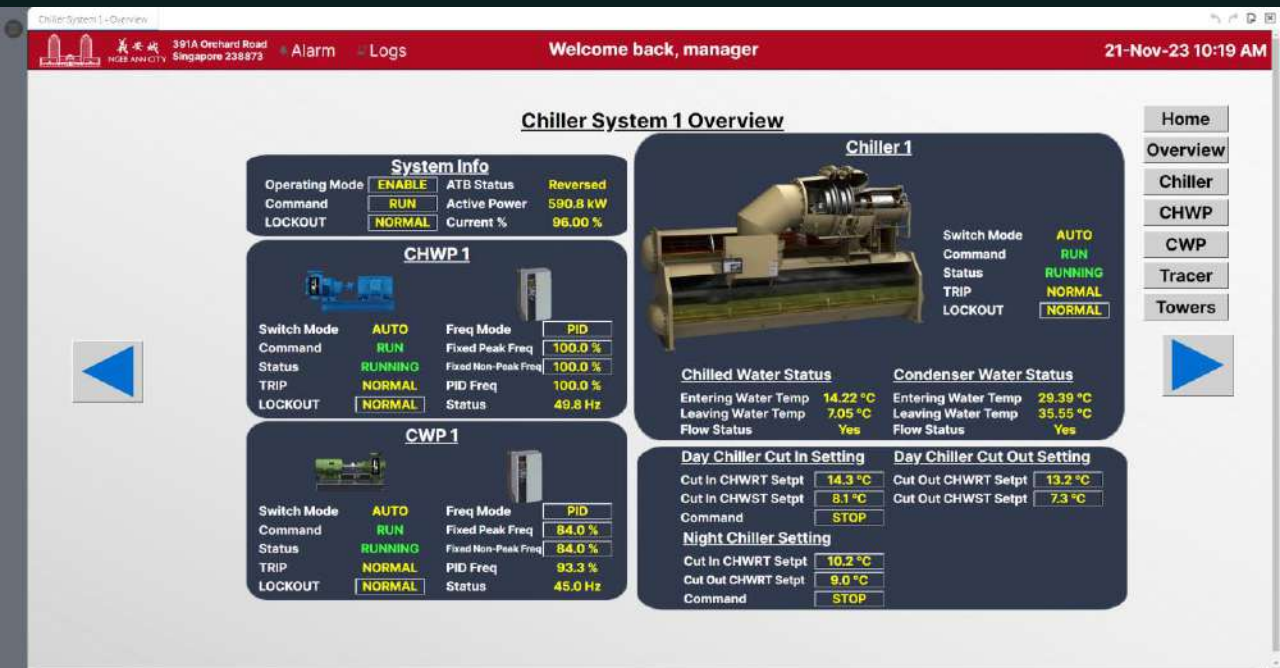
Total Plant kW	3159.9 kW	Plant Efficiency	0.690
CHW Tonnage	4532.2 tR	Chiller Efficiency	0.551
CW Tonnage	5495.1 tR	CHWP Efficiency	0.037
Heat Balance %	-3.62 %	CWP Efficiency	0.052
FCU Efficiency	0.044	CT Efficiency	0.050
AHU Efficiency	0.092	AC System Eff	0.826

Chiller plant control dashboard

CHILLER PLANT CONTROL

Chiller Plant Optimisation

Real-time monitoring of chilled water loops, plant kW and Chiller Plant Efficiency, with sequencing logic and alarms for efficient plant operation.
In accordance with BCA Green Mark Standard.



