

REQUEST FOR QUOTATION LOCAL PURCHASE SECTION

RFQ NUMBER : 2412601395
DATE : 19.08.2026
REQ No : 1032603080
REQ TITLE : AMC HVAC System at BMC
DELIVERY LOCATION
CLOSING DATE : 01.09.2026
CLOSING TIME : 10:00:00

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1		ITEM-00001	DEWA-CONFIDENTIAL COMPREHENSIVE ANNUAL MAINTENANCE OF HVAC SYSTEM AT BMC BUILDING.#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 OPERATION OFTHE	4	JOB				

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			HVAC SYSTEM ACROSS THE DESIGNATED DEWA FACILITIES.THROUGH THIS AMC, DEWA AIMS TO ENHANCE ASSET LIFE, IMPROVE ENERGYEFFICIENCY, AND MAINTAIN IND OOR ENVIRONMENTAL QUALITY TO SUPPORT THEAUTHORITY#S SUSTAINABILITY OBJECTIVES. THE SERVICE CONTRACTOR SHALLADHERE STRICTLY TO THE SC OPE, SCHEDULES, AND PERFORMANCE STANDARDSDEFINED IN THIS CONTRACT, ENSURING THAT ALL MAINTENANCE ACTIVITIES AREDOCUMENTED AND REPORT ED FOR VERIFICATION AND COMPLIANCE.#SCOPE OF WORK:##THE CONTRACTOR IS REQUIRED TO QUOTE LUMP SUM PRICE FOR COMPREHENSIVEMAINTENANCE OF HVAC SYSTEM (AHU, FCU, FAHU, DX TYPE UNIT, SPLIT AC, VRF,CHILLED & CONDENSER WATER PUMPS, VFD AND CONTROL PANELS, PRESSURIZATIONU NITS, AIR CURTAIN, DRINKING WATER COOLERS, DOMESTIC WATER COOLED,CHILLED WATER PIPE						

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			INSULATION ETC..) INCLUDING SPARE PARTS SUCH ASR EPLACEMENT OF COMPRESSOR, FAN MOTOR, ACTUATORS, CONTACTOR, RELAY,CAPACITOR, BELTS, PULLEY, FILTERS, STRAINERS, ELECTRONIC BOARD,THER MOSTAT, ETC####THE QUOTATION WILL BE SUBMITTED AS PER DEWA SPECIFICATION AND SURVEYONLY.##THE SPARE PARTS REQUIRED BY THE CONTRACTOR TO CARRY OUT THERECTIFICATION ACTIVITY SHOULD BE ARRANGED AT THE EARLIEST & BEFORE THEACTIVITY STARTS ON THE EQUIPMENT.##IF THE CONT RACTOR SHOULD KEEP SPARE PARTS IN THE BUILDING TO KEEP THEEQUIPMENT DOWN TIME TO MINIMUM, THE SPARE PARTS MUST BE KEPT IN A PROPERPL ACE & STORED CORRECTLY AND IN A PROPER PLACE WITHIN THE BUILDINGDEWA-CONFIDENTIAL##PREMISES TO PREVENT ANY DAMAGE OR WARE OR EXPOSUR E TO ANY ELEMENTTHAT CAN CAUSE A DAMAGE						

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			TO THE SPARE PART.##THE SPARE PARTS PROVIDED BY THE CONTRACTOR MUST BE GENUINE SPARES FROM OEM OR OEM RECOMMENDED VENDORS AND APPROVED BY DEWA ENGINEERS.##THE CONTRACTOR WHO ACCEPTS & SIGN THIS AMC MUST PROVIDE TWO SENIOR HVAC TECHNICIANS (WITH BMS KNOWLEDGE) AND TWO SENIOR ELECTRICIAN (WITH BMS KNOWLEDGE) FOR OPERATING & MAINTAINING THE EQUIPMENT INCLUDING REPLACEMENT OF ELECTRICAL ACCESSORIES SUCH AS LIGHTS, SOCKETS, ETC. (ELECTRICAL MATERIALS WILL BE PROVIDED BY DEWA) BY 24/7 FROM 07.00 AM TO 05:00 PM (MORNING SHIFT) & 05:00 PM TO 07:00 AM (EVENING SHIFT) 24X7 MONDAY TO SUNDAY. THE TECHNICIANS SHALL BE SELECTED BY DEWA ENGINEER. SYSTEMS TO BE ATTENDED AS FOLLOWS:##CHILLER PLANTS.##BMS.##HVAC.##ELECTRICAL.##MEP DAILY COMPLAINTS##DURING PPM ACTIVITIES						

