

REQUEST FOR QUOTATION LOCAL PURCHASE SECTION

RFQ NUMBER : 2332600581
DATE : 04.03.2026
REQ No : 1032600934
REQ TITLE : 1-BMC BUILDING 1032600934
DELIVERY LOCATION
CLOSING DATE : 13.03.2026
CLOSING TIME : 10:00:00

SL NO	ITEM CODE	SERVICE ID	DESCRIPTION	QTY	UOM	BRAND/ORIGIN	WARRANTY	UNIT PRICE	TOTAL PRICE
1		ITEM-00001	<p>COMPREHENSIVE ANNUAL MAINTENANCE OF BUILDING MANAGEMENT SYSTEM AT BMCBUILDING.# DEWA-CONFIDENTIAL COMPREHENSIVE ANNUAL MAINTENANCE OF BUILDING MANAGEMENT SYSTEM AT BMCBUILDING.#INTRODUCTIONTHIS COMPREHENSIVE ANNUAL MAINTENANCE CONTRACT (AMC) FOR THE BUILDINGMANAG EMENT SYSTEM (BMS) OUTLINES THE TERMS AND SCOPE FOR THE PREVENTIVEAND CORRECTIVE MAINTENANCE OF THE BMS INSTALLED ACROSS OUR FACILIT IES.THE PURPOSE OF THIS AMC IS TO ENSURE THE BMS SYSTEM OPERATES RELIABLYAND EFFICIENTLY THROUGHOUT THE CONTRACT PERIOD BY CONDUCTIN G REGULARPREVENTIVE MAINTENANCE, TIMELY RECTIFICATION OF FAULTS, AND CONTINUOUSMONITORING OF SYSTEM PERFORMANCE.THE SERVICE PROVIDER SHALL BE RESPONSIBLE FOR MAINTAINING ALL COMPONENTSOF THE BMS, INCLUDING CONTROLLERS, SENSORS, ACTUATORS, FIELD</p>	4	JOB				

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			<p>DEVICES, OPERATOR WORKSTATIONS, AND COMMUNICATION NETWORKS, IN OPTIMAL WORKING CONDITION. REGULAR SYSTEM HEALTH CHECKS, FIRMWARE UPDATES (WHERE APPLICABLE), AND BACKUP OF SYSTEM CONFIGURATIONS SHALL BE PERFORMED TO MINIMIZE DOWNTIME AND ENSURE THE UNINTERRUPTED MONITORING AND CONTROL OF THE HVAC, ELECTRICAL SYSTEM, FIRE ALARM AND FIRE FIGHTING SYSTEM, ENERGY MANAGEMENT, AND OTHER INTEGRATED SYSTEMS UNDER THE BMS. THIS A</p> <p>MC AIMS TO MAINTAIN SYSTEM INTEGRITY, EXTEND THE LIFESPAN OF BMS EQUIPMENT, AND SUPPORT THE OPERATIONAL EFFICIENCY OF THE FACILITY BY PROACTIVELY IDENTIFYING AND ADDRESSING ISSUES BEFORE THEY LEAD TO CRITICAL FAILURES. #SCOPE OF WORK: #THE CONTRACTOR IS REQUIRED TO QUOTE LUMP SUM PRICE FOR MAINTENANCE OF BMS SYSTEM INCLUDING HVAC SYSTEMS, ELECTRICAL</p>						

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			<p>EQUIPMENT AND THE FIREALARM AND FIRE-FIGHTING SYST EMS INCLUDING ALL SPARE PARTS (SUCH ASREPLACEMENT OF DEFECTIVE SENSORS, ACTUATOR MOTOR WITH VALVES FOR CHILLER& COOLING TOWER, LEAK DETECTION SENSOR, AHU, FAHU, CCU, DX, FCU & VAVCONTROLS, DAMPER ACTUATORS, FIELD CONTROLLERS, MODULES, FUSES, RELAYS,BREAKERS INSIDE THE DDC OUTSTATION, DDC CONTROLLER LOGICAL PROGRAMS,DATA PROTECTION RECOVERY, TEMPERATURE AND RELATIVE HUMIDITY SENSORS,DIFFERENTIAL AIRFLOW SWITCH, WATER METERS, BTU METERS, HUMIDITY, CO2,MOTION SENSORS, AND ANY OTHER ENVIRONMENTAL SENSORS &DEWA-CONFIDENTIALRECTIFICATION OF COMMUNICATION CABLES AND LOOPING#S AND UPGRADING OFSOFTWARE, ANTIVIRUS ETC#)SUMMARY OF SCOPES #SR. NO #PREVENTIVE MAINTENANCE #SERVICES #1.1 #MONTHLY SITE</p>						

