

REQUEST FOR QUOTATION LOCAL PURCHASE SECTION

RFQ NUMBER : 2332601827
DATE : 28.07.2026
REQ No : 1032603391
REQ TITLE : Comprehensive Annual
DELIVERY LOCATION
CLOSING DATE : 03.08.2026
CLOSING TIME : 10:00:00

SL NO	ITEM CODE	SERVICE ID	DESCRIPTION	QTY	UOM	BRAND/ORIGIN	WARRANTY	UNIT PRICE	TOTAL PRICE
1		ITEM-00001	COMPREHENSIVE ANNUAL MAINTENANCE OF HVAC SYSTEM AT VARIOUS ADMINBUILDINGS & ACCOMMODATION.#INTRODUCTIONTHIS COMPREHENSIVE ANNUAL MAINTENANCE CONTRACT (AMC) FOR THE HVAC SYSTEMOUTLINES THE TERMS AND CONDITIONS FOR THE MAINTENANCE AND SERVICING OFTHE RELATED EQUIPMENT AND SYSTEMS. THIS AGREEMENT IS BETWEEN DUBAIELECTRICITY AND WATER AUTHORITY (DEWA) AND SERVICE PROVIDERS.THE AMC ENSURES THAT SERVICES ARE PROVIDED THROUGHOUT THE ONE-YEARCONTRACT TERM, ENSURING THAT ALL EQUIPMENT AND SYSTEMS ARE REGULARLYMAINTAINED, MINIMIZING DOWNTIME, AND ACHIEVING OPTIMAL PERFORMANCE INLINE WITH DEWA#S OPERATIONAL AND SAFETY STANDARDS. THE CONTRACT COVERSPLANNED PREVENTIVE MAINTENANCE, CORRECTIVE MAINTENANCE, AND EMERGENCYRESPONSE AS REQUIRED, ENSURING THE RELIABLE AND EFFICIENT	4	JOB				

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			OPERATION OF THE HVAC C SYSTEM ACROSS THE DESIGNATED DEWA FACILITIES. THROUGH THIS AMC, DEWA AIMS TO ENHANCE ASSET LIFE, IMPROVE ENERGY EFFICIENCY, AND MAINTAIN INDOOR ENVIRONMENTAL QUALITY TO SUPPORT THE AUTHORITY'S SUSTAINABILITY OBJECTIVES. THE SERVICE CONTRACTOR SHALL ADHERE STRICTLY TO THE SCOPE, SCHEDULES, AND PERFORMANCE STANDARDS DEFINED IN THIS CONTRACT, ENSURING THAT ALL MAINTENANCE ACTIVITIES ARE DOCUMENTED AND REPORTED FOR VERIFICATION AND COMPLIANCE. #SCOPE OF WORK: 1. #THE CONTRACTOR SHALL QUOTE A LUMP-SUM PRICE FOR THE COMPREHENSIVE ANNUAL MAINTENANCE CONTRACT (AMC) OF ALL HVAC SYSTEMS, INCLUDING PACKAGED UNITS, DX UNITS, SPLIT UNITS, FREE STANDING UNITS, CASSETT TYPE U NITS, WINDOW ACS, WATER COOLERS, AIR CURTAINS, WATER-COOLED CHILLERS, AND ALL						

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			OTHER COOLING EQUIPMENT, INCLUSIVE OF PREVENTIVE AND CORRECTIVE MAINTENANCE, EMERGENCY BREAKDOWN SERVICES, LABOUR, CONSUMABLES, REFRIGERANT, AND THE SUPPLY AND REPLACEMENT OF ALL DEFECTIVE SPARE PARTS (INCLUDING BUT NOT LIMITED TO COMPRESSORS, FAN MOTORS, ISOLATORS, CONTACTORS, RELAYS, CAPACITORS, FILTERS, STRAINERS, ELECTRONIC CONTROL BOARDS, THERMOSTATS, SENSORS, VALVES, AND ALL OTHER MECHANICAL, ELECTRICAL, AND CONTROL COMPONENTS) AT NO ADDITIONAL COST TO DEWA THROUGHOUT THE CONTRACT PERIOD. 2. #THE QUOTATION WILL BE SUBMITTED AS PER DEWA SPECIFICATION AND SURVEY ONLY. DEWA-CONFIDENTIAL 1. #THE SPARE PARTS REQUIRED BY THE CONTRACTOR TO CARRY OUT THE RECTIFICATION ACTIVITY SHOULD BE ARRANGED AT THE EARLIEST & BEFORE THE ACTIVITY STARTS ON THE EQUIPMENT. 2. #IF THE						