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			ES CONTRACTOR TO PROVIDE SUFFICIENT MANPOWER TO CARRY OUT PREVENTIVE MAINTENANCE AND TO BE COMPLETED AS PER THE DEWA SCHEDULE WITHOUT DELAY.##DURING PPM ACTIVITIES FOR THE HVAC SYSTEM, CONTRACTORS VERIFY THE CONDITION OF ALL VALVES, INCLUDING BUTTERFLY VALVES, GATE VALVES, AND MOTORIZED VALVES. THIS INCLUDES CONDUCTING A DETAILED INSPECTION, APPLYING LUBRICATION WHERE NECESSARY, AND PROVIDING A COMPREHENSIVE REPORT ON THE OPERATIONAL STATUS OF EACH VALVE, ADDITIONALLY, IF ANY VALVES ARE FOUND TO BE FAULTY OR MALFUNCTIONING, THEY MUST BE REPORTED IMMEDIATELY TO THE DEWA SUPERVISOR. UPON APPROVAL, THE REPLACEMENT OF DEFECTIVE VALVES SHOULD BE CARRIED OUT WITHOUT DELAY TO ENSURE THE CONTINUED EFFICIENCY OF THE SYSTEM.##DURING PPM ACTIVITIES FOR THE HVAC SYSTEM, THE CONTRACTOR TO APPLY						

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			ORREPAINT THE NECESSARY EQUIPMENT AS PER SITE REQUIREMENTS. THIS INCLUDES,BUT IS NOT LIMITED TO, CHILLER UNITS, PUMPS, PIPE SUPPORTS, VALVEBO DIES, FAHU, AHU AND OTHER HVAC COMPONENTS THAT REQUIRE SURFACEPROTECTION AND AESTHETIC MAINTENANCE.DEWA-CONFIDENTIAL##IT#S MANDATORY FOR THE CONTRACTOR TO MAINTAIN DAILY LOGS FOR THECHILLER PLANTS SUCH AS CHILLERS, COOLING TOWERS, CHILLED & CONDENSERWATER PUMPS, C HEMICAL DOSING SYSTEMS, CHLORINE DOSING SYSTEM AND THESELOGS MUST BE COMPILED AND SUBMITTED TO THE CONCERNED DEWA SUPERVISOR FORREVI EW AND RECORD.##ALL THE MATERIALS THAT WILL BE PROVIDED BY THE CONTRACTOR FOR THE USEIN ANY ACTIVITY RELATED TO THIS AMC SCOPE OF WO RK MUST BE CONFIRMED ANDAPPROVED PRIOR						

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			BY DEWA ENGINEERS AND AS PER THE LATEST STANDARDSAPPROVED AND IMPLEMENTED IN DEWA.##IT#S MANDATORY FOR THE CONTRACTOR WHO WILL ACCEPT & SIGN THIS AMCCONTRACT TO TAKE ALL PRECAUTIONS AND SAFETY MEASURES WHEN CARRYING OUTANY KI ND OF ACTIVITY RELATED TO THIS AMC SCOPE OF WORK.##ITS MANDATORY FOR THE CONTRACTOR WHO WILL ACCEPT & SIGN THIS ANNUALMAINTENANCE CO NTRACT TO CARRIED OUT ANY ACTIVITY RELATED TO THISCONTRACT SCOPE OF WORK IN WAY THAT MUST NOT CAUSE ANY DAMAGE, FAILURE,WARE, BREAKD OWN AND MALFUNCTION TO ANY OF THE EXISTING EQUIPMENT/STRUCTURE OR ANY PROPERTIES OF DEWA.##THE CONTRACTOR WHO ACCEPTS AND SIGNS THIS AMC MUST DEPLOY AND PROVIDEKNOWLEDGEABLE & PROFESSIONAL AC TECHNICIANS FOR CARRYING OUT THEMaintenance work & ANY RELATED						

