



# COMPANY PROFILE



شركة اينول مينتيننس المقاولات ذ.م.م  
**ANNUAL MAINTENANCE CONTRACTING CO. W.L.L**

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23 Years of Experiences in  
Kingdom of Bahrain

## ABOUT US

### **Annual Maintenance Contracting Co. W.L.L**

Annual Maintenance Contracting Co.W.L.L Is Electromechanical & Civil, Air Conditioning and Refrigeration Maintenance Company, including commissioning and service technicians.

AMC has the experience and expertise to successfully complete all types of commercial and Industrial projects.

Our Managing Director, is responsible for the overall performance of the Service

Company and, with his past experience, maintains AMC reputation for quality maintenance and service programs.

Currently, the AMC Company operates a team of 15 experienced service technicians to service and maintain not only the company's installations, but many others as well.

AMC owns and operates several effective and reliable means of communication. All our office staff carry mobile phones. 24 hours access is available. These mobile phones are equipped with Voice Mail should the operator be on the phone or out of mobile service area.

24x7 service is available for clients such as hospitals, computer rooms, Industrial processes, supermarket chain stores and the like. The company also services commercial refrigeration systems typically installed in fast food outlets.

AMC is an active participator in industry training programs as part of its ongoing policy of staff training and development. Through its membership of the AMCA, senior and mid-level managers receive training in current management methods. Additional training is given to qualifying employees through suitable programs at T.A.F.E. Colleges and 'off campus' university courses.

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## SERVICES

- ➔ Electrical Works
- ➔ Plumbing works
- ➔ HVAC & Air conditioning & Duct Fabrication
- ➔ Electrical Motor Overhauling & Rewinding
- ➔ T.A.B. (Testing & Balancing)
- ➔ Building Management System (BMS)
- ➔ Sales/Installation/ Testing & Commissioning/ Services
- ➔ Install / Calibration of Instrument System
- ➔ Sales & Service of PLC
- ➔ Control system Maintenance

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## ELECTRICAL WORK

- LV Panels /Room
- Bus BarRisers
- Cables andWires
- Low Currentsystem
- CCTVSystem
- SMTVSystem
- Isolators
- Wiring Accessories
- Lighting ControlSystem
- Central BatterySystem
- GeneratorSet
- EarthingSystem
- Lightning Protection
- Cable Tray
- StructuredCabling
- Central BatterySystem
- Lighting ControlSystem
- EarthingSystem
- Lightning Protection
- UnderfloorTrunking



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## Electrical Motor Overhauling & AC-DC Motor Rewinding



- A standard electric motor overhaul includes an initial equipment inspection and diagnosis, bearings replacement, a test run and report.
- A sample motor overhaul work scope includes  
Collection from site
- Inspect and record all relevant data from the nameplate.
- Carry out electrical and mechanical check tests to verify motor condition and any reported faults, where possible.
- Dismantle motor  
Clean and inspect all component parts Datum checks, including bearing journals and seatings, shaft extensions, shaft extension run out, shaft seal fits, commutator diameter, and brush surface length.
- Repair or replacement of defect components and parts.
- Steam cleaning, stove drying and varnishing of stator and rotor windings as specified in IEEE 1068
- Rotating parts dynamically balanced to ISO grade 2.5 or better.
- Up to date motor plate fitted before dispatch.
- Delivery service to customer site and recommissioning.



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Electrical Motors &  
Compressor



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## HVAC & Air conditioning service



Annual Maintenance Contracting Co.W.L.L Will provide a first class job on all projects and can assure our clients the highest level of service and commitment.AMC has the experience and expertise to successfully complete all types of Commercial and Industrial work. Our Company caters for:

- Multi story office buildings
- Commercial offices
- Factories
- Hospitals
- Schools
- Universities
- Fast food outlets
- Shops
- Aged Care



Air conditioning Maintenance & Repairs Melbourne AMC provides complete Maintenance & Repair Services for:

- Air Conditioning
- Refrigeration
- Heating
- Ventilation
- Motor Rewinding

AMC provides maintenance and repairs to a variety of facilities, ranging from land mark buildings with central plant and full time presence on site to smaller industrial and commercial buildings.The company operates a team of Service Technician that are fully qualified and experienced in all facets of their field. AMC offers 4x7 a week service with response being immediate, depending on the nature of the call.

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## PLUMBING WORK

Our highly skilled plumber's team are experienced in home and commercial plumbing, with excellent knowledge of kitchen plumbing, bathroom plumbing, and radiator installation.

