

Specification for the work

Maintenance and service contracts for the following:

1. Air conditioner
2. Electrical
3. Plumbing
4. Painting
5. Repair works of premises (such as doors, windows, furniture items, roof leakage etc,)
6. Petty construction/masonry works

Please provide your quote in the attached sheet. The quote should include only the labor cost. The cost of materials should be provided prior to the commencement of the maintenance work.

The contractor will need to execute any other maintenance work required for the office which are not listed above during the year. The work will be on actual with prior approval of costs for items required.

Following are some of the works that would be carried out in the year but not necessarily limited to:

1. Pruning of trees
2. Minor carpentries such as making of bookshelves, resizing of furniture
3. Painting of walls/Roofs
4. *Data cabling
5. * Petty construction
6. *Any other work

*For this, the selected contractor will be asked to submit separate quote for each of the work.

Terms and Conditions

The supplier is responsible for the following:

- Materials and items to be used to carry out the required maintenance/repair works.
- Work to be completed within the said period
- Remove, clear and clean all the debris out of WHO premises

Contract period – 1 January 2025 to 31 December 2026 (2 years)

Price schedule for Maintenance work

No	Job Description		Remarks
1	COST OF INSPECTION	Cost per visit (LKR)	
A	Air Conditioner (No of Units 30) for repairs/breakdown		Only on the request of WHO the Company will make the visit
B	Electrical		
C	Plumbing		
D	Trees (Pruning / Cutting)		
E	Other Maintenance Work		
1.1	COST OF SERVICES	Labor Cost (per unit/hourly)	
1.1.1	Air Conditioner (Normal Service per AC)		Cost of Labour (Per Unit)
1.1.2	Air Conditioner (High Pressure Service per AC)		
1.1.3	Air Conditioner repair charges (labor only)		Cost of Labour (Per hour)
2	Electrical	Cost of Labor (per unit/hourly)	The maintenance services shall encompass of 1) Inspection 2) Electrical fitting- provide items that are required but with prior approval and submission of cost of each items.
2.1	Extension Cords		
2.2	Switches		
2.3	Wiring /Cabling (per wiring point)		
2.4	Led lights/drivers		
2.5	Switch board (per hour)		
2.6	IT DATA cabling		Cost of Labour (per meter)
2.7	CCTV cables wiring		Cost of Labour (per meter)
3	Plumbing	Cost of Labor (per unit/hourly)	
3.1	Cleaning of 2 Water Tanks and 1 Sump (per cleaning- labor cost)		The maintenance service shall encompass of 1) Inspection of water lines, sewerage lines, electrical motors 2) Cleaning of 2 water tanks & 1 Sumps – every 4 months 3) Repairs of water lines, sewerage lines and bathroom accessories 4) Need to provide necessary items/cost for repairs but with prior approval of WHO
3.2	Cleaning of drain Blockages under the container office (per cleaning – labor Hour)		
3.3	Water line repair charges		
3.4	Sewerage Lines cleaning/repair		
3.5	Bathroom Accessories changing		
3.6	New water line installation charges		Cost of Labour (per meter)
4	Painting		
4.1	Roof painting		Cost of Labour (per square meter)
4.2	Wall painting		Cost of Labour (per square meter)
4.3	Wood painting (doors/windows/frames)		Cost of Labour (per square meter)
4.4	Wood Polishing (doors/windows/frames)		Cost of Labour (per square meter)
4.5	Steel painting		Cost of Labour (per square meter)
5	Petty construction/masonry works	Cost of Labor (per unit/hourly)	
5.1	Masonry work		Cost of Labour (per hour)
6	Ceiling installation and repair	Cost of Labor (per unit/hourly)	
6.1	New Ceiling installation		Cost of Labour (per 1 square Foot)
6.2	Ceiling repair		Cost of Labour (per 1 square Foot)

7	Any Other maintenance work	Cost of Labor (per unit/hourly)	
7.1	Pruning of trees – Normal Trimming		Cost of Labour (per hour)
7.2	Pruning of trees – Huge Tree Branches		Cost of Labour (per hour)
7.3	Steel bookshelves		Cost of Labour (per 1 Cubic Foot)
7.4	Wooden bookshelves		Cost of Labour (per 1 Cubic Foot)
7.5	Wooden cupboards		Cost of Labour (per 1 Cubic Foot)
7.6	Roof repairing		Cost of Labour (per hour)
7.7	Any other General work		Cost of Labour (per hour)
7.8	Any other General technical works		Cost of Labour (per hour)