



FIJI REVENUE AND CUSTOMS SERVICE

Terms of Reference

Tender Reference	RFT No. 11/2026
Tender Title	Consultancy Services for Project Management for Proposed FRCS Nadi Office Complex
Release Date	Friday 24 th April 2026
Submission Response Close	Friday 08 th May 2026, 12PM FJT

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Advertisement

The following is the advertisement for Fiji Revenue and Customs Service as it originally appeared in the local media and should be used as the basis to submit your responses:

 **FIJI REVENUE AND
CUSTOMS SERVICE**

TENDER

**RFT No.11/2026: CONSULTANCY SERVICES
FOR PROJECT MANAGEMENT FOR PROPOSED
FRCS NADI OFFICE COMPLEX**

The FRCS undertaking the development of a new office facility in Nadi to support its operational, administrative, and border management functions. The project involves full design, statutory body approvals, construction, commissioning, and handover of the FRCS Office, including associated infrastructure and services.

The FRCS is seeking proposals from registered Project Management firms or individuals to provide comprehensive Project Management services, encompassing the following scope of work: Project Manager to provide project planning, scheduling & governance, design development (coordination and management), construction documentation, regulatory compliance & approvals, construction tender, construction supervision (project monitoring & reporting), handover & project completion.

Interested bidders can access the Terms of Reference from the FRCS website: <https://www.frcs.org.fj/tenders/> or for further information, please email on tenders@frcs.org.fj

Submission: Should be in a sealed envelope and clearly marked as **RFT 11/2026 – CONSULTANCY SERVICES FOR PROJECT MANAGEMENT FOR PROPOSED FRCS NADI OFFICE COMPLEX** and addressed to:

**The Chairman
FRCS Tender Board
Fiji Revenue and Customs Service
Private Mail Bag
Suva, Fiji**

Should be dropped in the Tender Box located at FRCS Complex, Building 2 – Level 4, Corner of Ratu Sukuna Road and Queen Elizabeth Drive, Nasese, Suva, Fiji no later than 12 pm FJT on Friday 08th May 2026.

For any further inquiries or particulars, please contact the following officers: **Mr. Colin Alfred** on 3243104/9983666 or email calfred001@frcs.org.fj or **Mr. Peceli Waqavatu** on 3243119 or pwaqavatu001@frcs.org.fj

The FRCS reserves the right to accept or reject any submissions at its discretion, and this RFT does not constitute a contract or offer and is intended solely for the purposes of soliciting interests.

Section 1 – Invitation to Tender

RFT No. 11/2026 Consultancy Services for Project Management for Proposed FRCS Nadi Office Complex

1. Fiji Revenue and Customs Service (FRCS) invites written signed tenders from eligible bidders for the given subject.
2. The following attachments form part of the Bidding Documents:
 - Section 1 – Letter of Invitation
 - Section 2 – General Terms and Conditions
 - Section 3 – Bid Data Sheet (BDS)
 - Section 4 – Schedule of Returnable Forms
 - Schedule A: Declaration by Bidder – Conformity
 - Schedule B: Bidder Information
 - Schedule C: Project Commitment, Experience & Referees
 - Schedule D: Key Personnel
 - Schedule E: Works Programme and Project Methodology
 - Schedule F: Declaration by Bidder – Price
 - Schedule G: Scope of Works
 - Schedule H: Payment Schedule
3. Competitive bidding will be conducted under FRCS procurement procedures and guidelines and is open to all eligible companies or individuals.
4. Interested bidders can access the tender specifications from the FRCS website page: <https://www.frcs.org.fj/tenders/> at no cost. All documents are in the English language.
5. It is the bidder's responsibility to ensure that the submission is dropped in the Tender Box located at FRCS Complex, Building 2 – Level 4, Corner of Ratu Sukuna Road and Queen Elizabeth Drive, Nasese, Suva, before the specified closing time.
6. Bidders are required to submit compliance certificates/letters from FNPF, FRCS & FNU, as part of their bids. Failure to comply with the requirements of the Bidding Documents may invalidate your submission.
7. Bidders seeking further clarification/information on the RFT and/or the process should contact via email on tenders@frcs.org.fj
8. Bid responses must be hand delivered before **12pm FJT on Friday 08th May 2026**.
9. Late tenders will not be accepted.
10. The lowest or any RFT may not necessarily be accepted.
11. FRCS reserves the right to accept or reject any Bid, and to annul, in whole or in part, or to suspend the bidding process and reject all Bids at any time and without reason prior to award, without thereby incurring any liability to the affected Tenderer or Tenderers.

