

<b>M/s BANANA ISLAND RESORT DOHA BY ANANTARA</b>  <b>E-Mail:</b> <a href="mailto:tenders.adoh@anantara.com">tenders.adoh@anantara.com</a>	<b>QREF 11/03/2025-38</b>  <b>SUBJECT: Annual Maintenance Contract Proposal for Chiller Systems @ BIDR</b>
<b>DATE : 11/03/2025</b>	<b>Email: mes@mes.qa</b>

Dear Sir,

We are pleased to submit our proposal for the Non-Comprehensive Annual Maintenance Contract (AMC) for the chiller systems at Banana Island Resort Doha. Our services are designed to ensure the smooth operation, reliability, and efficiency of the HVAC systems while optimizing performance and minimizing downtime.

#### Scope of Work

##### A. Equipment Covered

- Main Chillers: (TRANE RTAC 275SE, R134A) – (3 Units, 275 TR / 738 kW each)
- Domestic Chiller: (TRANE ERTAD 085 HE, R134A) – (1 Unit, 85 TR / 244.71 kW)
- Chilled Water Pumps: (Primary & Secondary Pumps – Patterson Models V6C11A-CC/RC & V4E16A-RC) (6 Units)

##### B. Services Included

###### 1. Preventive Maintenance (PPM) Schedule:

- Monthly: Routine inspections and minor servicing.
- Quarterly: In-depth inspections, calibrations, and component testing.
- Annually: Comprehensive servicing, including non-destructive testing (NDT) and system rebalancing.

###### 2. Detailed Preventive Maintenance Tasks:

###### Monthly Maintenance:

- General visual inspection of chiller components.

- Cleaning condenser coils and strainers.
- Checking refrigerant pressure and topping up if required for minor qty.
- Checking operation of pumps, fans, and control panels.
- Inspecting for any abnormal noise or vibration.
- Checking temperature and pressure readings.
- Minor adjustments to belts and tensioners if required.

#### Quarterly Maintenance:

- Comprehensive system inspection and calibration.
- Checking electrical connections, relays, and control circuits.
- Conducting insulation resistance tests for motor winding.
- Performing vibration analysis on compressors and pumps.
- Checking oil levels and analyzing for contamination.
- Cleaning condenser and evaporator coils.
- Checking expansion valves, solenoid valves, and sensors.

#### Annual Maintenance:

- Full-scale chiller system shutdown for detailed servicing.
- Oil change and refrigerant analysis if required.
- Checking compressors, checking internal components.
- Detailed leak testing and refrigerant recharging (if necessary).
- NDT testing including water analysis, vibration monitoring.
- Calibration of all control instruments and safety devices if necessary.
- Cleaning and re-greasing all mechanical parts.



### *3. Emergency Support & Breakdown Assistance:*

- Off-site Support: Remote troubleshooting over phone assistance.
- On-site Support: Deployment of technicians if the issue cannot be resolved remotely.

### *C. Exclusions (Not Included in the Contract)*

- Spare parts replacement (compressors, motors, controllers, etc.).
- Major repairs and overhauls (compressor replacement, mechanical failures requiring part replacement).
- Refrigerant gas refilling beyond normal maintenance top-up.
- Any infrastructure modifications or civil works.
- Extended warranty beyond 6 months on replaced parts.
- Calibration of instruments beyond agreed scope.
- Power and utility costs.
- Rewinding of motors and major electrical repairs.
- Replacement of condenser coils and leak repairs.
- Any corrective maintenance (beyond preventive tasks) will be quoted separately.
- Replacement or repairs of chiller microprocessor controllers.
- Repairs of chilled water piping, valves, or insulation beyond preventive maintenance scope.

### *3. Pricing & Payment Terms*

**Total price per year= 672,000 Q.R/year**

#### *Payment Terms*

- Monthly Payment.
- Payment due within 15 days from the invoice date.

#### *Compliance & Safety Requirements*

- We will follow all hotel safety policies and regulations.

- Work Permits & Risk Assessments will be completed before major works.
- All technicians will use appropriate PPE and adhere to safety protocols.
- Incident reporting procedures will be followed as per hotel requirements.

#### Conclusion

Our approach focuses on preventive maintenance to minimize breakdowns and reduce operational costs while ensuring optimal system performance. Our qualified team and commitment to quality service make us the ideal partner for your chiller maintenance needs.

### **Metri Engineering Services W.L.L**

Fayez Metri (55572793 / 70500311)

