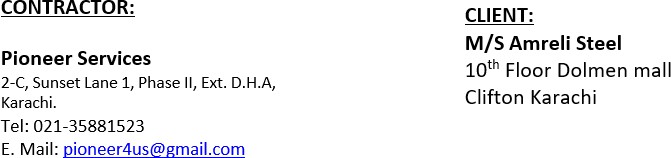
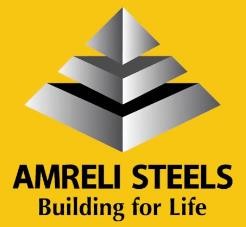


HVAC Maintenance Proposal

Amreli Steel Dolmen Mall Clifton Karachi.

Year 2025)



**LIST OF EQUIPMENT**

|  |  |
| --- | --- |
| **S. No** | **EQUIPMENT** |
| 1 | Fan coil unit. |
| 2 | Water-cooled package Unit. |

**SCOPE OF WORK:**

**FAN COIL UNITS (FCUS):**

1. Cleaning or replacing filters regularly to maintain indoor air quality.
2. Inspecting and cleaning coils for efficiency and preventing blockages.
3. Check motorized valve functioning properly
4. Check room temperature maintaining
5. Check thermostat working properly.
6. Removal and cleaning of chilled water strainers if required
7. Lubricating fan motors and checking for any abnormal noises.
8. Testing thermostat and control settings for accurate operation.

**WATER-COOLED PACKAGE UNITS:**

1. Checking refrigerant levels and inspecting for leaks.
2. Inspecting and cleaning condenser and evaporator coils.
3. Check motorized valve functioning properly
4. Check room temperature maintaining
5. Check thermostat working properly.
6. Removal and cleaning of chilled water strainers if required
7. Examining and maintaining water circulation systems, including pumps and valves.
8. Testing controls and safety features for proper functionality.

# Maintenance Timings

* 1. Monthly Maintenance Activities:
     + Basic cleaning and inspection of equipment or facilities.
     + Lubrication of moving parts if necessary.
     + Checking for any minor issues or adjustments needed.
  2. Quarterly Maintenance Activities:
     + Thorough inspection of equipment for wear and tear.
     + Testing machinery for functionality and efficiency.
     + Checking any parts showing signs of deterioration.
     + Cleaning and servicing components as required.
  3. Semi-Annual Maintenance Activities:
     + Deeper cleaning and servicing of equipment.
     + Calibration or adjustment of machinery for optimal performance.
     + Assessing the need for major repairs or replacements.
     + Conducting more comprehensive tests and evaluations.
  4. Annual Maintenance Activities:
     + Comprehensive servicing, including major inspections.
     + Replacement of components based on their lifecycle.
     + Conducting detailed system checks and performance evaluations.
     + Addressing any significant issues or overhauls necessary for long-term functionality.

**Scheduling and Timing:**

1. Preventive maintenance activities, including inspections, cleaning, and adjustments, will be scheduled **after regular duty hours**. This timing ensures that maintenance work does not disrupt normal operations or occupants' daily activities during working hours.
2. Additionally, maintenance will take place on **Saturdays and Sundays**, when the facility or building is likely to have reduced occupancy or be vacant, minimizing any inconvenience caused by maintenance activities.

# MONTHLY HVAC PREVENTIVE MAINTENANCE

**CHARGES**

|  |  |
| --- | --- |
| **Monthly Charges:** | **70,000** |
| **SST 15%:** | **10,500** |
| **Grand Total Amount Rs:** | **80,500** |

**Terms & Conditions**

1. Monthly advance payment will be released against the Invoice / bill.
2. Prices include Sindh services Tax but exclude GST.
3. Prices are valid for a one-year contract, and a new contract will be arranged a month before the current one ends.
4. Repairing or replacing parts/components will incur additional charges.
5. Transportation costs will generally be based on actual expenses.
6. Any specialized work done by a third party will have separate charges.
7. There will be an annual increase in charges.
8. Changes in government taxes will result in adjusted charges.
9. Our proposal is based for only maintenance activity, any materials or consumable parts needed for maintenance will be charged separately

**M/S PIONEER SERVICES M/S AMRELI STELL**

(Contractor) (Client)