Section 2 – General Terms and Conditions

The following General Terms and Conditions will apply.

1.1 Format of Response	Each bidder must provide a formal letter of transmittal that must: - Be signed by an authorized representative of the organization and must state that the signing official is authorized to legally bind the organization. - Include the names, titles, office addresses and office telephone numbers of the persons authorized by the organization to conduct negotiations on the proposal, including their expected roles in negotiations; and - Provide a contact name, address, landline number and email address which FRCS will use in serving notices to the bidder.
1.2 Late Submissions	Submissions received within five minutes of the closing time will be accepted. Five minutes is allowed as variation for any timing difference.
1.3 Applicants to Inform Themselves	Each applicant should: - Examine this specifications document; and any documents referred to within; and any other information made available by FRCS to the applicants. - Obtain any further information about the facts, risks and other circumstances relevant to the tender by making all lawful inquiries. - Ensure that the submission, and all information on which its proposal is based, is true, accurate, and complete. By submitting their proposal, applicants will be deemed to have: - Examined the RFT specifications and any other information made available in writing by FRCS to the applicants. - Examined all information relevant to the risks, contingencies, and other circumstances having an effect on their proposal and which is obtainable by the making of reasonable inquiries.
1.4 Bidder's Risk	FRCS accepts no responsibility, liability, or obligation whatsoever for costs incurred by or on behalf of any bidder in connection with the RFT or any participation in the tender process.
1.5 Selection of Preferred Applicant	- No proposal will necessarily be selected by FRCS as the preferred solution/s. The FRCS Evaluation Committee may decide not to accept any proposal or reject all proposals at any time. FRCS reserves the right to cancel this tender and pursue an alternative course of action at any time. - Selection of Preferred Applicant will not be acceptance of the proposal and no binding relationship will exist between the preferred applicant(s) and FRCS until a written agreement acceptable by FRCS is executed by an authorized officer of FRCS and the successful applicant(s).

1.6 Conduct of Applicants	Conduct of Applicants or any of their consortium members, may affect the outcome of their tender responses, including non-consideration of the proposal. Applicants warrant to FRCS that they (and their consortium members) have not and will not engage in any of the following activities in relation to this tender process: - Lobbying of or discussions with any politician or political groups during this tender process. - Attempts to contact or discuss the tender process with officers, any member or staff or contractor currently working in FRCS or any agent of this Department, Exception to Evaluation Committee members. - Provision of gifts or future promise of gifts of any sort to the previously mentioned personnel. - Accepting or providing secret commissions. - Seeking to influence any decisions of FRCS by an improper means; or otherwise acting in bad faith, fraudulently or improperly.
1.7 Currency	All currency in the proposal shall be quoted in Fiji Dollars and prices shall be VAT Inclusive.
1.8 Corporate Information	Each applicant must provide the following information: - Details of the corporate and ownership structure, including identification of any holding company or companies and parent companies (Business license and Business Registration); - Profiles of the company and any parent entity. If the company is a subsidiary, the applicant must provide full details of the legal and financial relationship between the subsidiary and parent. The names of all directors and officers of the company. - A full description of the current operations of the company including the most recent audited financial statement or bank guarantee letter stating companies financial stability. - A copy of the company's Certificate of Incorporation. - Confirmation that the company has the capacity to bid for the Services and that there is no restriction under any relevant law to prevent it from bidding. - Provision of details of any legal proceedings that are being done against the company.
1.9 Qualifications and Capability	Each Applicant must: - Be FNPF, FRCS, FNU & VAT compliant (letters to be attached). Tax Identification Number (TIN) must be quoted in the submission. - Director's to be tax compliant - Be able to demonstrate that it will be able to meet its financial obligations under this RFT.