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			CONTRACTOR SHOULD KEEP SPARE PARTS IN THE BUILDING TO KEEP THE EQUIPMENT DOWN TIME TO A MINIMUM, THE SPARE PARTS MUST BE KEPT IN A PROPER PLACE & STORED CORRECTLY AND IN A PROPER PLACE WITHIN THE BUILDING PREMISES TO PREVENT ANY DAMAGE OR WARE OR EXPOSURE TO ANY ELEMENT THAT CAN CAUSE A DAMAGE TO THE SPARE PART.3.#THE SPARE PARTS PROVIDED BY THE CONTRACTOR MUST BE GENUINE SPARES FROM OEM OR OEM RECOMMENDED VENDORS AND APPROVED BY DEWA ENGINEERS.4.#DURING PPM ACTIVITIES CONTRACTOR TO PROVIDE SUFFICIENT MANPOWER TO CARRY OUT PREVENTIVE MAINTENANCE AND TO BE COMPLETED AS PER THE DEWA SCHEDULE WITHOUT DELAY.5.#DURING PPM ACTIVITIES FOR THE HVAC SYSTEM, CONTRACTOR TO VERIFY THE CONDITION OF ALL HVAC COMPONENTS, INCLUDING BUT NOT LIMITED TO FILTERS, DUCT						

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			ING INSULATION, CONTROL WIRING, DRIER CORES, AND PIPE INSULATION.THIS INCLUDES CONDUCTING A DETAILED INSPECTION OF EACH UNIT, APPLYI NGLUBRICATION WHERE NECESSARY, PROVIDING A COMPREHENSIVE REPORT ON THEOPERATIONAL STATUS OF EACH UNIT, ADDITIONALLY, IF ANY COMPONENTS AREFOUND TO BE FAULTY OR MALFUNCTIONING DURING YOUR INSPECTION, THEY MUSTBE REPORTED IMMEDIATELY TO THE DEWA SUPERVISOR. UPON RECEIVING APPROVAL,THE REPLACEMENT OF DEFECTIVE COMPONENTS SHOULD BE CARRIED OUT WITHOUTDELAY TO ENSURE THE CONTINUED EFFICIENCY AND RELIABILITY OF THE SYSTEM.6.#DURING PPM ACTIVITIES FOR THE HVAC SYSTEM, THE CONTRACTOR TO APPLYOR REPAINT THE NECESSARY EQUIPMENT AS PER SITE REQUIREMENTS.7.#ALL THE MATERIALS THAT WILL BE PROVIDED BY THE CONTRACTOR FOR THEUSE IN ANY ACTIVITY RELATED TO THIS						

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			AMC SCOPE OF WORK MUST BE CONFIRMED AND APPROVED PRIOR BY DEWA ENGINEERS AND AS PER THE LATEST STANDARDS APPROVED AND IMPLEMENTED IN DEWA.8.# IT#S MANDATORY FOR THE CONTRACTOR WHO WILL ACCEPT & SIGN THIS AMC CONTRACT TO TAKE ALL PRECAUTIONS AND SAFETY MEASURES WHEN CARRYING OUT ANY KIND OF ACTIVITY RELATED TO THIS AMC SCOPE OF WORK.9.# ITS MANDATORY FOR THE CONTRACTOR WHO WILL ACCEPT & SIGN THIS ANNUAL MAINTENANCE CONTRACT TO CARRIED OUT ANY ACTIVITY RELATED TO THIS CONTRACT SCOPE OF WORK IN WAY THAT MUST NOT CAUSE ANY DAMAGE, FAILURE, WA RE, BREAKDOWN AND MALFUNCTION TO ANY OF THE EXISTING EQUIPMENT/STRUCTURE OR ANY PROPERTIES OF DEWA.10.# THE CONTRACTOR WHO ACCEPTS AND SIGNS THIS AMC MUST DEPLOY AND PROVIDE KNOWLEDGEABLE & PROFESSIONAL AC						

