



**NAMIBIA UNIVERSITY  
OF SCIENCE AND TECHNOLOGY**

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## **Request for Proposal**

**For**

**The Provision of Professional Quantity Surveyor Consultancy Services for the Designing, Tender Compilation and Construction Supervision of a New Retirement Home/Old Age Home and Care Facilities for the Namibia University of Science and Technology (NUST).**

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**Procurement No: SC/RP/NUST-009/2018**

**Namibia University of Science and Technology  
13 Storch Street, Private Bag 13388, Windhoek, NAMIBIA  
Telephone: +264 61 207 2020; Fax: +264 61 207 2966; Email address: [bidbox@nust.na](mailto:bidbox@nust.na)**



## REQUEST FOR PROPOSAL

### LETTER OF INVITATION

Dear Prospective Consultant

**Subject: The Provision of Professional Quantity Surveyor Consultancy Services for the Designing, Tender Compilation and Construction Supervision of a New Retirement Home/Old Age Home and Care Facilities for the Namibia University of Science and Technology (NUST).**

1. You are hereby invited to submit technical and financial proposals for consultancy services required for the **Provision of Professional Quantity Surveyor Consultancy Services for the Designing, Tender Compilation and Construction Supervision of a New Retirement Home/Old Age Home and Care Facilities for the Namibia University of Science and Technology (NUST)** which could form the basis for future negotiations and ultimately, a contract between you and NUST.
2. The purpose of this assignment is to:
  - a) Provide professional consultancy services under relevant disciplines for the design, documentation, procurement and construction of a new **Retirement Home/Old Age Home for NUST on Erf 404 Kleine Kuppe, Windhoek.**
3. The following documents are enclosed to enable you to submit your proposal:
  - (a) the terms of reference (TOR) **[Annexure 1]**;
  - (b) supplementary information for consultants, including a suggested format of curriculum vitae **[Annexure 2]**; and
  - (c) a sample format of the Service Contract under which the service will be performed **[Annexure 3]**.
4. Any request for clarification should be forwarded in writing to: Ms Rosemary Tjombonde;  
Tel: +264 61 207 2020; Fax: +264 61 207 2966; email address: [bidbox@nust.na](mailto:bidbox@nust.na). Request for clarifications should be received **14 days** prior to the deadline set for submission of proposals.
5. The Government of the Republic of Namibia requires that bidders/suppliers/contractors participating in procurement in Namibia observe the highest standards of ethics during the procurement process and execution of contracts. Consultants are advised to consult the website of the Procurement Policy Office: [www.mof.gov.na/procurement-policy-unit](http://www.mof.gov.na/procurement-policy-unit) to acquaint themselves with the legislations related to public procurement in the Republic of Namibia.

## 6. Eligibility

- (a) A consultant that is under a declaration of ineligibility by the Government of Namibia in accordance with applicable laws at the date of the deadline for bid submission and thereafter shall be disqualified.
- (b) Proposals from consultants appearing on the ineligibility lists of African Development Bank, Asian Development Bank, European Bank for Reconstruction and Development, Inter-American Development Bank Group and World Bank Group shall be rejected.
- (c) Consultants should submit a statement on past and present declaration of ineligibility, if any, by any local/international agency or any termination of contract for unsuccessful completion of assignment, giving adequate details to enable a fair assessment.

## 7. Submission of Proposals

The proposals from the shortlisted consultants shall be submitted in two separate envelopes, namely Technical and Financial proposals, and should follow the form given in **Annexure 2** - "Supplementary Information for Consultants". The proposals must be deposited into the bid box on or before:

Namibia University of Science and Technology

13 Storch Street

Bid Box

Elizabeth Haus, Ground Floor (Entrance Foyer)

Windhoek, NAMIBIA

**15 June 2018**

**12h00**

Proposals should **not** be forwarded by electronic mail.

## 8. Deciding Award of Contract

Qualification and experience of the consultants shall be considered as the paramount requirement. The proposals will be evaluated on the basis of a maximum of 70 marks for Technical Proposals and 30 marks for Financial Proposals. Proposals from Consultants should score at least 50 marks for the Technical Proposals to be retained for further consideration.