	d. The bidder has to have direct partnership with the supplier (Partner Certificate to be included with proposal) and must be an authorized reseller, distributor and service center.
1.10 Mergers, Acquisitions, Sales of Applicant	Where such information is publicly accessible, the Applicant must indicate whether any mergers, acquisitions or sales are planned presently or during the year following the submission of the proposal.
1.11 Enquiries	• All questions and enquiries regarding this RFT are to be made in writing via email or official letter. • All questions and inquiries will be responded to in writing by email. • Verbal responses will not have any binding on either party.
1.12 Confidentiality	• All Companies shall keep strictly confidential any and all information contained in this ITT, and other information or documents made available to it by or on behalf of FRCS in connection with this ITT. The firms shall not disclose, nor allow any such information to be disclosed. • Any effort by a Bidder to influence the FRCS in its decisions on Tender evaluation, Tender comparison, or Contract Award may result in the rejection of the Tenderer's Bid.
1.13 Price Bid	The Price(s) should include all non-exempt duties, taxes, and other levies payable by the Tenderer under the contract/purchase order and must be as per the Price Schedule/Bid Form provided.
1.14 Bid Validity Period	The bid shall remain valid for 90 calendar days after the deadline of the receipt of the bids.
1.15 Notification of Award	FRCS will notify the successful Bidder in writing prior to the expiration of the period of Bid Validity. FRCS may sign a contract with the successful Tenderer and issue a Purchase Order for a set duration.
1.16 Extension of Validity Period	• In exceptional circumstances, prior to the expiration of the proposal validity period, FRCS may request Bidders to extend the period of validity of their Proposals. The request and the responses shall be made in writing and shall be considered integral to the Proposal. • If the Bidder agrees to extend the validity of its Proposal, it shall be done without any change to the original Proposal. • The Bidder has the right to refuse to extend the validity of its Proposal, and in which case, such Proposal will not be further evaluated.

Section 3 – Bid Data Sheet

BDS No.	Description	Instruction
1.	Pre-Bid Site Meeting	Not required
2.	Condition of RFT	Fixed Lump Sum
3.	Contract Form	The provisions of the Contract Template are only indicative of the terms and conditions that the parties may ultimately agree to enter and will become binding on the parties after the RFT has been awarded and upon finalization and execution of the contract.
4.	Mandatory Supplementary Documents	• Company Profile including Organization Structure • Key Resources (staff & equipment) • Professional Indemnity (PI) Cover • Registered Project Manager • Valid Business License and Registration Certificate • FRCS Tax Compliance Letter • FNPF Compliance Letter • FNU Levy Certificate • Director's FRCS Tax Compliance Letter • OHS Compliance Certification • 3 minimum written Clients Reference with contact details • 3 minimum Past Project Experience of Similar Value and Nature • Work Program in Gantt Chart format
5.	Public Liability Cover	FJD 1,000,000.00
6.	Liquidated Damages (LD)	FJD 2,500.00 per Calendar Day
7.	Deadline / Submission	Date: Friday 08th May 2026 Time: 12pm FJT Mode: Submission to be dropped in the Tender Box located at FRCS Complex, Building 2 – Level 4, Corner of Ratu Sukuna Road and Queen Elizabeth Drive, Nasese, Suva. Tender to be in a sealed envelope and clearly marked as "RFT No. 11/2026 – Consultancy Services for Project Management for Proposed FRCS Nadi Complex".

