

ANNUAL
MAINTENANCE
CONTRACT
PROPOSAL

YALWAN TECHNICAL SERVICES L.L.C



Proposal for AMC Contract based as per Unit Rate

We are pleased to submit our proposal for the Unit Rate Annual Maintenance Contract (AMC) covering comprehensive building services for your facility. This document outlines our commitment to ensuring the optimal performance, safety, and longevity of your building systems through proactive maintenance, timely interventions, and responsive support.

Our scope includes routine inspections, preventive servicing, and corrective maintenance across key disciplines—civil works, MEP systems, and infrastructure assets—delivered with a focus on quality, transparency, and operational efficiency.

We trust this proposal aligns with your expectations and operational goals.

We kindly request the opportunity to conduct a site visit to better understand the specific service requirements of your building. This will allow us to assess the scope of work, review the material specifications, identify approved brands, and gather the necessary details to prepare an accurate and tailored quotation for the Annual Maintenance Contract (AMC).

Should you require any clarifications or adjustments, we remain at your disposal to refine the scope and ensure seamless implementation.

PLUMBING WORKS:

- Supply & installation of PVC/GI/PPR/Copper/MS/SS pipes - (Per Meter)
- Replacement of Gate valves, ball valves, check valves - (per piece)
- Pressure testing of water lines - (per system or per meter)
- Replacement of Wash basin with fittings, Water closet, Kitchen sink, kitchen sink mixtures, WC Flush fitting, Angle Valves, Shower sets, Bathtubs, Shower Trays, Hands spray, Flexible pipes, bottle traps, Floor trap covers – (Per Unit)
- Drainage blockages removal from washbasins, sinks, floor traps, gully traps, manholes, grease traps
- Replacement / repairing of water heaters, water pumps, booster pumps, submersible pumps, Pressure switches, motor starter, pressure gauge, contactor, relay – (Per Unit)
- Waterproofing around pipe entries – (Per Unit)

CIVIL WORKS:

- Damaged Tiles replacement, Loose tiles replacement - (Per SQM)
- Internal water painting, Internal oil painting, External wall painting, Epoxy floor painting, Epoxy metal painting - (Per SQM)
- Waterproofing works - (Per SQM)
- Plastering with general mortar, Plastering with special fiber reinforced mortar [Fosroc / Mapei / Weber] - (Per SQM)
- Disposal of waste – (Per Cu M)
- All types of flooring works [carpets / vinyl / SPC] - (Per SQM)
- Marble / Granite replacement - (Per SQM)
- Wooden door replacement – (Per Unit)
- Wooden door bottom SS Sheet installation & Repairing / Painting – (Per Unit)
- Locks, handles, cylinder, tower bolt, door closer, other related accessories replacement, Door repairing – (Per Unit)
- Glass door repairing, Glass door floor machine replacement – (Per Unit)
- Window glass and frame replacement – (Per Unit)
- Fly net replacement (Per SQM)



- Cabinet hinges, locks, pad locks, drawer railings replacement – (Per Unit)
- Emergency door and related push bar replacements – (Per Unit)
- Signage and cladding works – (Per Unit)
- Metal works, barriers, safety bollards – (Per Unit)
- Gypsum ceiling replacement / repairing (Per SQM)
- 600x600 Gypsum / Aluminium false ceiling replacement with suspension / repairing - (Per SQM)
- Cabinet installation – (Per Unit)

ELECTRICAL WORKS:

- Cables, conduits, MCCB, ELCB, MCB, Contactors, UVR, Timer Junction Boxes Replacement / Electrical fault rectifications - (Per Unit)
- Light fittings replacement / repairing - (Per Unit)
- Sockets, switches, Isolators, Industrial sockets, Indicator switch other related accessories replacement/repairing - Per Unit)
- CCTV Cabling, Telephone cabling, optical fiber cabling, camera, Access control repairing / replacement – (Per Meter)
- Megger testing of cables, ER Testing, DB Functional testing, Power & Lighting circuit testing - (Per Unit)

HVAC WORKS:

- Maintenance & Installation of Split AC Units, VRF/VRV indoor unit (cassette/wall-mounted), VRF/VRV outdoor condensing unit, Package AC unit (rooftop type), Chiller (air-cooled/water-cooled), AHU (Air Handling Unit), FCU (Fan Coil Unit) – (Per Unit)
- Fabrication, Installation & Repairing of : GI duct, Flexible duct, closed-cell foam or fiberglass duct, Volume control damper (VCD), Supply/return air grille and diffuser – (Per Unit)
- General servicing of all types of AC Units, Leak testing – (Per Unit)
- Copper piping, insulation replacement, Brazing, Condensate drain piping – (Per Meter)
- Thermostat (manual/digital) installation, Control wiring and conduit, Starter panel for AHU/FCU
- Maintenance & installation of Fresh air fan, Exhaust fan, Jet fan for basement, Louvers & dampers, Smoke extraction system – (Per Unit)
- Pressure testing of refrigerant lines, Air balancing for duct system, Commissioning of AC Units, Performance testing of Ventilation system – (Per Unit)

For,

YALWAN TECHNICAL SERVICES LLC

SOLOMAN RAJA
MANAGER

CONTACT US

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