Only those Consultants scoring a total of 70 marks on the overall assessment shall be considered for the assignment. Negotiations will start with the Consultant scoring the highest marks and if negotiation is not successful, negotiation will move to the next best ranked Consultant and so on until an agreement is reached. Should you be contacted for negotiations, you must be prepared to furnish the detailed cost break-down and other clarifications to the proposals submitted by you, as may be required to adjudge the quality of your technical proposal.

## 9. Rights of NUST

- (a) Please note that the Namibia University of Science and Technology is not bound to select any of the consultants submitting proposals.
- (b) Please note that the cost of preparing a proposal and of negotiating a contract including visits to Namibia, if any, is not reimbursable as a direct cost of the assignment.

## 10. Duration of Assignment

It is estimated that the minimum duration of the assignment shall be for a period of **three (3) years**. You should base your financial proposal on these figures, giving an indication of man-months considered necessary by you to undertake the assignment.

## 11. Validity of Proposal

You are requested to hold your proposal valid for **90 days** from the deadline for submission of proposals during which period you will maintain without change, your proposed price. The Namibia University of Science and Technology will make its best efforts to finalise the Agreement within this period.

## 12. Eligibility Criteria

To be eligible to participate in this Proposal exercise, you should attached the following mandatory documents:

- a) A valid Company Registration Certificate;
- b) A valid Good Standing Tax Certificate;
- c) A valid Good Standing Social Security Certificate;
- d) A valid certified copy of Affirmative Action Compliance Certificate, proof from Employment Equity Commissioner that bidder is not a relevant employer, or exemption issued in terms of Section 42 of the Affirmative Action Act, 1998;
- e) A certificate indicating SME Status (for Bids reserved for SMEs).

**Foreign Consultants companies, please do provide a declaration in the absence of these documents.**

## 13. Commencement date of Assignment

Assuming that the contract can be satisfactorily concluded by **30 days**, you will be expected to take up/commence with the assignment in **4 weeks'** time thereafter

## 14. Tax Liability

Please note that the remuneration which you receive from this Contract will be subject to normal tax liability in Namibia, but the Namibia University of Science and Technology shall pay directly or reimburse the taxes, duties, fees, levies and their impositions in Namibia related to:

- (a) payments to the Consultant in connection with carrying out this assignment;
- (b) equipment, materials and supplies brought into Namibia for the purpose of carrying out the assignment, provided they are subsequently withdrawn. (This clause shall apply only to foreign Consultants); and
- (c) property brought in for your personal use provided the property is subsequently withdrawn. (This clause shall apply only to foreign Consultants).

**15. Insurance**

The Consultant shall meet the cost of any insurance and/or medical examination or treatment required by him/her in the course of performing the services.

**16. Confirmation of Invitation to submit proposal**

We should appreciate if you would inform us by facsimile (+264 61 207 2966) or email to [bidbox@nust.na](mailto:bidbox@nust.na) :

- (a) your acknowledgment of the receipt of this Letter of Invitation within **seven (7) days**; and
- (b) further indicate whether or not you will be submitting a proposal.

**17.** The Namibia University of Science and Technology would like to thank you for considering this invitation for submission of proposals.

Yours faithfully

Ms Rosemary Tjombonde  
**Secretary to the Procurement Committee**

**Enclosures:**

Annexure 1: Terms of Reference.

Annexure 2: Supplementary Information to Consultant.

Annexure 3: Draft Contract under which service will be performed.

## TERMS OF REFERENCE

### Part 1. Background

The University intends to construct a Retirement/Old Age Home in Kleine Kuppe as part of an agreement with the owners in a land exchange agreement. The site development plan and building layout plans have been completed. The subdivision of the site is required.

### Part 2. The Services

The University invites proposals from registered and reputable Professional Consultancy service provider for a Multi-storey building which include procurement and construction supervision. Approval for the subdivision of the site is required. The successful Consultant will collaborate with the Principal Agent and NUST Procurement Management Unit as is necessary.

### Part 3. Facilities to be provided by the Namibia University of Science and Technology

NUST will provide the drawings and related documentation of the proposed development. These are complete up to Local Authority submission standard.

### Part 4. Contract Duration and Fees:

#### (a) Duration of initial contract

The duration of the contract is approximately for **three (3) years**.