### Our Services

- We provide complete mechanical services for all types of large and small projects.
- Mechanical installations.
- New and renovations in institutional mechanical installations
- New and renovations to mechanical systems in commercial buildings
- High rise residential heating, ventilation air conditioning and plumbing
- Light industrial and specialty piping mechanical installation
- Specialty piping systems of medgas, purewater, radioactive waste, process, etc.
- Mechanical service and preventative maintenance.
- All Type AMC For Monthly and Yearly



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## BUILDING MANAGEMENT SYSTEM



A building management system (BMS), otherwise known as a building automation system (BAS), is a computer-based control system installed in buildings that controls and monitors the building's mechanical and electrical equipment such as ventilation, lighting, power systems, fire systems, and security systems. A BMS consists of software and hardware; the software program, usually configured in a hierarchical manner, can be proprietary, using such protocols as C-Bus, Profibus, and so on. Vendors are also producing a BMS that integrates the use of Internet protocols and open standards such as DeviceNet, SOAP, XML, BACnet, LonWorks and Modbus

A list of systems that can be monitored or controlled by a BMS are shown below:

- Illumination (lighting) control
- Electric power control
- Heating, ventilation, and air conditioning
- Security and observation
- Access control
- Fire alarm system
- Lifts, elevators etc.
- Plumbing
- Closed-circuit television (CCTV)
- Other engineering systems
- Control Panel
- PA system
- Alarm Monitor
- Security Automation



### SALES/INSTALLATION/TESTING /COMMISSIONING AND SERVICE

- VARIABLE FREQUENCY DRIVE (VFD)
- Differential pressure transmitter (DPT)
- Pressure transmitter(PT)
- Temperature Transmitter (TT)
- Flow transmitter (FT)
- Level Transmitter (LT)
- Pressure Gauge
- Pressure Switch
- Temperature Gauge
- Temperature Switch
- Electrical panel/ DB/PMU/ CT



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## T.A.B (Testing & Balancing)



TAB (Testing, Adjusting and Balancing) refers to the three main steps taken in order to achieve correct functioning of the HVAC equipment (Heating, Ventilation, and Air Conditioning). TAB usually designates the equipment "fine-tuning" procedure, required for the construction of commercial buildings, hospitals and, generally, major Infrastructure, more often for clients from abroad than for Italian clients. Yet sometimes TAB stands for TAB Agencies, i.e. specialized companies employing staff who carry out these services.

Generally, a TAB expert performs measurements on the aerologic and hydronic circuits of the HVAC systems and adjusts the flow rates as required in order to obtain optimal performance of the summer and winter air conditioning systems. Balancing is usually based on the design flow rate values, requested by the mechanical designer who drafted the project plan, and the TAB agency submits a written report summarizing the tests and the balancing and highlights the flaws identified while carrying out the TAB activities.

**Testing:** is the use of specialized tools calibrated to measure temperatures, pressures, rotational speeds, electrical parameters, air and water speed and quantities, for an evaluation of the parts of the system and of the level of performance of the system as a whole.

**Adjusting:** Is the adjustment setting of devices such as air control louvers of the aerologic circuits and check valves of the hydronic circuits, adjusting the speed/flow rate of fans and pumps, also with respect to the automatic control devices such as thermostats and pressure regulators so as to obtain the system performance required by the design, guaranteeing its efficiency during normal operation.

**Balancing:** is the system setting, using operation procedures in order to meet the prerequisites. In Italian, adjusting and balancing are almost synonyms, therefore the above-mentioned distinction may seem redundant. We can further clarify the difference by pointing out that, for instance, in a hydronic circuit, "Adjusting" is performed by (manually or by electronic adjustment) forcing the automatic valves to the maximum aperture and then the system is "Balanced" checking the functions without forcing it.

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## INSTALLATION & CALIBRATION OF INSTRUMENTS SYSTEM

AMC Electromechanical & Civil provide for all type of Installation & calibration of instruments System. We provide solutions for Process Measurements, Monitoring & Controls in Pressure, Temperature, Level, Flow, Data Acquisition, Remote Environmental Monitoring Systems, Analytical, Moisture & Dewpoint, Test & Calibration etc for Oil & Gas, Petrochemical, Water & Energy, Food & Beverage, Marine & Offshore Industry in the Kingdom Of Bahrain.

AMC Electromechanical & Civil is well-equipped to provide range of professional services, from Application Engineering, Systems Integration, Installation & Commissioning assistance to after-sales support. We strive not only to win satisfied customers, but also to build long-term relationships with our customers and stakeholders.



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## SALES / INSTALLATION/ TESTING & COMMISSIONING / SERVICES

### CHILLER ACTIVITIES

**Chiller shutdown** Our technicians will properly and safely shutdown your chiller to ensure no damage occurs and no refrigerant is lost,

**Chiller startup**-Proper startup procedures after an extended shutdown ensure reliable and efficient operation during the cooling season. Johnson Controls technicians will evaluate chiller sub-systems for proper operation and perform operational checks to ensure optimal performance.

**Oil change** Our technicians will change the compressor oil, which is the lifeblood of the compressor. Keeping clean, moisture-free oil in your unit minimizes the opportunity for fabrication-related failures, costly repairs, and unscheduled downtime

**Tube brushing** Dirt, mineral or biological scale (algae) on chiller tubes prevents the efficient transfer of heat from the chilled water to the cool refrigerant. Our technicians will brush the tubes, clearing this scale, which improves heat transfer and efficiency.

