

REQUEST FOR QUOTATION LOCAL PURCHASE SECTION

RFQ NUMBER : 2332602457
DATE : 30.09.2026
REQ No : 1032604750
REQ TITLE : Annual Maintenance
DELIVERY LOCATION
CLOSING DATE : 06.10.2026
CLOSING TIME : 10:00:00

SL NO	ITEM CODE	SERVICE ID	DESCRIPTION	QTY	UOM	BRAND/ORIGIN	WARRANTY	UNIT PRICE	TOTAL PRICE
1		ITEM-00001	ALLOW FOR ALL PRELIMINARIES AND STATUTORY APPROVALS (NOCS, PTW, LC),INCLUDING SURETIES, REQUIRED INSURANCES, TRANSPORT OF LABOR ANDT EMPORARY MATERIALS, WELFARE AND MESSING FACILITIES, TEMPORARY WORKS,UTILITIES, COMMUNICATIONS, MEDICAL SERVICES, AND SITE CLEARING O NCOMPLETION. ALL WORKS AND TEMPORARY FACILITIES SHALL COMPLY WITH THEDUBAI MUNICIPALITY AL SA#FAT # GREEN BUILDING REGULATIONS, INCL UDINGREQUIREMENTS FOR ENERGY-EFFICIENT TEMPORARY POWER, WATER-EFFICIENCYMEASURES, CONSTRUCTION WASTE MANAGEMENT, DUST AND NOISE CONT ROL,ENVIRONMENTAL PROTECTION, AND THE USE OF COMPLIANT SUSTAINABLE MATERIALSWHERE APPLICABLE. BUILDING DETAILS:1)DEWA JAPS BACHELOR PHASE A ACCOMMODATION BUILDING .2)DEWA JAPS BACHELOR PHASE B ACCOMMODATION BUILDING .3)DEWA JAPS BACHELOR PHASE A	1	LS				

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			ACCOMMODATION BUILD DING -SERVICE BLOCK A .4)DEWA JAPS BACHELOR PHASE B ACCOMMODATION BUILDING -SERVICE BLOCK B .5)DEWA JAPS FAMILY ACCOMMODATION BUILDING NGS 1 .6)DEWA JAPS FAMILY ACCOMMODATION BUILDINGS 2 .7)DEWA JAPS FAMILY AND BACHELOR ACCOMMODATION SECURITY OFFICES , MOSQUEAND IMAM HOUSE .8)DEWA H ACCOMMODATION FAMILY BUILDING , WARSAN .9)DEWA H ACCOMMODATION BACHELORS BUILDING , WARSAN .1.GENERAL SYSTEM DESCR PTIONTHIS SPECIFICATION COVERS THE ANNUAL MAINTENANCE CONTRACT FOR THEVARIOUS DOORS INSTALLED ACROSS DEWA BUILDINGS LIKE , MAIN ENTR ANCE DOORS, EMERGENCY EXIT DOORS , STAIRS ACCESS DOORS , ROOF ACCESS DOORS ,OTHERFACILITIES , ETC. ALL AS LISTED IN THIS SPECIFICATI ON . .THE CONTRACTOR SHALL MAINTAIN ALL DOORS IN A SAFE, FULLY FUNCTIONALCONDITION,						

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			ENSURING WITHOUT BLOCKAGE OR OPERATIONAL FAILURE .ALL ACTIVITIES SHALL COMPLY WITH DEWA STANDARDS, UAE REGULATIONS, ANDMANUFACTURER RECOMMENDATIONS.1.1 NATURE OF CONTRACT (SEMI-COMP REHENSIVE AMC)#THE AMC INCLUDES:OSKILLED MANPOWER AND SUPERVISIONOPREVENTIVE MAINTENANCEOCORRECTIVE MAINTENANCEOTOOLS, EQUIPMENT, AND D TESTING INSTRUMENTS#INITIAL VISIT REQUIREMENT:OFULL INSPECTION AND RECTIFICATION SHALL BE CARRIED OUTOALL DOORS MUST BE RESTORED T O SMOOTH AND FULLY OPERATING CONDITION.#AMC PRICE SHALL INCLUDE ALL LABOUR, REPAIRS, AND MINOR SPAREREPLACEMENTS DURING FIRST VISIT. THE FIRSTPREVENTIVE MAINTENANCE VISITSHALL INCLUDE A FULL SYSTEM INSPECTION AND FULL RECTIFICATION. THE AMCPRICEDEWA-CONFIDENTIALSH ALL INCLUDE ALL LABOR, REPAIRS AND						