Section 4 – Schedule of Returnable Forms

Schedule A: Declaration by Bidder – Conformity

Tender Reference:	RFT No. 11/2026
Tender Title:	Consultancy Services for Project Management for Proposed FRCS Nadi Office Complex

1. We, confirm to have examined the Tender Documents, attended the Pre-Bid Site Meeting (if any) and hereby acknowledged any addendums thereof, offer to supply the goods, services or works set out in the ITT, the Specifications, Drawings and accompanying documents for the price(s) specified in the Price Schedule.
2. Declare that we have read and clearly understood all Sections of this ITT , including the GTC & TOR, if required we will sign and return any section of ITT to form part of the Contract Document.
3. We hereby declare that our firm, its affiliates or subsidiaries or employees, including any JV/Consortium /Association members or subcontractors or suppliers for any part of the contract:
 - a. have no conflict of interest, is not under procurement prohibition by the FRCS or been suspended, debarred, sanctioned or otherwise identified as ineligible;
 - b. have not declared bankruptcy, are not involved in bankruptcy or receivership proceedings, and there is no judgment or pending legal action against them that could impair their operations in the foreseeable future;
 - c. Undertake not to engage in proscribed practices, including but not limited to corruption, fraud, coercion, collusion, obstruction, or any other unethical practice, with the FRCS or any other party, and to conduct business in a manner that averts any financial, operational, reputational, or other undue risk to FRCS.
4. We declare that all the information and statements made in this Proposal are true and we accept not to deviate, unless the Scope of Work will change by the FRCS;
5. Agree that the FRCS has the right to deduct the full Bid Security Sum (if any) in case of any breach to the terms of conditions of the ITT or in case where we decided to reject the offer by the FRCS after the Letter of Award has been issued by the FRCS;
6. I understand that the FRCS reserves the right, unless the tenderer stipulates to the contrary in the tender, to accept such portion thereof as FRCS may decide. FRCS is not bound to accept the lowest or any tender.
7. Confirm that our submission shall be valid and remain binding upon us for the period specified in the Bid Data Sheet.

I, the undersigned, certify that I am duly authorized to sign this Proposal and bind it should FRCS accept this Proposal.

Authorized Representative Signature : _____
Authorized Representative Name : _____
Designation : _____
Company Name : _____
Date : _____

[Bidders official stamp/seal]

Schedule B: Bidder Information

Bidder Registered Name	[Complete]
Legal Address	Street Address: [Complete] Postal Address: [Complete] Office Number: [Complete] Website (if any): [Complete]
Year of Registration	[Complete]
List of Director(s)/Shareholder(s)	[Complete]
Bidder's Authorized Representative	Name and Title: [Complete] Telephone numbers: [Complete] Email: [Complete]
Countries of Operation	[Complete]
No. of full-time Employees	[Complete]
No. of Technical Employees	[Complete]
No. of Field Employees	[Complete]
Contact person FRCS may contact for requests for clarification during Proposal evaluation	Name and Title: [Complete] Telephone numbers: [Complete] Email: [Complete]
Attach the following documents:	• Company Profile, <u>not</u> exceeding fifteen (15) pages with Organization Structure, Director(s), specialization, expertise, and resources; • Project Profile, list of past experiences in similar nature and capacity with contact details; • Certificate of Incorporation/ Business Registration; • Professional Indemnity (PI) Cover Certificate; • Registered Project Manager; • Valid Tax Compliance Certificate issued by FRCS; • Director's Valid Tax Compliance issued by FRCS; • Certificate of Tax Registration and Exemption (if any); • Valid FNPf Compliance Certificate; • Valid FNU Levy Compliance Certificate; • Copies of the financial statement (balance sheets, including all related notes, and income statements) for at least recent 3 years prepared by a qualified Accountant professional; • Work Programme – submit tentative program in Gantt chart, indicating key trade and milestone timelines; • Project Methodology - detailing all activities from award to project completion.

Schedule C: Project Commitment, Experience & Referees

C.1 – On-Going Projects

List down Projects currently in Progress in the table below.