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			MAINTENANCE ACTIVITY TO THE EQUIPMENT.##THE CONTRACTOR WHO ACCEPTS & SIGN THIS AMC MUST CLEAN CHILLED WATER & CONDENSER WATER PIPELINES RELATED STRAINERS AND SIDE FILTRATION SYSTEM FILTERS AS WELL AS PER SITE REQUIREMENT & AS PER DEWA SITE SUPERVISOR RECOMMENDATION.##CONTRACTOR TO REPORT & REPLACE THE DAMAGED CONDENSER WATER & CHILLED WATER STRAINERS AS PER SITE REQUIREMENT.##CONTRACTOR TO REPORT & BE REPLACEMENT THE DAMAGED AHU, FAHU, FCU & SIDESTREAM FILTRATION SYSTEM FILTERS BAG AND PREFILTERS AS PER SITE REQUIREMENT.##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, THIS INCLUDES, BUT IS NOT LIMITED TO AHU, FAHU, COOLING TOWERS, FCU AND ALL						

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			OTHER HVAC SYSTEMS INSTALLED AT THE FACILITY. ##CONTRACTOR TO REPORT AND REPLACE ALL SIZED & DEFECTIVE VALVES AND VALVE ACTUATORS SUCH AS DRV, NRV, BUTTERFLY VALVES AND GATE VALVE S FOR CHILLED & CONDENSER WATER PIPELINES INCLUDING COOLING TOWER & CHEMICAL DOSING SYSTEM PIPES. ##CONTRACTOR TO REPORT, ATTEND & REPAIR IR CHILLED AND CONDENSER WATER PIPELINES LEAKAGES AS PER SITE REQUIREMENT & AS PER SITE SUPERVISOR INSTRUCTION. DEWA-CONFIDENTIAL ##THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING AND CARRYING OUT REPAIRS OR REPLACEMENT OF CHILLED AND CONDENSER WATER PIPE INSULATION WITH CLOTH FOSTER AS PER SITE REQUIREMENTS AND INSTRUCTIONS FROM THE SITE SUPERVISOR. ##THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL DRIN						

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			KING 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.##THE CONTRACTOR WHO ACCEPTS AND SIGNED THIS IS 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.##THE CONTRACTOR WHO ACCEPTS AND SIGNED THIS AMC MUST RECEIVE EMERGENCY CALLS FROM THE CLIENT 24/7 AND ALL THE YEAR ROUND TILL THE EXPIRY OF THIS AMC.##THE CONTRACTOR						

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			WHO AGR EES & SIGNED THIS AMC MUST PROVIDE COMPETENTSUPERVISOR TO SUPERVISE ALL MAINTENANCE ACTIVITIES RELATED TO THEEQUIPMENT UNDER THIS CO NTRACT. FAILING TO PROVIDE A COMPETENT SUPERVISORTO SUPERVISE ANY MAINTENANCE ACTIVITIES AS MENTIONED IN THIS PARAGRAPHWILL SUBJECT THE WORK TO BE UNDER EVALUATION BY DEWA ENGINEERS TO BEAPPROVED OR REJECTED.##ALL THE TECHNICAL PERSONALS PROVIDED BY THE CONTRACTOR WHO SIGNED &ACCEPTED THIS AM						

TOTAL AMOUNT IN WORDS:

TOTAL AMOUNT:

SPECIAL NOTES / INSTRUCTIONS:

AMC HVAC System at BMC Building. Site Visit Date & Time: 24-08-2028 at 10 AM Contact: Mohideen / 0553810513 Payment Terms: Quarterly payment (Every three months)

STANDARD TERMS & CONDITIONS

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

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- 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 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.

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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.

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.

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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.

SUPPLIER'S REMARKS :

SUPPLIER'S SIGNATURE AND STAMP