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			REPLACEMENT OF SPARE PARTS REQUIRED DURING THE FIRST VISIT TO BRING THE DOORS TO THE TO NORMAL OPER ATING CONDITION. THE AMC PRICE SHALL INCLUDE ALL LABOR, REPAIRS REQUIRED DURING THE FIRST VISIT TO BRING THE SYSTEM TO NORMAL OPERATING CONDITION. 1.2 SPARE PARTS INCLUSION (SPECIAL CLAUSE) # THE AMC SHALL INCLUDE SUPPLY AND REPLACEMENT OF MINOR SPARE PARTS UP TO AED 10 00 PER OCCURRENCE, COVERED UNDER THE CONTRACT PRICE. # FOR ANY SPARE PARTS EXCEEDING AED 1000: SHALL BE QUOTED SEPARATELY UNDER BOQ UNIT RATES. REPLACEMENT SHALL BE CARRIED OUT ONLY AFTER DEWA APPROVAL. NOTHING SHALL BE SUPPLIED BY DEWA, FOUND IF DAMAGED OR RUSTED. 2. PRE VENTIVE MAINTENANCE SERVICES # PREVENTIVE MAINTENANCE FREQUENCY: OBI-MONTHLY (6 VISITS PER YEAR) # EACH VISIT SHALL INCLUDE FULL: INSPECT						

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			IONOTESTINGOFFUNCTIONAL VERIFICATIONORESTORATION TO SMOOTH AND TROUBLE-FREE OPERATION.3.CORRECTIVE MAINT. SERVICES -INSPECTION & REPA IR KEY POINTSINSPECT ALL DOORS (STEEL, WOODEN, ALUMINIUM & GLASS).CHECK DOOR OPENINGAND CLOSING OPERATION.ENSURE SMOOTH DOOR MOVEMEN T WITHOUTOBSTRUCTION.INSPECT DOOR FRAME ALIGNMENT AND FIXING CONDITION.CHECKHINGES FOR LOOSENESS, RUST, AND DAMAGE.LUBRICATE HINGES, PIVOTS,ROLLERS, AND MOVING PARTS.INSPECT LOCKS, CYLINDERS, HANDLES, ANDLATCHES.REPAIR OR REPLACE DAMAGED DOOR ACCESSORIES.CHECK DOO R CLOSEROPERATION AND CLOSING SPEED.ADJUST DOOR CLOSER ALIGNMENT IFREQUIRED.INSPECT PUSH BAR AND EMERGENCY EXIT DEVICES.ENSURE PUSH BAROPERATION IS PROPER.TIGHTEN LOOSE SCREWS, BOLTS, AND BRACKETS.A)STEEL DOOR MAINTENANCEINSPECT STEEL DOORS FOR RUST,						

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			CORROSION, AND DENTS.REMOVE RUST AND APPLYANTI-RUST TREATMENT.REPAINT DAMAGED STEEL DOOR SURFACES.DEWA-CONFIDENTIALREPAIR DAMAGED DOOR FRAMES AND WELDING JOINTS. ADJUST STEEL DOORS FORPROPER CLOSING. PREVENT DOOR RUBBING WITH FRAME OR FLOOR.B) WOODEN DOOR MAINTENANCEINSPECT WOODEN DOORS FOR CRACKS AND DAMAGE. CHECK DOOR SWELLING ANDWARPING ISSUES. REPAIR DAMAGED WOODEN DOOR SURFACES. ADJUST WOODEN DOORHINGES AND ALIGNMENT. RE-POLISH OR REPAINT DAMAGED AREAS.C) GLASS / ALUMINIUM DOOR MAINTENANCEINSPECT GLASS PANELS FOR CRACKS AND DAMAGE . CHECK GLASS FIXING ANDSEALANT CONDITION. REPLACE DAMAGED GLASS PANELS IF REQUIRED. REPLACEDAMAGED RUBBER GASKETS AND SEALS. INSPECT ALUMINIUM FRAMES ANDCONNECTIONS. REPAIR LOOSE ALUMINIUM FRAME FITTINGS. CHECK						