Client Name	Project Name & Location	Contract Value	% Progress & Approximate Completion time	Types of activities being undertaken

☐ Bidders may also attach additional information with the submission.

C.2 – Past Project Experience

List down Past Project Experience in the table below of similar scope & capacity to this tender.

Client Name	Project Name, Location	Contact Details (Email & Mobile Contact)	Year of Completion	Types of activities undertaken

☐ Bidders may also attach Statements of Satisfactory Performance from the Top 3 (three) Clients or more, with the submission.

C.3 – Project Cliental Referees

List at least 3 Cliental Referee details in the table below.

Name of Referee	Project Name & Location	Reference Contact Details (Email & Mobile Contact)	Contract Value	Types of activities undertaken
1.				
2.				
3.				

☐ Bidders may also attach Statements of Satisfactory Performance from the Top 3 (three) Clients or more, with the submission.

Schedule D: Key Personnel

List the key staff personnel that will be engaged for this project.

Name	Current Position	Experience	Qualification	Role for this Project and % Contribution
				Project Manager % - [Complete]

☐ Bidders to attach resume of nominated key staff personnel required for the project as assigned above.

Schedule E: Works Programme and Project Methodology

Bidder must attach;

- Tentative works programme using Gantt chart, indicating key trade and milestone timelines.
- Methodology Statement detailing all activities from planning, developing, and controlling a project from start to finish, ensuring efficient resource allocation, risk management, and successful completion within established parameters.

Tentative Works Duration: _____

Schedule F: Declaration by Bidder – Price

Tender Reference:	RFT No. 11/2026
Tender Title:	Consultancy Services for Project Management for Proposed FRCS Nadi Office Complex

We, the undersigned, submit our Price for the above project in accordance with the Specification prepared by FRCS.

The whole of the works shall be completed and carried out to the entire satisfaction of FRCS for the sum of [Insert amount in words and figures (VIP)].

Our Proposal shall be valid and remain binding upon us for the period of time specified in the Bid Data Sheet. We understand that you are not bound to accept any Proposal you receive.

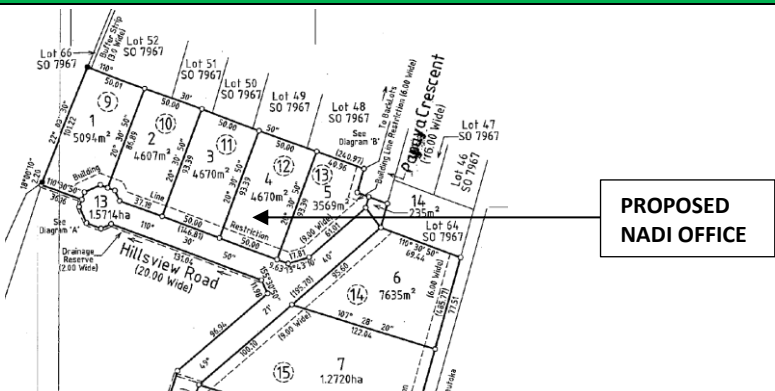
I, the undersigned, certify that I am duly authorized to sign this Proposal and bind it should FRCS accept this Proposal.

Authorized Representative Signature : _____
Authorized Representative Name : _____
Designation : _____
Company Name : _____
Date : _____



[Bidders official stamp/seal]

Schedule G: Scope of Works

ITEM No.	TRADE DESCRIPTION
1	PROJECT BACKGROUND
	The Fiji Revenue & Customs Service (FRCS) is undertaking the development of a new office facility in Nadi to support its operational, administrative, and border management functions. The project involves full design, statutory body approvals, construction, commissioning, and handover of the FRCS Office, including associated infrastructure and services. FRCS invites Expression of Interest from suitably qualified and experienced Project Management Consultants to provide professional project management services for the delivery of the FRCS Nadi Project.
2	PROJECT LOCATION
	
