



<b>M/s Souq Waqif Boutique Hotel – Al Jasra</b>  <b>E-Mail:</b> <a href="mailto:tenders.adoh@anantara.com">tenders.adoh@anantara.com</a>	<b>QREF 06/10/2025-38</b>  <b>SUBJECT: Preventive Maintenance Proposal – HVAC Chillers (Non-Comprehensive)</b>
<b>DATE : 06/10/2025</b>	<b>Email: mes@mes.qa</b>

Dear Sir,

We are pleased to submit our proposal for the Annual Preventive Maintenance (Non-Comprehensive) of the chillers serving Souq Waqif Boutique Hotel – Al Jasra, in accordance with the provided scope of work and site requirements.

### 1. Equipment Covered

No.	Equipment Description	Brand	Model	Capacity	Location
1–5	Air-Cooled Screw Chillers	Trane	RTAD Series	125 TR each	Al Jasra Hotel – Souq Waqif Boutique Hotel

### 2. Scope of Services (Included)

- A. Annual Preventive Maintenance Program
  - Annual Service (1 Visit/Year): Full annual maintenance in accordance with manufacturer's recommendations, including inspection, cleaning, lubrication, operational tests, safety checks, and system performance verification.
  - Quarterly Preventive Maintenance (3 Visits/Year): Scheduled inspections every four months covering electrical, mechanical, and control components such as compressor health check, condenser coil cleaning, motor inspection, control panel check, refrigerant pressure monitoring, and safety device verification.
- B. Oil Analysis (1 per year)

Collection of compressor oil samples for laboratory analysis to assess oil quality, acidity, and contamination, followed by a written report with recommendations.

- C. Emergency Support

24/7 emergency call attendance for diagnostic and resetting assistance. Response within reasonable time during working hours and limited on-call assistance after hours.

- D. Service Reports

Detailed report after each visit highlighting observations, actions taken, and recommendations for corrective repairs or parts replacement.

- E. Safety & Compliance

All works to comply with local safety and hotel security standards. Technicians equipped with appropriate PPE and identification.

### 3. Exclusions (Not Included)

This Non-Comprehensive contract excludes all replacement parts and major repairs. The following are specifically excluded but can be quoted separately upon request:

- Spare parts, refrigerant gas, oil, filters, or consumables beyond routine cleaning
- Compressor or motor overhauling/replacement
- Electrical panel components (contactors, relays, breakers, etc.)
- Control boards, sensors, or PLC controllers
- Condenser/evaporator coil replacement
- Leak repair, refrigerant charging, or system modification
- Civil, piping, or insulation works
- Any additional visits beyond the four preventive visits and emergency diagnostic calls

### 4. Service Schedule

Visit Type	Frequency	Timing
Annual Maintenance	1 Visit / Year	Start of contract
Preventive Maintenance	3 Visits / Year	Every 4 months
Oil Analysis	1 per year	During Annual Visit
Emergency Callouts	As required	24 / 7

### 5. Documentation & Reporting

Preventive maintenance checklists signed by the duty engineer after each visit. Summary report issued annually outlining maintenance records, oil analysis results, and recommendations for system reliability improvement.



#### 6. Commercial Proposal

Description	Duration	Total Price (QAR)	Remarks
Preventive Maintenance – 5 Nos Trane RTAD 125 TR Chillers	12 Months	60,000 QAR / Year	Non-Comprehensive

**Payment Terms:** Monthly – equal installments of 5,000 QAR / month

**Offer Validity:** 60 days from proposal date

**Delivery / Location:** Souq Waqif Boutique Hotel – Al Jasra, Doha – Qatar

#### 7. Terms & Conditions

- Contract duration: 12 months starting from date of award.
- All service scheduling to be coordinated with hotel duty engineer (Mr. Thiyagu) between 10 AM – 4 PM.
- Additional works beyond preventive maintenance will be executed only upon written approval and separate quotation.

### Metri Engineering Services W.L.L

Fayez Metri (55572793 / 70500311)