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			TECHNICIANS FOR CARRYING OUT THE MAINTENANCE WORK & ANY RELATED MAINTENANCE ACTIVITY TO THE EQUIPMENT. DEWA-CONFIDENTIAL1.#THE CONTRACTOR WHO ACCEPTS & SIGN THIS AMC MUST CLEAN CONDENSER AND COOLING COIL AND FILTERS AS WELL AS PER SITE REQUIREMENT & AS PER DEWA SITE SUPERVISOR RECOMMENDATION.2.#CONTRACTOR TO REPORT & REPLACE THE DAMAGED FILTERS, DRIER CORE AND CONTROL WIRINGS AS PER SITE REQUIREMENT.3.#CONTRACTORS ARE REQUIRED TO REPORT, MAINTAIN, AND REPAIR ALL VARIABLE FREQUENCY DRIVES (VFDS) AND CONTROL PANELS IN THE EVENT OF ANY DAMAGE, MALFUNCTION OR FAILURE AT THE FACILITY.4.#THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING AND CARRYING OUT REPAIRS OR REPLACEMENT OF SUCTION AND RETURN PIPE INSULATION AND DUCT INSULATION WITH CLOTH FOSTER AS PER SITE						

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			REQUIREMENTS AND INSTRUCTIONS FROM THE SITE SUPERVISOR.5.#THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL DRINKING WATER COOLERS AND FILTRATION SYSTEM FILTERS AT THE SITE, THIS INCLUDES REGULAR CLEANING AND SERVICING OF ALL DRINKING WATER COOLERS, MAINTENANCE OF THE FILTRATION SYSTEM TO ENSURE WATER QUALITY STANDARDS ARE CONSISTENTLY MET AND REPLACEMENT OF FILTERS ON A MONTHLY BASIS, OR AS REQUIRED BY SITE CONDITIONS, TO MAINTAIN HYGIENE AND OPERATIONAL EFFICIENCY.6.#THE CONTRACTOR WHO ACCEPTS AND SIGNED THIS AMC MUST RESPONSE TO ANY EMERGENCY CALL OR BREAKDOWN CALL RELATED TO ANY EQUIPMENT FALLING UNDER THIS CONTRACT WITHIN 30 MINUTES AFTER THE RECEIPT OF THE NOTIFICATION AS PER THE TWO SLA CONDITIONS MENTIONED IN THIS CONTRACT.7.#THE CONTRACTOR WHO ACCEPTS						

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			AND SIGNED THIS AMC MUST RECEIVE EMERGENCY CALLS FROM THE CLIENT 24/7 AND ALL THE YEAR ROUND TILL THE EXPIRY OF THIS AMC.8.#THE CONTRACTOR WHO AGREES & SIGNED THIS AMC MUST PROVIDE COMPETENT SUPERVISOR TO SUPERVISE ALL MAINTENANCE ACTIVITIES RELATED TO THE EQUIPMENT UNDER THIS CONTRACT. FAILING TO PROVIDE A COMPETENT SUPERVISOR TO SUPERVISE ANY MAINTENANCE ACTIVITIES AS MENTIONED IN THIS PARAGRAPH WILL SUBJECT THE WORK TO BE UNDER EVALUATION BY DEWA ENGINEERS TO BE APPROVED OR REJECTED.9.#ALL THE TECHNICAL PERSONNELS PROVIDED BY THE CONTRACTOR WHO SIGNED & ACCEPTED THIS AMC SHALL BE APPROVED BY DEWA ENGINEERS RESPONSIBLE FOR THE RELATED SCOPE OF WORK.10.#DEWA HAS AS THE RIGHT TO REQUEST A COMPREHENSIVE REPORT FOR ANY ACTIVITY CARRIED OUT BY THE CONTRACTOR TO THE EQUIPMENT OR ITS						