#### (b) Payment

Payments will be made to the Service Provider based on progress of the work done basis by the 5<sup>th</sup> of the following month subject to the University obtaining the invoice and accompanying documents as required by the University not later than the 20<sup>th</sup> of the current month.

### Part 5. Quantity Surveyor Deliverables

Full **Professional Service** will be required:

Professional consultant Quantity Surveying services as governed by the Architects' and Quantity Surveyor's Act 13 of 1979 related to the design, procurement and construction supervision of the buildings to function as Retirement Home/Old Age Home.

The Concept Design and Feasibility Study have already been completed. The services expected would be as per the Private Sector Agreement for Quantity Surveying Services 2001 as compiled by the Institute of Namibian Quantity Surveyors (INQS).

The services expected would be defined as, by not limited to, the following:

- Initial cost advice and feasibility studies
- Budget estimating
- Cost planning
- Procurement advice
- Contractual advice
- Advice on contractor selection
- Preparation of tender and contract documentation i.e. bills of quantities, schedules of rates, etc.
- Tender analysis / negotiations / selection
- Tender reports and recommendations
- Cash-flow projections
- Cost control and reporting during the construction stage
- Valuing and agreeing contract variations
- Valuation of work in progress
- Payment recommendation
- Negotiating an agreement of final account.

## SUPPLEMENTARY INFORMATION FOR CONSULTANTS

### Proposals

1. Proposals should include the following information:

**(a) Technical Proposals**

- i) Curriculum Vitae of in-house available expertise (Consultant) (Form F-2).
- ii) Proof of valid Membership with Professional bodies governing your profession in Namibia.
- iii) An outline of recent experience on comparable assignments/ projects executed during the last five years which proof successful experience in conducting executive recruitment exercises (Form F-3).
- iv) Any comments or suggestions of the Consultant on the Terms of Reference (TOR).
- v) A description of the manner in which the Consultant would plan to execute the work.
- vi) The Consultant's comments, if any, on the data, services and facilities to be provided by the Public body indicated in the Terms of Reference (TOR).

**(b) Financial Proposals**

- i) Should be based on an estimated project budget of **N\$135 million, including VAT**.
- ii) Percentage based fee proposals or a lump sum fee if permissible by your professional bodies.
- iii) The financial proposals should be given in the form of summary of Contract estimate **(Form F- 4)** and must include a detailed cost analysis, including but not limited to estimated total cost and provisions for contingencies *(if this is relevant, if your professional body prohibits competitive bidding kindly enclose relevant regulation or legislation)*.

2. The proposals shall be submitted in **one (1) original** and **two (2) copies**.

### Contract Negotiations

- 1. The aim of the negotiations is to reach an agreement on all points with the Consultant and initial a draft contract by the conclusion of negotiations. Negotiations commence with a discussion of a Consultant's proposal, the proposed work plan, and any suggestions you may have made to improve the Terms of Reference. Agreement will then be reached on the final Terms of Reference and the bar chart, which will indicate periods in [weeks/months] and reporting schedule.
- 2. Once these matters have been agreed, financial negotiations will take place and will begin with a discussion of your proposed payment schedule.



## **Review of reports**

1. A review committee of three members will review all reports and suggest any modifications/changes considered necessary within 15 days of receipt.

**BID SUBMISSION FORM**

From: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

To: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Hiring of Consulting Services for the Provision of Professional Quantity Surveyor Consultancy Services for the Designing, Tender Compilation and Construction Supervision of a New Retirement Home/Old Age Home and Care Facilities for the Namibia University of Science and Technology (NUST).**

I/We \_\_\_\_\_ herewith enclose Technical and Financial Proposals for selection as Consultant for the Namibia University of Science and Technology.

I/we undertake that, in competing for (and, if the award is made to me/us, in executing) the above contract, I/we will observe the highest level of ethical conduct.