SYSTEM INTEGRATION

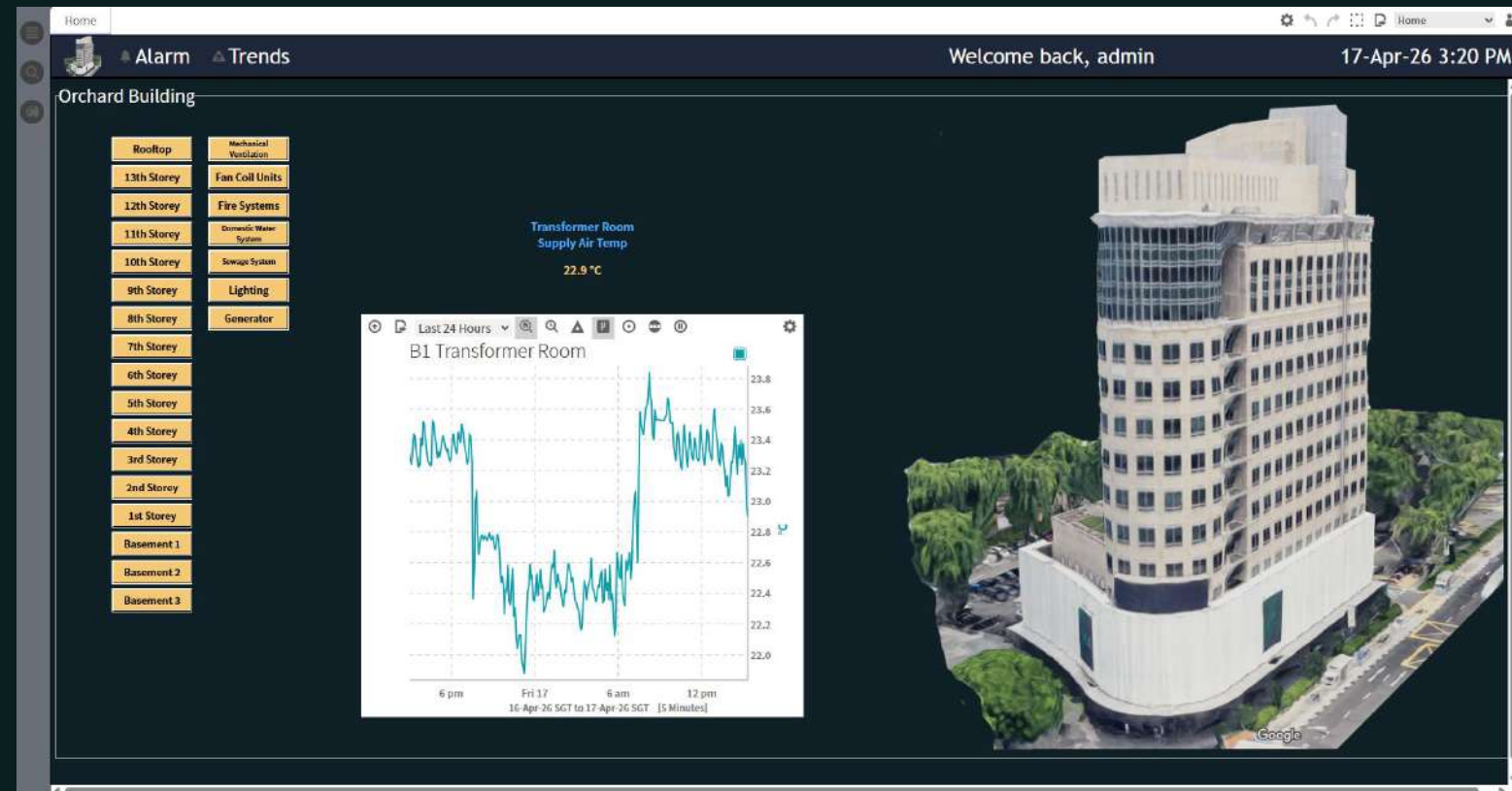
Integrated Building Control

Centralised supervisory control across HVAC, ventilation and power systems, bringing every mechanical and electrical subsystem onto a single operator interface.

ZONE MONITORING

Floor & Zone Dashboards

Floor-by-floor visibility across mechanical ventilation, fan coil units and domestic water, with trend charts and live temperature readings for every zone.



Floor-level BMS dashboard with live zone trends · Power-Plus

CONTROL & AUTOMATION

BMS Control Panels & Enclosures

Custom-built BMS enclosures housing DDCs, I/O modules, networking equipment and power supplies, field-wired and commissioned in-house for reliable building automation deployments.



BMS control enclosure



Field-wired BMS panel

BMS COMPONENTS

Valve Actuators & Control Hardware

Integrated valve actuators, sensors and BMS controllers, selected and installed to match the building's mechanical systems and control strategy.



Valve actuator cabinet · Power-Plus



BMS controller cabinet interior · Power-Plus

CHAPTER THREE

Mechanical Division

03

HVAC, chilled water piping and ductwork systems
engineered for high-performance buildings.

MECHANICAL DIVISION

Our Services

01

Piping Works

- Chilled Water Piping Installation
- Condenser Water Piping
- Refrigerant Copper Piping
- Process Piping
- Stainless Steel, Carbon Steel, and Mild Steel Piping
- HDPE and PVC Piping Systems
- Pipe Support Fabrication and Installation
- Valve Installation
- Autotube cleaning system
- Pressure Testing and Flushing
- Pipe Insulation Works
- Testing and Commissioning
- FCU piping

02

Ducting Works

- Duct Fabrication and Installation
- HVAC Air Distribution Systems
- Fresh Air Ventilation Systems
- Exhaust Air Systems
- FCU ducting
- Smoke Extraction Ducting
- Kitchen Exhaust Ducting
- Fire-Rated Duct Systems
- Acoustic and Thermal Insulation
- Air Balancing
- Testing and Commissioning

03

Mechanical Services

- HVAC System Installation
- Mechanical Equipment Installation
- Preventive and Corrective Maintenance
- System Upgrading and Replacement Works
- Plant Shutdown Maintenance
- Troubleshooting and Repair
- Project Coordination and Site Management



Chiller plant chilled water piping

MECHANICAL

Chiller

Chilled water piping installation for central chiller plant systems.



MECHANICAL

Chiller

Chilled water piping supports and routing for central chiller plant risers.

Chiller plant pipe supports & routing

MECHANICAL

AHU

Air handling unit installation and connection to HVAC air distribution ductwork.



Air handling unit installation



MECHANICAL

AHU

Air handling unit positioned and connected for HVAC air distribution and fresh-air supply.

Air handling unit: site installation

MECHANICAL

FCU

Fan coil unit installation with associated FCU piping and ducting.



Fan coil unit installation

Thank You

POWER-PLUS (S) PTE LTD

YOUR TRUSTED PARTNER IN **ELECTRICAL**, **BMS** & **MECHANICAL** SOLUTIONS



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