3	PROJECT DURATION
	The Proposed Project is expected to last for a period of two (2) years. Timeline is subject for review.
4	SCOPE
	The Project Manager shall provide end-to-end project management services across the full project lifecycle, including but not limited to the following:
5	PROJECT MANAGEMENT SERVICES
	PHASE 1 – PROJECT INITIATION & PLANNING 1.1. Project Mobilization 1.1.1. Review all available project documentation including feasibility studies, concept designs, and preliminary architectural (including fit-out), civil, structural, QS, MEP, and utility information. 1.1.2. Confirm project objectives, scope, constraints, risks, and success criteria with FRCS. 1.1.3. Establish the project governance structure, reporting framework, and authority matrix. 1.1.4. Prepare a Project Execution Plan (PEP).

	1.2. Project Controls Setup 1.2.1. Develop a comprehensive master programme covering design (including furniture & fit-out), approvals, procurement, construction, utility works, commissioning, and handover. 1.2.2. Establish cost control, cash flow forecasting, and reporting systems. 1.2.3. Establish and maintain project registers including risk, issues, change control, and document control. 1.2.4. Establish quality assurance and Health, Safety, and Environment (HSE) oversight frameworks applicable to all works. <u>PHASE 2 – CONSULTANT PROCUREMENT & DESIGN MANAGEMENT</u> 2.1. Consultant Procurement Support 2.1.1. Prepare or review Terms of Reference for the appointment of: a. Civil Engineer b. Structural Engineer c. Quantity Surveyor d. Mechanical Engineer (HVAC, ventilation, fire protection systems) e. Electrical Engineer (power, lighting, ICT, security systems) f. Plumbing / Hydraulic Engineer (water supply, sewer, stormwater) g. Other specialist consultants as required 2.1.2. Support FRCS in calling tenders for consultancy services. 2.1.3. Coordinate tender briefings, clarifications, evaluations, and recommendations. 2.1.4. Coordinate consultant appointments and inception meetings. 2.2. Design, Cost, Fit-Out & Utility Coordination 2.2.1. Manage and coordinate the integrated design process across architecture, interior fit-out, civil, structural, QS, and all MEP disciplines. 2.2.2. Ensure furniture and fit-out designs align with FRCS operational, security, ICT, and functional requirements. 2.2.3. Coordinate furniture layouts with MEP services (power, data, lighting, air-conditioning, fire protection). 2.2.4. Coordinate the Quantity Surveyor’s cost planning for base build and fit-out components. 2.2.5. Ensure electrical designs incorporate EFL requirements for transformer sizing, location, access, and safety clearances. 2.2.6. Coordinate civil and structural design inputs for transformer foundations, plinths, cable trenches, ducting, earthing, and access. 2.2.7. Monitor design deliverables, interfaces, and programme compliance.
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	2.2.8. Manage design changes, approvals, and value engineering. <u>PHASE 3 – STATUTORY APPROVALS & AUTHORITY LIAISON</u> 3.1. Approvals & Compliance Management 3.1.1. Coordinate submission of architectural (including fit-out), civil, structural, and MEP designs to statutory authorities. 3.1.2. Liaise with local authorities, utilities providers, Energy Fiji Limited (EFL), Fiji Roads Authority (FRA), National Fire Authority (NFA), Organizational Health and Safety (OHS), Water Authority of Fiji (WAF), Airports Fiji Ltd (AFL), Civil Aviation Authority of Fiji (CAAF), Telecommunication Fiji Ltd (TFL) and other regulators for approvals. 3.1.3. Coordinate submission of electrical load assessments and documentation required by EFL. 3.1.4. Track approval timelines, conditions, and compliance requirements. 