

Ref. No. GA1469/AMC494

**ANNUAL MAINTENANCE CONTRACT**

This Annual contract for maintenance ("the Agreement") is made by and between:

M/s. Gulf United Real Estate Investment Co. having its registered office at Post Box: 1444, Doha, State of Qatar. (Hereinafter referred to as "First Party")

AND

M/s. Global Alarms Safety &amp; Security W.L.L having its registered office at Post Box: 82757, Doha, State of Qatar. (Hereinafter referred to as "Second Party")

C.R No:77979

Point of Coordination from First Party (Client):

1) Engg. Edmondo  
Mobile: +974 55640687; Mail: [edmondo@guc.qa](mailto:edmondo@guc.qa)2) Mr. Tauseef Ahmed  
Mobile: +974 50061953; Mail: [tauseef@guc.qa](mailto:tauseef@guc.qa)

Point of Coordination from Second Party (Contractor):

1) Engg. Parvez Alam B. R  
Mobile: +97455094703; Mail: [parvez@galarms.qa](mailto:parvez@galarms.qa)2) Engg. Wences  
Mobile: +97431580910; Mail: [wences@galarms.qa](mailto:wences@galarms.qa)

Whereas Second party is agreeable to execute the said Annual Maintenance Works in line with the terms and conditions agreed herein.

Property Name: Accommodation Buildings, Stores, Offices & Security Guard Rooms.  
Property Location/Address: Street No. 39, Industrial Area, Doha, Qatar.

Systems:

➤ Fire Alarm System &amp; Fire Fighting System

Type of AMC: Non-Comprehensive i.e. this offer does not include any spare parts or system components.

Contract Value: QR 24,000.00 (Qatari Riyals Twenty Four Thousand Only) for two Years.

Contract Duration: 25.02.2023 – 24.02.2025

Contract Period: The Agreement shall be for a period of 24 (Twenty Four) months divided into 08 (8 Visits) Quarters commencing from the date the last Party signs the Agreement/from the formal confirmation ("the Term").

Payment Terms: 30 Days from the Date of Invoice and Quarterly reports submission.

GA1469/AMC494

Now It is hereby agreed as follows:

### 1. Scope of work:

Quarterly planned preventive maintenance in a year.

The Second Party agrees to undertake in a professional manner the following services and facilities:

#### 1.1 Fire Alarm System

- Checking smoke detectors and the sensing capacity of those detectors as per NFPA and to ensure that all smoke detectors are working properly.
- Checking heat detectors and the sensing capacity of those detectors as per NFPA and to ensure that all heat detectors are working properly.
- Any faults found will be reported to the First party.
- All Interface modules (Monitor-Input & Control-Output) should be tested semi-annually on individual basis.
- The goal of this point is to test fire panel response (actions) upon receiving a real fire: it is preferable to perform this test in presence of Third Party System Installer/Maintenance Contractor or Client Designated person.
- Audio and visual unit: All Audio/Visual units should be monitored to perform the appropriate evacuation procedure.
- Main power supply: To disconnect back up batteries and test system working on main power supply only.
- Batteries: To disconnect the main AC power and test the system on back up batteries only.

#### 1.2 Fire Alarm System Details & Descriptions

SL.No	System Description	Total Quantity
1	Addressable Fire Alarm Control Panel	Lot
2	Addressable Field Devices (Smoke Detector, Heat Detector, Manual Call Point, Sounder with Flasher and Interface modules)	Lot

#### 1.3 Fire Alarm System – Maintenance Schedule

SL.No	System Description	Schedule of Preventive Maintenance			
		Monthly	Quarterly	Semi-Annually	Annually
1	Fire Alarm Control Panels	-	I-PM-R	-	-
2	Fire Alarm (Field) Devices	-	I-T-PM-R	-	-

#### 1.4. Fire Fighting System Maintenance

- Monthly Maintenance of fire pump, electric pump and jockey pump set includes, complete checkup and assessment of status and condition as (NFPA 20, 70 will be followed)
- Functional test of fire pump, electric pump and jockey pump set thru manual and automatic operation of the System, by discharging water from the test and drain line of sprinkler system, or fire hose reel system or turn the bypass test line.
- Monthly Checking fire pump and jockey pump working performance.
- Monthly Checking of fire control, manual and automatic operation.
- Check of fuel in the diesel tank, report level and extra fuel to be quoted for.