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			INSPECTION & FUNCTIONALITY TEST TO BE PERFORM #INCLUDED #1.2 #MONTHLY FINE TUNING (CONTROLLER AND SOFTWARE PARAMETERS) #INCLUDED #2 #CORRECTIVE MAINTENANCE #2.1 #SPARE PARTS AND CONSUMABLES ITEMS #INCLUDED #2.2 #REPAIRING SERVICES INCLUDING CONTROL WIRINGS AND DDC PANELS #INCLUDED #2.3 #DATA PROTECTION/RECOVERY #INCLUDED #2.4 #SOFTWARE PATCH UPDATES WITH LATEST VERSION #INCLUDED #2.5 #SOFTWARE UPGRADES WITH LATEST VERSION #INCLUDED #2.6 #REPAIRING OF BMS PC HARDWARE #INCLUDED #3 #PERFORMANCE SERVICES #3.1 #CALIBRATION OF CO, TEMPERATURE AND RELATIVE HUMIDITY SENSORS #INCLUDED #3.2 #EMERGENCY INTERVENTION (UNLIMITED) #INCLUDED #3.3 #ENERGY PERFORMANCE & SUSTAINABILITY SERVICES WITH MONTHLY REPORTS#INCLUDED #3.4 #RESPONSE TIME #AS PER SLA #4 #OTHER						

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			<p>SERVICES #4.1 #NAVIGATOR - ADVANCE #INCLUDED #4.2 #MIGRATION OF THE SOFTWARE FROM OLD COMPUTER TO NEW COMPUTER #INCLUDED #4.3 #ANTI VIRUS / FIREWALLS #INCLUDED #THE QUOTATION SHALL BE SUBMITTED AS PER DEWA SPECIFICATION AND SURVEY ONLY.3. THE CONTRACT PERIOD WILL START FROM THE DATE OF FIRST SERVICE/ VISIT.4. MINIMUM 4 PPM SERVICES (ONE MAJOR AND THREE MINOR SERVICE) TO BE CARRIED OUT YEARLY.5. THE AMC CONTRACTOR SHALL DEPLOY ONE QUALIFIED SENIOR IBMS OPERATOR RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE HVAC SYSTEMS, ELECTRICAL EQUIPMENT, AND FIRE ALARM AND FIRE-FIGHTING SYSTEMS FROM 07:00 AM TO 05:00 PM, MONDAY THROUGH SUNDAY. THE PROPOSED OPERATOR SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE DEWA ENGINEER PRIOR TO DEPLOYMENT.6. THE CONTRACTOR SHALL</p>						

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			<p>PROVIDE A DETAILED PRICE BREAKDOWN IN THEIR PROPOSAL FOR THE AMC AND THE SENIOR IBMS OPERATOR.7. THE OPERATOR SHALL PROVIDE AN INTEGRATED SET OF IBMS REPORTS COVERING ENERGY, WATER, COOLING CONSUMPTION AND CHILLER-PLANT EFFICIENCY PERFORMANCE PLUS MAINTENANCE REPORTS. EACH REPORT MUST INCLUDE BASELINE VS ACTUAL, PLAN VS ACTUAL (PPM / CORRECTIVE), PREDICTIVE MAINTENANCE RESULTS, FINDINGS AND CLEAR RECOMMENDATIONS (INCLUDING OPTIMIZATION ACTIONS SUCH AS SCHEDULING, TEMPERATURE OFFSETS, SET-POINT CHANGES). REPORTS MUST BE DATA-DRIVEN, AUDITABLE, AND SUITABLE FOR MANAGEMENT REVIEW AND FOR HANDOVER TO DEWA OPERATIONS TEAMS ON MONTHLY BASIS.8. CONTRACTOR TO PROVIDE TRAINING SESSIONS BY A SPECIALIZED TRAINER TO DEWA STAFF TO USE THE BMS EFFECTIVELY AND CERTIFICATES TO BE PROVIDED</p>						