3.1.5. Ensure approval conditions are incorporated into construction and fit-out documentation. <u>PHASE 4 – CONSTRUCTION & FIT-OUT PROCUREMENT</u> 4.1. Construction and Fit-Out Tender Management 4.1.1. Coordinate preparation of tender documents incorporating: a. Base building works b. Civil, structural, and MEP works c. Furniture, fixtures, and interior fit-out works d. Transformer-related and utility works 4.1.2. Clearly define scope boundaries between contractors, fit-out suppliers, and EFL. 4.1.3. Support FRCS in calling tenders. 4.1.4. Manage tender briefings, site visits, tender queries, and addenda. 4.1.5. Support FRCS in tender evaluation and contract award recommendations in coordination with the Quantity Surveyor. <u>PHASE 5 – CONSTRUCTION & FIT-OUT PHASE MANAGEMENT</u> 5.1. Contract Administration & Coordination 5.1.1. Administer construction and fit-out contracts on behalf of FRCS. 5.1.2. Coordinate and manage contractors, fit-out suppliers, architect, engineers, Quantity Surveyor, and utility providers. 5.1.3. Chair site progress, technical, and fit-out coordination meetings. 5.1.4. Review contractor and fit-out submissions including programmes, shop drawings, specifications, samples, and mock-ups. 5.1.5. Coordinate construction and furniture/fit-out installation sequencing. 5.1.6. Coordinate activities related to EFL transformer installation. 5.1.7. Manage variations, extensions of time, and contractual claims.
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	5.2. Cost, Time, Quality & HSE Control 5.2.1. Monitor expenditure against the approved budget, including fit-out costs. 5.2.2. Coordinate QS assessment of interim payments, variations, and final accounts. 5.2.3. Monitor programme performance and implement corrective actions. 5.2.4. Ensure quality inspections for base build, MEP, utilities, and furniture & fit-out works. 5.2.5. Monitor and enforce HSE compliance across all site activities. <u>PHASE 6 – COMMISSIONING & HANDOVER</u> 6.1. Testing, Commissioning & Handover 6.1.1. Coordinate testing and commissioning of all MEP systems. 6.1.2. Coordinate EFL transformer testing, energisation, and permanent power connection. 6.1.3. Ensure furniture and fit-out works are complete, compliant, and defect-free. 6.1.4. Manage preparation and submission of as-built drawings, design documentation, operation and maintenance manuals, warranties, and compliance certificates. 6.1.5. Ensure all required inspections and approvals from statutory authorities (NFA, OHS, Structural, Nadi Town Council, etc.) has been obtained. 6.1.6. Coordinate practical completion and handover to FRCS. <u>PHASE 7 – DEFECTS LIABILITY & PROJECT CLOSE-OUT</u> 7.1. Defects Liability & Close-Out 7.1.1. Coordinate defects inspections for base build, MEP, utilities, and fit-out works. 7.1.2. Verify final accounts in consultation with the Quantity Surveyor. 7.1.3. Confirm fulfillment of all contractual and utility obligations. 7.1.4. Prepare a final project completion and lessons learned report. 8.0. <u>REPORTING REQUIREMENTS</u> 8.1. Monthly Progress Reports 8.2. Executive Summary Reports for FRCS Management 8.3. Update the Project Steering Committee regularly 8.4. Risk and Issues Updates 8.5. Ad-hoc reports as required
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Schedule H: Payment Schedule

PROPOSED CONSULTANCY SERVICES FOR PROJECT MANAGEMENT FOR FRCS NADI OFFICE COMPLEX				
Item #	Description	RATE	QTY	AMOUNT
	Project Management Services			
1.	PHASE 1 – PROJECT INITIATION & PLANNING		1	
2.	PHASE 2 – CONSULTANT PROCUREMENT & DESIGN MANAGEMENT		1	
3.	PHASE 3 – STATUTORY APPROVALS & AUTHORITY LIAISON		1	
4.	PHASE 4 – CONSTRUCTION & FIT-OUT PROCUREMENT		1	
5.	PHASE 5 – CONSTRUCTION & FIT-OUT PHASE MANAGEMENT		1	
6.	PHASE 6 – COMMISSIONING & HANDOVER		1	
7.	PHASE 7 – DEFECTS LIABILITY & PROJECT CLOSE-OUT		1	
Sub Total VEP				
VAT				
GRAND TOTAL VIP				