Yours faithfully

Signature: \_\_\_\_\_

Full name: \_\_\_\_\_

Address: \_\_\_\_\_

**FORMAT OF CURRICULUM VITAE (CV) FOR CONSULTANT**

Name of Consultant: \_\_\_\_\_

Profession: \_\_\_\_\_

Date of Birth: \_\_\_\_\_

Nationality: \_\_\_\_\_

Membership in Professional bodies: \_\_\_\_\_

**Key Qualifications:**

*[Give an outline of experience and training most pertinent to tasks on assignment. Describe degree of responsibility held on relevant previous assignments and give dates and locations. Use about half a page.]*

**Education:**

*[Summarize college/university and other specialized education, giving names of institutions, dates attended, and degrees obtained. Use about one quarter of a page.]*

**Employment Record:**

*[Starting with present position, list in reverse order every employment held. List all positions held since graduation, giving dates, names of employing organizations, titles of positions held, and locations of assignments. For experience in last ten years, also give types of activities performed and employers references, where appropriate. Use about two pages.]*

**Languages:**

*[For each language indicate proficiency: excellent, good, fair, or poor; in speaking, reading, and writing ]*

**Certification:**

I, the undersigned, certify that to the best of my knowledge and belief, these data correctly describe me, my qualifications, and experience.

**Date: Day/Month/Year**

***[Signature of Consultant]***

**Full name of Consultant:** \_\_\_\_\_

**ASSIGNMENTS OF SIMILAR NATURE SUCCESSFULLY COMPLETED DURING LAST 5 YEARS**

1. Outline of recent experience on assignments of similar nature:

Sl.No	Name of assignment	Name of Project	Owner or Sponsoring agency	Cost of Project	Date of Commencement	Date of Completion	Was assignment satisfactorily completed

**Note:** Please attach certificates from the employer by way of documentary proof. (Issued by the Officer of rank not below that of Divisional Manager or equivalent.)

**Cost Estimate of Services<sup>1</sup>**

**Remuneration:**

Consultant Name	Monthly Rate (in currency)	Working Months	Total Cost (in currency)
_____	_____	_____	_____
		Sub-Total (Remuneration)	_____

**Out-of-Pocket Expenses<sup>2</sup> :**

(a) Per Diem <sup>3</sup> :	Room charge	Subsistence	Total	Days	
	_____	_____	_____	_____	_____
(b) Air fare					_____
(c) Lump Sum Miscellaneous Expenses <sup>4</sup> :					_____
			Sub-Total (Out-of-Pocket)		_____
			Contingency Charges:		_____
			<b>Total Estimate:</b>		_____

<sup>1</sup> Rates shall be used for extension of contract for Lump-sum basis and for Time-based contract at negotiation stage or as otherwise specified

<sup>2</sup> Reimbursable at cost with supporting documents/receipts unless otherwise specified.

<sup>3</sup> Per Diem is fixed per calendar day and need not be supported by receipts.

<sup>4</sup> To include reporting costs, visa, inoculations, routine medical examination, minor surface transportation and communications expenses, portorage fees, in-and out expenses, airport taxes, and such other travel related expenses as may be necessary.

**Annexure 3**

**CONTRACT No.**\_\_\_\_\_

**CONSULTANCY SERVICE CONTRACT**

**BETWEEN**

*[INSERT PUBLIC ENTITY NAME]*

**AND**

*[INSERT CONSULTANT NAME]*

**TABLE OF CONTENTS**

		Page
Preamble .....		3
Article I	Scope of Services .....	15
Article II	Commencement of Services and Duration of Contract.....	15
Article III	Duties of the Consultant.....	16
Article IV	Payment for the Services.....	17
Article V	Confidentiality and Ownership of Documents.....	17
Article VI	Assignment and Sub-Contracting.....	17
Article VII	Liability of the Consultant.....	18
Article VIII	Force Majeure .....	18
Article IX	Termination of Contract .....	19
Article X	Dispute Settlement.....	19
Article XI	Modification or Amendment .....	20
Article XII	Effective Date .....	20
Article XIII	Channel of Communications and Notices.....	21
Article XIV	Governing Law .....	22
ANNEX I	Terms of Reference	
ANNEX II	Contract Amount and Method of Payment	

**THIS SERVICE CONTRACT** entered into this *[date]*, between the *[insert public entity name]* [hereinafter called the "Public Entity"] and *[insert consultants name]* (hereinafter called the "Consultant").