**Condenser coil cleaning**-Johnson Controls technicians will clean the condenser coils on a regular basis. Dirty, damaged and/or acidized condenser coils can impair the unit's ability to reject heat to its surroundings

**Water treatment** Johnson Controls technicians work with approved chemical suppliers to develop a water treatment system to make sure your cooling system works efficiently and is trouble-free over its operating life.

**Training** Our technicians can conduct on-site training for your staff.

**Vibration, oil and refrigerant analysis** Data from your chiller is collected by Johnson Controls personnel and uploaded to our predictive diagnostics team for analysis. It is then compared with standards, which have been statistically derived from more than 20 years of compiled data using patented formulas. This allows you to identify and correct potential issues before they cause unscheduled downtime.

**Oil filter analysis** Oil filters are analyzed and replaced. Plugged oil filters can greatly reduce the reliability of the unit and lead to nuisance tripping of the machine, causing occupant discomfort. Replacing the filter driers on the all return will assure that all can be returned to where it is needed.

**Eddy current analysis** Determines the condition of tubes and can detect possible holes or leaks, reducing unscheduled downtime due to tube failure.

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## SALES / INSTALLATION/ TESTING & COMMISSIONING / SERVICES

**Lithium bromide analysis-**The thum bromide charge will be analysed for inhibitor content, as well as the presence of contaminants, Johnson Castrols will provide recommendations to maintain the proper heat transfer performance and corrosion protection. Remote Monitoring Options Our remote monitoring options leverage the power of our Remote Operations Center, a 5-Diamond Certified center from the Central Station Alarm Association, Less than 1% of monitoring facilities this prestigious designation.

**HVAC /BAS monitoring** Let our BOC watch over your building automation system 24/7. This service allows you to define which HVAC/BAS alarms are important to you and how you'd like us to respond, giving t peace of mind that critical issues won't be missed whether you're in the facility or away

**Chiller Monitoring and Diagnostics (Chiller MD)-** Analysts monitor chiller performance and report any abnormal operating conditions. When less than optimal conditions quickly resolve problems.

**Vibration monitoring and alarming** Overall vibration levels are measured at various locations on your critical pieces of equipment. The vibration data is stored trended to detect any change in machine operating conditions. Once a problem is detected, technicians can do further analysis to identify and fix the root cause of the problem.

**Critical facility management** Our software tools and expertise improves our ability to analyze key performance and capacity metrics on mechanical and electrical infrastructure, turning data into information that can be used to improve the efficiency and reliability of a critical facility

### Customer Portal

With a Planned Service Agreement, the customer portal is the way to view all service requests, invoices and activities for your site locations. Access reports, request service, and review past, present and future service jobs, all at the click of a button. And better yet, you can retrieve all of this information on your time, when you need it. A strategy created to meet your needs

The goal of an optimized maintenance strategy is to develop a sustainable maintenance program for your chiller that helps extend life and reduce overall facility. We'll develop service strategy around your requirements, the level of service and technology want, and the goals you want to achieve. This strategy can include options for monitoring and analysis

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## PROJECT DETAILS



**Location :** Seef District Kingdom of Bahrain Hani Suites  
**Scope of Work :** All Villas complete  
MEP works including HVAC and Plumbing works



**Location :** Tubli  
**Client :** Ansar Gallery Shopping Mall  
**Scope of Work :** Complete MEP works, HVAC works and  
water chiller system managed by our technician



**Location :** Hamala Hamad Town  
Kingdom of Bahrain  
**Scope of Work :** Complete MEP works



**Location :** East Riffa Alba Roundabout  
**Client :** Ramez Group  
**Scope of Work :** Complete MEP works,  
Fresh & Frozen Display, Chiller system  
managed by our Senior technician



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## PROJECT DETAILS



**Location :** Amwaj Islands  
**Kingdom of Bahrain**  
**Scope of Work :** Complete MEP works



**Location :** All Over Bahrain  
**Client :** All Multiple apartments  
**Scope of Work :** Any time on emergency call our team ready for Electrical, Air Conditioners, Including HVAC works  
**MEP works including HVAC and Plumbing works**



**Location :** Manama  
**Client :** BMMI Shops  
**Scope of Work :** Complete MEP works, HVAC works, managed by our Senior technician



**Location :** Juffair  
**Client :** Dania Suites  
**Scope of Work :** Complete MEP works HVAC



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**PROJECT DETAILS**



**Client: PRIME MARKETS**

**Location: All Over Bahrain**

**Scope of Work: HVAC Works, Complete MEP Works, Fresh and frozen display Chiller, Refrigeration Managed by our senior Technician**



**Client: ECO MARKET**

**Location: Salmaniya Ave, Manama**

**Scope of Work: Air conditioners, Ducting, Walk - In Chiller Managed by our senior Technician**



**Client: Reef Mall**

**Location: All over Bahrain**

**Scope of work: Major work Refrigeration compressors, Overhauling. Managed by our senior Technician**



**Client: Lulu Hyper Market**

**Location: All over Bahrain**

**Scope of work: Major work Refrigeration compressors, Overhauling. Managed by our senior Technician**





THANK YOU

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