GA1669/AMC494

- Cleaning of contractors and overload relays.
- Check pump motor bearing temperature, full load ampere rating and phase voltages.
- Check and repair, if needed, of Valves: Gate / Angle / Shut off, Zone control valve and Non-return valve on extra charge for materials only.
- Complete visual checkup of all related and component parts of fire hose reel like hose valves, fire hose, hose, nozzles, etc.,
- To conduct Quarterly random flow test by actual discharging of water using the fire hose and observe the pressure of the system.
- To clean the fire hose and all accessories before rolling to its normal position.
- To report any malfunctioning of the system and make repair only upon job order from Second Party.
- Restore all system into normal operation and working condition.

#### 1.5. Fire Extinguishers Details & Descriptions

- Check the manufacturing date of each cylinder and make records.
- Cylinders that are 5 years above are subjected to hydrostatic pressure as per NFPA 10. (Hydrostatic Pressure Test to be charged separately as per our price list offer)
- Check all the external component parts and spare parts of fire extinguisher are all in good shape and not corroded, cracked Hose or broken Nozzle/ Horn etc. and make records.
- Check powder status by inverting the cylinder downward, hammer the cylinder with rubber mallet to loosen the powder inside the cylinder, repeat procedure as needed and make records.
- Check Cylinder Bracket/ Hawks are installed properly and physically good: rectify/fix brackets as required if any and make records. (Supply of wall mounted brackets/ hawks will be charge accordingly. Installation labor will be carried out by us free of cost.)
- Check location and type of fire extinguisher is according to the approved as built drawing. (As built plan drawing has to be provided by the client.)
- Weigh the CO2 cylinder and verify the instructions as per records. Check if the quantity of fire extinguishing agent according to the specification to the specification marked in the cylinder
- Check fire extinguisher operating instructions are clear and readable. Provide new fire extinguisher operating instruction sticker as needed.
- If the Fire Extinguisher is healthy without any defects; the Fire Extinguisher has to be posted with inspection sticker bearing the inspection date; next service date; name of Servicing Technician and mark as OK.
- company logo, bearing the inspection date; next service date; name of Servicing Technician and mark as OK
- Return back the cylinder to its original location as per records and as per approved As-Built Drawing.
- The above scope of work will be done in every 6 months for a period of one year contract.
- Refilling of fire extinguishers will be charged extra.

#### 1.6. Firefighting System Details & Descriptions

SL.No	System Description	Quantity
1	Fire Pump Set	01
2	Fire Extinguishers	Lot
3	Fire Hose Reels	Lot
4	Alarm Check Valve/Zone Control Valve/Gate Valve	Lot



GA1469/AMC494

Page 3 | 6



## 1.7. Firefighting System – Maintenance Schedule

SL.No	System Description	Schedule of Preventive Maintenance			
		Monthly	Quarterly	Semi-Annually	Annually
1	Fire Pump Set	I-PM-T-R	-	-	-
2	Sprinklers	-	I-R	-	-
3	Fire Extinguisher	-	I-PM-R	-	-
4	Fire Hose Reels	-	-	I-PM-R	-
5	Alarm Check Valve/Zone Control Valve/Gate Valve	-	I-T-R	-	-

- **PM- Preventive Maintenance**
- **T- Testing**
- **I- Visual Inspection**
- **R-Reporting**

## 2. Exclusions

- This contract doesn't include any material supply by the second party. Any material needed for the system to operate normally or for up gradation / for fault rectification or replacement or up gradation or Reprogramming of a faulty part should be borne by the first party. ( Only Device cost will be considered for the existing faulty devices and material cost including labor cost will be charged additionally for the any upgradation or additional work)
- The rates being proposed are subject to the conditions that the related equipment viz all the above mentioned systems are all in good functional and operational condition. Any equipment that needs repair will be repaired at extra cost.
- Civil/Electrical/Carpentry works will not be performed by the Second Party.
- Man lift and scaffoldings, if required.
- New Approval or licensing or certification required to obtain from Government body/s such as QCD/ Municipality or MOL.
- Any service/s need to provided other than described in the above scope of work.