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			RELATED AUXILIARIES FALLING UNDER THIS CONTRACT. THE REPORT MUST BE PRESENTED & SUBMITTED WITH SUFFICIENT INFORMATION, PICTURES, AND VIDEOS OF THE WORK PROCESS AND PROCEDURES CARRIED OUT. 11. #ALL PPM ACTIVITIES CARRIED OUT BY THE CONTRACTOR WHO AGREES & SIGNS THIS AMC MUST BE CARRIED OUT AS PER THE APPROVED DEWA CHECK LIST GIVEN BY THE APPOINTED DEWA SUPERVISOR. 12. #THE CONTRACTOR WHO AGREES & SIGNS THIS AMC MUST INCLUDE & SUBMIT THEIR OWN WORK CHECK LIST FOR EVALUATION & VERIFICATION BY DEWA ON QUARTERLY BASIS. DEWA-CONFIDENTIAL 1. #PPM REPORTS SOFT COPY TO BE SUBMITTED BEFORE 10TH OF EVERY MONTH ALONG WITH DETAILS (ASSET NUMBER, MODEL NUMBER, SERIAL NUMBER, DATE, QUANTITY & QUANTITY, MAJOR/MINOR) AFTER VERIFICATION OF DEWA CONCERNS SUPERVISOR. 2. #CONTRACTOR TO						

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			SHARE OFFICIAL EMAIL ID /CALL CENTER NUMBER TO DEWAF OR FORWARDING AND REGISTERING COMPLAINTS.3.#THE CONTRACTOR WHO AGREES & SIGNS THIS AMC MUST PROVIDE VALIDCALIBRATION CERTIFICATES FOR ALL MEASURING INSTRUMENTATION, EQUIPMENTUSED IN MAINTENANCE ACTIVITY OR ANY CALIBRATION DEVICES USED INMAINTENANCE ACTIVITY SUCH AS S MANIFOLD GAUGE, CLAMP METER AND MU						
2		ITEM-00001	AL QUOZ CAMP & WM OFFICE	4	JOB				
3		ITEM-00001	JEBEL ALI CABLE PED YARD	4	JOB				
4		ITEM-00001	JEBEL ALI DFO	4	JOB				
5		ITEM-00001	JEBEL ALI WATER FILLING STATION OLD	4	JOB				
6		ITEM-00001	UMM SUQEEM STORE	4	JOB				
7		ITEM-00001	HABAB COMPLAINT OFFICE	4	JOB				
8		ITEM-00001	SATWA YARD	4	JOB				
9		ITEM-00001	AL-KHABAISI- MDGS EMERGENCY OFFICES	4	JOB				
10		ITEM-00001	KARAMA METEOROLOGY LAB	4	JOB				
11		ITEM-00001	IBN BATHUTA MALL CHC	4	JOB				

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12		ITEM-00001	JEBEL ALI CABLE STORE	4	JOB				
13		ITEM-00001	JEBEL ALI NEW WATER FILING OFFICE	4	JOB				
14		ITEM-00001	MANKHOOOL EMERGENCY OFFICE	4	JOB				
15		ITEM-00001	AL HASIYAAN	4	JOB				
16		ITEM-00001	ALFA DFO	4	JOB				
17		ITEM-00001	RASHIDYA DFO	4	JOB				
18		ITEM-00001	LEHAB CABLE YARD	4	JOB				
19		ITEM-00001	FORTE GRAND	4	JOB				
20		ITEM-00001	RASHIDYA STORE	4	JOB				
21		ITEM-00001	WARSAN OLD ACCOMMODATION SECURITY CABINS.	4	JOB				
22		ITEM-00001	AL-KHABAISI- MDGS EMERGENCY OFFICES	4	JOB				
23		ITEM-00001	OLD ACADEMY BUILDING.	4	JOB				

TOTAL AMOUNT IN WORDS:

TOTAL AMOUNT:

SPECIAL NOTES / INSTRUCTIONS:

Comprehensive Annual Maintenance of HVAC System at Various Admin buildings <(>&<)> Accommodation.