**WITNESS THAT:**

**WHEREAS** the Public Entity has determined the need to procure the services described, implied or referred to in this Contract, subject to the terms and conditions hereinafter set forth;

**WHEREAS** the Consultant represents and affirms that he/she possesses the requisite experience, qualifications, capability and skill to perform the said services;

**NOW THEREFORE** the parties hereto have agreed as follows:

**ARTICLE I**

**SCOPE OF SERVICES**

1.1 The services to be performed by the Consultant under this Contract (hereinafter called the Services) are those described in the Terms of Reference attached hereto as **Annexure I** to the present Contract. The Terms of Reference shall form an integral part of this Contract.

**ARTICLE II**

**COMMENCEMENT OF SERVICES AND DURATION OF CONTRACT**

2.1 The Consultant shall commence the Services on *[date]* upon signature of the present Contract, and shall carry out the Services in a manner most suited to the requirements of the Contract and in accordance with the schedules and time limits established under the Terms of Reference (**Annexure I**) or indicated by the Public Entity.

2.2 The Services shall be for *[insert no of days/months/years]*, beginning on the date of commencement of the Services, and ending not later than *[insert completion date]*.



**ARTICLE III**  
**DUTIES OF THE CONSULTANT**

- 3.1 The Consultant shall perform the services with all due care, diligence and efficiency, in accordance with the highest standards of professional competence, organization and responsibility, and in a manner acceptable to the Public Entity
- 3.2 The Consultant shall:
- (a) regularly report to, and obtain direction and guidance from the Public Entity on all matters arising from or relating to the present Contract;
  - (b) promptly comply with such instructions as may be issued from time to time by the Public Entity in connection with the performance of the services.
- 3.3 The Consultant shall perform the services to the satisfaction of the Public Entity in accordance with the Terms of Reference and at such intervals as the Public Entity may require.
- 3.4 The Consultant shall keep and maintain accurate and complete accounts in respect of expenditure incurred under the present Contract in such form and detail as shall be satisfactory to the Public Entity for the purposes of making payment or settlement under the Contract, where applicable.
- 3.5 The Consultant shall meet the cost of any insurance and/or medical examination or treatment required by him/her in the course of performing the services.
- 3.6 The Consultant shall seek and obtain any visas or residence permits that he/she may require to carry out the services and perform his/her obligations under the present Contract. The Public Entity shall, as necessary, assist the Consultant in obtaining such visas and/or permits.

**ARTICLE IV**  
**PAYMENT FOR THE SERVICES**

- 4.1 The Public Entity shall pay to the Consultant, in respect of the services, the various amounts specified in Annex II to this Contract (hereinafter referred to as the "Contract Amount").
- 4.2 The Contract Amounts shall be paid to the Consultant in accordance with the modalities specified in Annex II to the present Contract, which forms an integral part hereof.

**ARTICLE V**  
**CONFIDENTIALITY AND OWNERSHIP OF DOCUMENTS**

- 5.1 All documents, statistics, reports, data and other information provided, created, obtained or made available to the Consultant in connection with or by virtue of the present Contract, shall be treated as confidential by the Consultant, and the Consultant shall not be entitled to use or make copies of them for any purpose that is not related to the present Contract.
- 5.2 The documents, statistics, reports and data under the preceding paragraph shall, upon the completion of Services or termination of this Contract, be promptly returned to the Public Entity.
- 5.3 Any study, report or other material, graphic, software or otherwise, prepared by the Consultant for Public Entity under the Contract shall belong to and remain the property of the Public Entity. The Consultant may retain a copy of such documents and software.

**ARTICLE VI**  
**ASSIGNMENT AND SUB-CONTRACTING**

- 6.1 Except with the prior written consent of the Public Entity, the Consultant shall not:
- (a) in whole or in part, assign, transfer or otherwise dispose of, his/her rights or obligations under the present Contract;
  - (b) sub-contract, or otherwise transfer responsibility for, the whole or any part of the Services.

**ARTICLE VII**

**LIABILITY OF THE CONSULTANT**

- 7.1.1 The Consultant shall abide by, and take all measures necessary to enable him/her comply with all laws and regulations in force in any place where the Services are to be wholly or partially performed.
- 7.2 The Consultant shall be fully liable for the consequences of any error or omission on his/her part or for any damage caused by negligence on his/her part in carrying out the Services or performing his/her obligations under the present Contract.