## 3. Other Terms

- Up gradation/modification requirements will submit up on initial Operational Inspection & Functional Test. Checking current system and report the default and the cost of rectifying before taking the AMC.
- Contract value inclusive of skilled manpower, transportation and any related expenses towards the maintenance team.
- Emergency Calls will be attended 24X7 (365 Days) within two hours with free of cost.
- QCDD Approved FA & FAS Global Alarms Engineers along with their teams will attend the QCDD inspection with full cooperation to the client for making the site ready for QCDD inspection.
- It will be the AMC Contractor's obligation to have QCDD approved Fire Alarm and Fire Fighting Engineer along with their team to be present at site by 6.30am on the day of QCDD inspection.
- If AMC Contractor's QCDD approved Fire Alarm or Fire Fighting Engineer, along with their team could not attend the QCDD inspection for any reason then there will be a penalty of 1,000.00 /- Qr from the Client to the AMC Contractor.
- It will be Client obligation to inform AMC contractor about the Site QCDD inspection date at least 24 Hrs. in advance in writing or Verbal.
- The First Party will bear any additional cost or expense as a result of any new or amended legislation or

GA1469/AMC494



Page 4 | 6



regulation outside the Second party's control during the contract period.

- All the devices / equipment's shall be thoroughly maintained by the second party in every three months (each quarter) and the reports to be submitte
- The second party shall not be responsible under the following circumstances.
  - a) Damage done to equipment due to floods, fire, accident, riot, breakages, pest, misuse, tampering, incorrect handling & operation, etc.
  - b) Failure to observe the operating instructions and precautions.
  - c) Defects / failures resulting from servicing / repairs done by unauthorized personnel or without the permission of the Second Party
  - d) Defects in system arising out of structural / environmental changes / variations in any such event shall be billed for the visit carried out as per the prevailing rates.
- This contract covers only the service of the existing devices. Any replacement of defective devices/components or addition will be charged extra.
- Services under this contract exclude painting of body, replacement of decorative materials, plastic components, housing etc.
- The equipment must be in good working condition before this contract becomes effective. The customer shall pay the necessary charges in the first instance for rendering the equipment workable.
- The equipment should be made available for servicing as and when our Service Technician calls on his periodical service visit. Failure to do so will be treated as service rendered and no refund shall accrue on this account.
- Every visit by our engineer will be made within the reasonable time from receipt of a complaint for break-down of the equipment and will be made only during working hours of our service department and no calls will be made on Fridays/holidays.
- The company does not represent that the products/ system (supplied and or maintained by it) will work at all times without any failure or that it may not be compromised or circumvented or that the product will prevent personal injury or property loss by burglary, robbery, fire or otherwise or that product will in all cases provided adequate warning or protection. Consequently, the company shall have no liability for any personal injury, property damage or any loss whatsoever based on a claim the product failed to operate as per its specification & design.

#### 4. Delivery Terms

Material / Parts delivery is subject to the following:

- Material / Parts if locally available 1-2 Weeks lead time.
- Material / Parts from the Manufacturer will be based on the availability.
- First party shall pay for any materials or parts purchase during this contract period as per the payment terms stated in the Local Purchase order.

#### 5. Termination of Contract

- This contract is automatically renewed unless otherwise notified in writing by the client to the contractor.
- If any party (Client or Contractor) wishes to terminate the contract, the same can be done in giving 30 days' written notice to the party before end of the contract period.
- Any termination of this agreement shall be without prejudice to the accrued rights of both parties as at the termination date the part of the fee due up to the date of termination shall be payable to the second party.
- Failure to release the payment on time.
- The Client or Contractor shall be entitled to terminate this Agreement upon providing 30 days in advance written notice to the First Party, in circumstances where the either Party materially breaches any of its obligations under this Agreement.

#### 6. Third Party Liability

- a. The Second Party doesn't take any responsibility on cost or on any other aspect on any damages

GA1469/AMC494



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caused by an event of fire or by any natural calamities in the premises.

## 2. Law & Jurisdiction

- This Agreement shall be governed by and construed in accordance with the laws of Qatar.
- The Parties hereby agree that the Courts of Qatar will have exclusive jurisdiction over all and any disputes arising out of or in connection with this Agreement.

IN WITNESS WHERE OF this Agreement has been executed by or on behalf of the Parties on the date set out below

On behalf of the first Party:  
Gulf United Real Estate Investment Co  
Authorized Signatory

On behalf of the Second Party:  
Global Alarms Safety and Security W.L.L.  
Authorized Signatory

Date:

Date: 25-02-2023

Signature (with seal):



Signature (with seal):



GAT469/AMC494