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			ROLLERS,HANDLES, AND SLIDING ACCESSORIES. REPLACE DEFECTIVE DOOR HARDWARE.D) GENERAL MAINTENANCECHECK DOOR GAPS AND CLOSING CONDITION. ENSURE NO AIR OR WATER LEAKAGE.CLEAN DOORS, FRAME S, TRACKS, AND ACCESSORIES. INSPECT FIRE-RATED ANDEXIT DOORS. CONFIRM EMERGENCY DOORS ARE FUNCTIONAL. RECORD DEFECTIVEDOORS AND REPAIR DETAILS. CARRY OUT ALL REQUIRED RECTIFICATION WORKS.CONDUCT FINAL INSPECTION AFTER REPAIRS. SUBMIT MAINTENANCE REPORT WITHPHOTOS. HAND OVER DOORS IN PROPER WORKING CONDITION.4. EMERGENCY BREAKDOWN MAINTENANCE# CONTRACTOR SHALL PROVIDE 24/7 EMERGENCY SERVICES THROUGHOUT CONTRACTPERIOD.# ALL EMERGENCY COMPLAINTS MUST BE ATTENDED IMMEDIATELY.DEWA-CONFIDENTIAL5. SPARE PARTS & CONSUMABLES (EXCLUDED ITEMS)# CONTRACTOR SHALL SUBMIT LIST						

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			OF: O MAJOR SPARE PARTS# ITEMS EXCEEDING AED 1000: O SHALL BE CHARGED SEPARATELY UNDER AGRE EDBOQ RATES .O REPLACEMENT ONLY AFTER DEWA APPROVAL .6. TESTING, COMMISSIONING & DOCUMENTATION# AFTER ANY REPAIR , CONTRACTOR SHALL SUBMIT : O SERVICE REPORTO SPARE PARTS DETAILS7. QUALITY & MATERIALS# ALL MATERIALS SHALL BE : O OEM OR DEWA-APPROVED EQUIVALENTO CO RROSION-RESISTANT8. HEALTH, SAFETY & ENVIRONMENT (HSE)# STRICT COMPLIANCE WITH DEWA SAFETY STANDARDS# USE OF PPE AT ALL TIMES# ENTRY PERMITS AND ACCESS PROCEDURES AS PER DEWA SECURITY PROTOCOL .9. INSPECTION & APPROVAL# ALL WORKS SHALL BE INSPECTED BY DEWA# NO MAJ OR MODIFICATION WITHOUT APPROVAL .10. REPORTINGAFTER EACH VISIT, CONTRACTOR SHALL SUBMIT:# MAINTENANCE REPORT# BREAKDOWN REPORT (IF						

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			ANY)DEWA-CONFIDENTIAL# DEFECT LIST# SPARE PARTS USED/RECOMMENDED# PHOTOS (BEFORE/AFTER PREFERRED)11. PAYMENT TERMS & RETENTION# PAYMENT SHALL BE QUARTERLY, SUBJECT TO : O COMPLETION OF PM VISITSO BREAKDOWN RESPONSE COMPLIANCEO SUBMISSION OF SIGNED REPORTSO 5% OF CONTRACT SUM TO BE RETAINED ONE YEAR FROM THE DATE OF COMPLETIONOF WORK. THE RETENTION AMOUNT SHALL BE RELEASED AFTER THE EXPIRY OFONE YEAR MAINTENANCE PERIOD.12. GENERAL CONDITIONS:THE CONTRACTOR AT DEWA WORK PREMISES SHALL FOLLOW DEWA SAFETY &ENVIRONMENT POLICY, RULES AND REGULATIONS DURING THE CONTRACT PERIOD.THE CONTRACTOR SHALL CARRY OUT RISK ASSESSMENT FOR ALL HIS WORKS. THISRISK ASSESSMENT SHALL BE FROM SAFETY AS WELL AS OCCUPATIONAL HEALTHCONSIDERATIONS. (DEWA FORMAT TO BE USED).TOOLBOX TALKS SHOULD						

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			BE GIVEN TO THE WORKMEN BY THEIR SUPERVISOR, COPY OF WHICH SHALL BE GIVEN TO DEWA. NO WELDING, FLAME HEATING OR CUTTING, GRINDING, PNEUMATIC CHIPPING, ETC. SHALL BE CARRIED OUT WITHOUT SPECIFIC CLEARANCE FROM DEWA THROUGH "HOTWORK PERMITS". THE HOT WORK PERMIT IF REQUIRED SHALL BE OBTAINED ON DAILY BASIS. THE CONTRACTOR SHALL AT NO TIME KEEP INFLAMMABLE SUBSTANCES IN THE PLANT/WORK AREAS. ALL HAZARDOUS WASTES SHALL BE MOVED UNDER DIRECTION FROM AND WITH WRITTEN APPROVAL TO DEWA SPECIAL STORAGE AREA. THE CONTRACTOR'S WORK WILL FALL WITHIN THE PURVIEW OF SAFETY SURVEYS CONDUCTED REGULARLY BY THE DEWA SAFETY SECTION. ALL THE WORKMEN SHOULD WEAR NECESSARY PPE'S LIKE UNIFORM, SAFETY SHOES AND HELMET WHILE AT WORK. ALL CRANES, VEHICLES, SPECIAL TOOLS OF CONTRACTOR						