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Contact : Mohideen / 553810513

Site Visit Date <(>&<)> Time:30/07/2026

Payment Terms: Quarterly basis (Every three months)

STANDARD TERMS & CONDITIONS

- 1) RFQ Document Disclaimer: The PDF version of this Request for Quotation (RFQ) is provided for convenience only and contains a summary of key information. It does not include all technical details, requirements, or specifications. Bidders must refer to the complete system documentation and all referenced materials to obtain full and accurate information necessary for preparing their proposals.
- 2) Prices should be 'DDP' delivery duty paid at DEWA stores.
- 3) Quotation to be submitted only in local currency U.A.E Dirhams
- 4) DEWA Standard Payments: 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.
- 5) 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.
- 6) The offered product and/or services in the Quotation, shall be confirming and in accordance with DEWA Energy Management Policy & EnMS Manual.
- 7) 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

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

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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 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.

8)Data Privacy, Security and Sharing:

- Third-party shall handle DEWA data in accordance with all applicable laws, regulations, and DEWA policies.
- DEWA data shall not be shared outside UAE, in line with DESC ISR requirements.
- DEWA's Non-Disclosure Agreement (NDA) and External Party Acknowledgment (EPA) shall be signed by the third-party and their sub-contractors who handle DEWA data prior to the contract commencement.
- DEWA reserves the right to withhold data from third parties if deemed sensitive.
- Access to data must be restricted to authorized, named third-party employees only and DEWA must be informed of any changes in employment status of those with access.
- Third party shall not disclose, transfer or share any DEWA data with other third parties (government, semi government, private) without obtaining DEWA's authorized data owner written approval.
- Upon the completion/ termination of the agreement the external party shall securely delete all DEWA's data in their custody/ control including the backup and provide written confirmation and evidence to DEWA upon the data deletion completion as per agreed data disposal process, this is to address risk of data remanence.

9) Liquidated Damages for PO total value in excess of AED 50,000:

If the Contractor/Supplier delays or fails to deliver, fails to commence or perform the services, DEWA has the right to deduct an amount equal to 1.25% per day/week of the total PO fee for the services/supplies delayed, not performed or not delivered, subject to a cap of 10% of the total PO fee without recourse to any judicial proceedings, as compensation for the delay or failure to perform. If the deducted amount exceeds 10% of the total PO fee, without prejudice to any of DEWA's rights under the applicable law, DEWA shall be entitled to terminate the PO immediately without the need for any notice or judicial proceedings against the defaulting Supplier, and without the need to prove the damage.

10) Indemnity: The Supplier shall indemnify DEWA from and against all claims, damages, costs and liabilities brought by any third party against DEWA arising out of or in connection with any of acts or omissions of the Supplier/Contractor, or any failure to perform its obligations under this PO.

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11) Dispute Resolution: Any dispute arising out of or in connection with this PO shall be settled through mutual good faith negotiation and understanding between the Parties: Failing amicable settlement, the dispute shall finally be referred to the courts having appropriate jurisdiction in the Emirate of Dubai.

12) Intellectual Property Rights: The Supplier/Contractor shall not use DEWA's intellectual property, including logos, trademarks, service marks, trade names, service names, and brand names, whether in a press release or otherwise, without obtaining DEWA's prior written consent. All intellectual property rights in the deliverables created or developed, under this PO, shall be solely owned by DEWA.

13) Assignment and Transfer: The Supplier/Contractor shall not assign this PO or any part thereof without the prior written consent of DEWA. Such consent shall not relieve the Contractor of any of its obligations or duties under this PO.

14) Force Majeure: If either party is affected by a Force Majeure event, it will promptly notify the other party of the nature and extent thereof. Neither party will be deemed to be in breach of this PO, by reason of any delay or non-performance, of any of its obligations hereunder, due to any Force Majeure event of which it has notified the other party. The time for performance of these obligations will be extended accordingly as may be fair and reasonable in the circumstances. Provided always that if the duration of such delay or impediment exceeds thirty (30) days, either party may give a fifteen (15) working days' notice to terminate a specific item or the PO in its entirety.

15) Certificate of Conformity for Green Materials and Services Specifications: The Bidder shall, wherever applicable, provide a Certificate of conformity issued by accredited body/ laboratory as proof of compliance with the applicable green materials, services and specifications.

16) Taking Over Certificate: TOC shall be issued only after full delivery or completion of the service or deliverables. TOC will be issued conditionally ("conditional TOC") with the reasonable guarantee/observation in case of any defects after delivery or completion of the PO.

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SUPPLIER'S REMARKS :

SUPPLIER'S SIGNATURE AND STAMP