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			<p>TODEWA STAFF ACCORDINGLY.9. DURING REGULAR PLANNED PREVENTIVE MAINTENANCE (PPM) AND CORRECTIVE MAINTENANCE, THE BMS COMPONENTS WHICH ARE IDENTIFIED AS FAULTY OR SHOWING ABNORMAL OPERATION MUST BE REPLACED AS PER DEWA SLA CONDITIONS.10. DURING PPM AND MONTHLY INSPECTION ACTIVITIES CONTRACTOR PROVIDES MINIMUM TWO SKILLED BMS ENGINEERS TO CARRY OUT PREVENTIVE MAINTENANCE AND TO BE COMPLETED AS PER THE DEWA SCHEDULE. DEWA-CONFIDENTIAL 1.# PPM REPORTS, ALONG WITH MONTHLY STATUS REPORTS, IBMS OVERVIEW, AND SYSTEM TREND ANALYSES, SHALL BE SUBMITTED MONTHLY. ADDITIONALLY, REPORTS ON THE BMS SYSTEM CONDITION AND REQUIRED REPAIRS INCLUDING SOFTWARE UPDATES AND SENSOR REPLACEMENTS SHALL BE SUBMITTED ON A MONTHLY BASIS, NO LATER THAN THE 10TH OF EACH MONTH,</p>						

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			<p>FOR VERIFICATION.2.#BMS SOFTWARE UPDATES AND UPGRADES TO ENSURE ALWAYS LATEST VERSION TO INSTALL IN THE EXISTING BMS PC.3.#THE BMS SUPPLIER IS REQUIRED TO UPDATE THE EXISTING PC SOFTWARE AND OPERATING SYSTEM TO ENSURE COMPATIBILITY WITH BMS SOFTWARE UPDATES AND UPGRADES.1.#BMS SUPPLIER TO MIGRATION OF THE SOFTWARE FROM OLD COMPUTER TO NEW COMPUTER WHEN AS REQUIRED.1.#CONTRACTOR TO MAINTENANCE AND TROUBLESHOOTING OF THE BMS SOFTWARE PLATFORM, INCLUDING BACKUP, UPDATES, AND SECURITY PATCHING.1.#CONTRACTOR TO PROVIDE UPDATED USER MANUALS, SYSTEM DOCUMENTATION, AND TROUBLESHOOTING GUIDES.1.#THE INSTALLED BMS MAINLY CONTROLS & MONITORS THE HVAC SYSTEM, AND MONITORS OTHER ELECTRICAL RELATED SYSTEMS LIKE LIGHTING, ELEVATORS, PUMPS, ETC..1.#THE CONTRACTOR TO</p>						

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			<p>ATTEND UNLIMITED BREAKDOWN CALLS WITHOUT DELAY ASPER SITE REQUIREMENT.2.#THE CONTRACTOR TO RECTIFY THE ERROR MESSAGES IMMEDIATELY AN DPROFICIENTLY WITHOUT DELAY.3.#CONTRACTOR SCOPE INCLUDES VALIDATION OF BMS FIELD SENSORS AND ITSREADINGS FORTEMPERATURE AND PRESSURE . SINCE THESE SENSORS ARE FACTORY CALIBRATED, IFTHE READINGSDEVIATION, THESE MUST BE REPLACED UNDER COMPREHENSIVE SCOPE.1.#CONTRACTO R TO CALIBRATE THE SENSORS TO ENSURE ACCURACY.2.#SPARE PARTS REQUIRED TO CARRY OUT THE RECTIFICATION ACTIVITY SHOULDBE ARRANGED AT T HEEARLIEST IN ORDER TO KEEP THE EQUIPMENT DOWN TIME TO MINIMUM AND MUST BEGENUINESPARES FROM OEM OR OEM RECOMMENDED VENDORS. DEWA-CO NFIDENTIAL1.#ALL THE CONSUMABLE MATERIALS WILL CONFIRM AS PER LATEST STANDARDSAND SHALL BE SUBMITTEDTO DEWA FOR ENGINEERS</p>						