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			SHALL BE INSPECTED AND TESTED BY CAPABLE AUTHORITIES AND CONTRACTOR SHALL PROVIDE DEWA WITH COPY OF CERTIFICATES OF THEIR FITNESS BEFORE THEIR USE AT SITE. ALL EQUIPMENT LIKE RIGGING TOOLS , GRINDING MACHINES, DRILLING MACHINES, HAND TOOLS, PRECISION TOOLS WITH ALL VALID TEST CERTI						
2		ITEM-00001	AMC FOR STEEL ,GLASS & WOODEN DOORS MAINTENANCE AT DEWA JAPS BACHELOR PHASE A ACCOMMODATION BUILDINGS AS PER ATTACHED SPECIFICATION	153	NO				
3		ITEM-00001	AMC FOR STEEL ,GLASS & WOODEN DOORS MAINTENANCE AT DEWA JAPS BACHELOR PHASE B ACCOMMODATION BUILDINGS AS PER ATTACHED SPECIFICATION	108	NO				
4		ITEM-00001	AMC FOR STEEL ,GLASS & WOODEN DOORS MAINTENANCE AT DEWA JAPS BACHELOR SERVICES BUILDING A AS PER ATTACHED SPECIFICATION	42	NO				
5		ITEM-00001	AMC FOR STEEL ,GLASS & WOODEN DOORS	49	NO				

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			MAINTENANCE AT DEWA JAPS BACHELORSERVICES BUILDING B AS PER ATTACHED SPECIFICATION						
6		ITEM-00001	AMC FOR STEEL ,GLASS & WOODEN DOORS MAINTENANCE AT DEWA JAPS FAMILYACCOMMODATION BUILDING 1 AS PER ATTACHED SPECIFICATION	50	NO				
7		ITEM-00001	AMC FOR STEEL ,GLASS & WOODEN DOORS MAINTENANCE AT DEWA JAPS FAMILYACCOMMODATION BUILDING 2 AS PER ATTACHED SPECIFICATION	46	NO				
8		ITEM-00001	AMC FOR STEEL ,GLASS & WOODEN DOORS MAINTENANCE AT DEWA JAPS FAMILYACCOMMODATION MASJID , IMAM HOUSE , SEC. OFFICES AND BACHELORACC OMMODATION SECURITY OFFICES AS PER ATTACHED SPECIFICATION	17	NO				
9		ITEM-00001	AMC FOR STEEL ,GLASS & WOODEN DOORS MAINTENANCE AT DEWA WARSAN FAMILY ACCOMMODATION BUILDINGS AS PER ATTACHED SPECIFICATION	78	NO				
10		ITEM-00001	AMC FOR STEEL ,GLASS & WOODEN DOORS	84	NO				

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			MAINTENANACE AT DEWA WARSANBACHELOR ACCOMMODATION BUILDINGS AS PER ATTACHED SPECIFICATION						

TOTAL AMOUNT IN WORDS:

TOTAL AMOUNT:

SPECIAL NOTES / INSTRUCTIONS:

Annual Maintenance

Contract Steel Doors , Aluminium Doors , Glass Doors <(>&<)> Wooden
Doors Maintenace at JAPS <(>&<)> Warsan Accommodations and Service
Buildings

Contact : Venkat / 508094992

Site Visit Date <(>&<)> Time : 2/10/2026

Payment Terms:Quarterly

Retention Condition: 5%

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.

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

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- 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 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:
 - a) Third-party shall handle DEWA data in accordance with all applicable laws, regulations, and DEWA policies.
 - b) DEWA data shall not be shared outside UAE, in line with DESC ISR requirements.
 - c) 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.
 - d) DEWA reserves the right to withhold data from third parties if deemed sensitive.

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- e) 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.
- f) 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.
- g) 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.
- 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

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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.

SUPPLIER'S REMARKS :

SUPPLIER'S SIGNATURE AND STAMP