**ARTICLE VIII**

**FORCE MAJEURE**

- 8.1 Neither Party to the present Contract shall be responsible for any delay or failure to perform the obligations under the Contract if the delay or failure is attributable to force majeure.
- 8.2 In the event of *force majeure* which delays performance of the whole or any part of the present Contract for more than sixty (60) days, either Party shall have the right, by notice in writing to the other party, to terminate the Contract.
- 8.3 For purposes of this Article, an event of force majeure shall mean an unforeseen and unavoidable event beyond the reasonable control and contemplation of the party invoking the existence of such event, and which impacts directly on the discharge of the obligation under the Contract.

**ARTICLE IX**  
**TERMINATION OF CONTRACT**

- 9.1 The Public Entity may, upon giving not less than *[30]* days' notice in writing to the Consultant, terminate the present Contract for cause if the Consultant has failed to perform the Services or to comply with his/her other obligations under the Contract.
- 9.2 The Public Entity may, at its option, terminate this Contract when it is in the interest of or for the convenience of the Public Entity *to do so*, provided that the Consultant shall in that event be given a notice of not less than *[30 days]* days of such termination.
- 9.3 The Consultant may terminate the present Contract if the Public Entity has, within a period of forty five (45) days after the due date, failed to pay any amount due to him/her in respect of which no dispute has arisen.
- 9.4 The Parties hereto may by mutual agreement terminate this Contract.
- 9.5 If the present Contract is terminated under this Article, the Public Entity shall be liable only for payment, in accordance with the payment provisions of the Contract, for the Services actually rendered prior to the effective date of termination, together with such other amounts incidental to the termination as may be reasonable in the circumstances.

**ARTICLE X**  
**DISPUTE SETTLEMENT**

- 10.1 Any dispute arising out of or in connection with the present Contract shall, unless it is amicably settled, be decided upon by the Accounting Officer of the Public Entity who shall transmit his decision in writing to both Parties.
- 10.2 Any dispute between the Parties as to matters arising pursuant to this Contract which cannot be settled amicably within sixty (60) days after receipt by one Party of the other Party's request for such amicable settlement may be submitted by either Party for arbitration under the applicable law.

**ARTICLE XI**  
**MODIFICATION OR AMENDMENT**

- 11.1 Except by mutual agreement in writing between the Parties, no change, modification or amendment shall be made to the present Contract.
- 11.2 Notwithstanding the preceding paragraph, the Public Entity may at any time order or require changes in the scope of the Services. If such changes add to or reduce the cost of the Services, the Contract Amount shall be adjusted accordingly.

**ARTICLE XII**  
**EFFECTIVE DATE**

- 12.1 The present Contract shall enter into force on the date of its signature by both parties.
- 12.2 Unless terminated under Article VIII or IX above, the present Contract shall expire upon completion of the Services and the discharge of all obligations arising out of or under the Contract.

**ARTICLE XIII**  
**CHANNEL OF COMMUNICATIONS AND NOTICE**

- 13.1 For the purposes of the present Contract, the authorized representative of the Public Entity shall be the Accounting Officer of the Public Entity.
- 13.2 Any communication, notification, submission, notice, demand or request under the present Contract shall be deemed to have been duly transmitted if it shall have been delivered by hand, mail, or facsimile by either party to the other at the appropriate address indicated below, or at such other address as that other party may have indicated:

**FOR THE PUBLIC ENTITY**

Postal Address : \_\_\_\_\_  
Physical Address : \_\_\_\_\_  
Facsimile : \_\_\_\_\_

**FOR THE CONSULTANT**

Postal Address : \_\_\_\_\_  
Physical Address : \_\_\_\_\_  
Facsimile : \_\_\_\_\_

**ARTICLE XIV**

(i) Governing Law

14.1 This Contract shall be governed by, and construed in all respects in accordance with, the Laws of the Republic of Namibia.

**IN WITNESS WHEREOF** the Parties hereto have caused the present Contract to be signed in their respective names in two original counterparts in English on the date first above written.

Date: \_\_\_\_\_

**FOR THE PUBLIC ENTITY**

\_\_\_\_\_

Date: \_\_\_\_\_

**FOR THE CONSULTANT**

\_\_\_\_\_

Annex 1 - Terms of Reference

Annex 2 - Contract Amount and method of payment