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			<p>APPROVAL.1 .#ALL PARTS SUPPLIED UNDER THIS MAINTENANCE AGREEMENT TO BE INCLUDE AWARRANTY PERIOD FOR12 MONTHS FROM THE DATE OF SUPPLY.1.#ALL MAI NTENANCE ACTIVITIES SHALL BE PERFORMED IN THE PRESENCE/SUPERVISION OF A COMPETENTSUPERVISOR.1.#CORRECTIVE MAINTENANCE REPORTS TO BE SUBMITTED WITHIN THREE WORKINGDAYS WITH THEIR OWNSERVICE REPORT TO DEWA SUPERVISOR FOR VERIFICATION AND RECORD.1.#CONTRACTOR TO PROV IDE US WITH INCIDENT REPORTS, DOCUMENTATION OF ANYSYSTEM FAULTS ORBREAKDOWNS, INCLUDING THE ACTIONS TAKEN AND PARTS REPLACED.1.#CONT RACTORS TO BE SUBMITTED THEIR OWN CHECK LIST FOR THE CORRECTIVEMAINTENANCE ANDCONSUMABLE ITEMS TO BE MENTIONED FOR DEWA VERIFICATION AND RECORD.1.#THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONS. SO AS NOT,DAMAGE</p>						

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			ANY OF THE EXISTINGEQUIPMENT/ STRUCTURE ETE# IF DAMAGED ANY EXISTING EQUIPMENT BYCONTRACTOR PENALTY WILLBE APPLIED AS PER DEWA REGULATIONS.1.#SHOULD WE EXPERIENCE A BREAKDOWN IN AN Y OF EQUIPMENT/SYSTEM AT ANYTIME OF THE DAY ORNIGHT, YOU WILL RESPOND TO OUR REQUEST WITH YOUR 24 HOURS EME						

TOTAL AMOUNT IN WORDS:

TOTAL AMOUNT:

SPECIAL NOTES / INSTRUCTIONS:

1-BMC BUILDING

for more information contact Mohideen -PHONE: 553810513

site visit date 09.03.2026

Payment Terms : Payments of the contract will be paid after carrying out preventive maintenance service and completion of 3 months (Quarterly

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basis).

Comprehensive Annual Maintenance of Building Management System at
BMC Building

Kindly obtain quotation from OEM M/s FR. SAUTER (DUBAI BRANCH)

for more information contact Mohideen -PHONE: 553810513

site visit date 09.03.2026

Payment Terms : Payments of the contract will be paid after carrying out
preventive maintenance service and completion of 3 months (Quarterly
basis).

STANDARD TERMS & CONDITIONS

- 1) Prices should be 'DDP' delivery duty paid at DEWA stores.
- 2) Quotation to be submitted only in local currency U.A.E Dirhams
- 3) DEWA Standard Payment will be made within 30 days from the date the Supplier/Contractor submits a complete and accurate invoice, together with all required supporting documents, subject to the material and/or services having been duly accepted.
- 4) No DEWA staff or his or her relatives up to third degree should have ownership or partnership in your company, and your participation in DEWA tenders / RFQs should not constitute a Conflict or perceived Conflict of Interest.
- 5) The offered product and/or services in the Quotation, shall be confirming and in accordance with DEWA Energy Management Policy & EnMS Manual.
- 6) Confidentiality Clause: The Supplier/Service Provider shall treat all information and data (excluding open data) contained in the Purchase Order or obtained by the Supplier/Service Provider in connection with the execution of Works as proprietary and strictly confidential. In particular, the Supplier/ Service Provider shall not publish or disclose any data or information including but not limited to

MATERIAL AND OR SERVICE PROVIDED TO DEWA SHOULD PREFERABLY BE ENERGY EFFICIENT AND ENVIRONMENT FRIENDLY.

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personally identifiable information, government data, project details, specifications, drawings or photographs concerning the Works to any third parties without the prior written consent of the Employer. If the Supplier/Service Provider is obligated to obtain NOCs / Permits /Permissions for the Project from Government agencies as per the terms and scope of the Contract, the Supplier/Service Provider shall submit only the specific data required for the purpose to the authorized team of the agency, through their prescribed channel / system, subject to information security requirements. The Supplier/Service Provider shall comply with all the applicable data protection laws and regulations.

SUPPLIER'S REMARKS :

SUPPLIER'S SIGNATURE AND STAMP