



NATARBORA ONSHORE GEOTECHNICAL INVESTIGATION, TIMOR-LESTE

LOT 1: EARLY BOREHOLE, MARINE AND SERVICE AREA

LOT 2: ROADS, PIPERACKS AND LNG PLANT

LOT 3: REFINERY/PETROCHEMICAL AND TOWNSHIP

TENDER/154/MPRM-2025

ADDENDUM NO. 1

Date: 7 October 2025

This Addendum No.1 is issued to amend following items in the Bidding Documents in accordance with ITB 8.1 of the Bidding Documents (Section I).

Item	Section/Clause/Page No. of Bidding Documents	As is the Original Bidding Documents	As amended in the Addendum No. 1
1.	Section II - Bid Data Sheet (BDS) ITB 22.1 (page 43)	For <u>Bid submission purposes</u> only, the Employer's address is: National Procurement Commission (NPC) Attention: Hermingardo Albano S.C. Soares Address: National Procurement Commission (NPC) Património Estado, Balide Floor/ Room number: N/A City: Dili ZIP Code: N/A Country: Timor-Leste The deadline for Bid submission is:	For <u>Bid submission purposes</u> only, the Employer's address is: National Procurement Commission (NPC) Attention: Hermingardo Albano S.C. Soares Address: National Procurement Commission (NPC) Património Estado, Balide Floor/ Room number: N/A City: Dili ZIP Code: N/A Country: Timor-Leste The deadline for Bid submission is: Date: 20 November 2025 (Timor-Leste Time Zone)



MINISTÉRIO DO PLANEAMENTO
E INVESTIMENTO ESTRATÉGICO
IX GOVERNO CONSTITUCIONAL



Comissão Nacional de Aquisições

Item	Section/Clause/Page No. of Bidding Documents	As is the Original Bidding Documents	As amended in the Addendum No. 1
		Date: 06 November 2025 (Timor-Leste Time Zone) Time: 15:00 PM (Timor-Leste Time, Local Time Zone) Bidders <i>shall</i> not have the option of submitting their Bids electronically	Time: 15:00 PM (Timor-Leste Time, Local Time Zone) Bidders <i>shall</i> not have the option of submitting their Bids electronically
2.	Section II - Bid Data Sheet (BDS) ITB 25.1 (page 43-44)	The Bid opening shall take place at: National Procurement Commission (NPC) Attention: Hermingardo Albano S.C. Soares Address: National Procurement Commission (NPC) Património Estado, Balide Floor/ Room number: N/A City: Dili ZIP Code: N/A Country: Timor-Leste Date: 06 November 2025 (Timor-Leste Time Zone) Time: 15:00 PM (Timor-Leste Time, Local Time Zone)	The Bid opening shall take place at: National Procurement Commission (NPC) Attention: Hermingardo Albano S.C. Soares Address: National Procurement Commission (NPC) Património Estado, Balide Floor/ Room number: N/A City: Dili ZIP Code: N/A Country: Timor-Leste Date: 20 November 2025 (Timor-Leste Time Zone) Time: 15:00 PM (Timor-Leste Time, Local Time Zone)
3.	Section II - Bid Data Sheet (BDS) ITB 39.1 (page 45-47)	Combined Technical and Financial Score Technical Proposal Comparison Score The formula for determining the Technical scores (T_p) of the Proposals is calculated as following:	Combined Technical and Financial Score Technical Proposal Comparison Score The formula for determining the Technical scores (T_p) of the Proposals is calculated as following:



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		$T_p = \left[\frac{S}{S_{max}} \cdot Tw \right] \cdot 100$ Where: T_p = Technical Proposal Score S = the total Technical Score by the Bidder under consideration/evaluation S_{max} = the Maximum Technical Score Tw = weight for Technical which is $0.7 = (1 - Fw)$ Fw = weight for Cost which is 0.3 The evaluated Technical Proposal is given the maximum financial score (T_p) of 0.7 (70) for bidder who score S is equal to S_{max}. Financial Proposal Score Comparison The formula for determining the financial scores (F_p) of the Proposals is calculated as following: $F_p = \left[\left(\frac{C_{lowest}}{C} \cdot Fw \right) \right] \cdot 100$	$T_p = \left[\frac{S}{S_{max}} \cdot Tw \right] \cdot 100$ Where: T_p = Technical Proposal Score S = the total Technical Score by the Bidder under consideration/evaluation S_{max} = the Maximum Technical Score Tw = weight for Technical which is $0.7 = (1 - Fw)$ Fw = weight for Cost which is 0.3 The evaluated Technical Proposal is given the maximum financial score (T_p) of 0.7 (70) for bidder who score S is equal to S_{max}. Financial Proposal Score Comparison The formula for determining the financial scores (F_p) of the Proposals is calculated as following: $F_p = \left[\left(\frac{C_{lowest}}{C} \cdot Fw \right) \right] \cdot 100$ Where: F_p = Financial Proposal Score



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		Where: F_P = Financial Proposal Score C = the Total Bid Price of proposed by the Bidder under consideration/evaluation C_{lowest} = the lowest of all Evaluated Bid Price among responsive Bidders, which is amount is not below 30% of budget estimated specified in ITB 2.1 F_W = weight for Cost which is 0.4 The evaluated Financial Proposal is given the maximum financial score (F_P) of 0.3 (30) for C below or equal to C_{lowest}. Evaluated Proposal Score (TF) will be calculated for each responsive Proposal using the following formula, which permits a comprehensive assessment of the evaluated Cost and the Technical merits of each Proposal. $TF = T_P + F_P$ Where: T_P = Technical Proposal Score F_P = Financial Proposal Score	C = the Total Bid Price of proposed by the Bidder under consideration/evaluation C_{lowest} = the lowest of all Evaluated Bid Price among responsive Bidders, which is amount is not below 30% of budget estimated specified in ITB 2.1 F_W = weight for Cost which is 0.3 The evaluated Financial Proposal is given the maximum financial score (F_P) of 0.3 (30) for C below or equal to C_{lowest}. Evaluated Proposal Score (TF) will be calculated for each responsive Proposal using the following formula, which permits a comprehensive assessment of the evaluated Cost and the Technical merits of each Proposal. $TF = T_P + F_P$ Where: T_P = Technical Proposal Score F_P = Financial Proposal Score



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4.	Section III - Evaluation and Qualification Criteria Page no. 59	LOT 2: Roads, Pipelines and LNG Plant <table><thead><tr><th colspan="3">CRITERIA</th></tr><tr><th>No.</th><th>Subject</th><th>Requirement</th></tr></thead><tbody><tr><td>1</td><td>Specific Experience</td><td>The Bidder has successfully completed at least 2 similar projects with a contract price of USD1,500,000 (one million five hundred thousand US Dollars), each in last 10 (ten) years (similar in scope as required in ToR) as Lead Firm or Joint Venture Partner. In case of a Consortium/JV, One member must meet the requirement.</td></tr><tr><td>2</td><td>Regional Experience</td><td>Experience in at least one (1) consultancy project in Timor-Leste or three (3) consultancy projects in similar region.</td></tr></tbody></table>	CRITERIA			No.	Subject	Requirement	1	Specific Experience	The Bidder has successfully completed at least 2 similar projects with a contract price of USD1,500,000 (one million five hundred thousand US Dollars), each in last 10 (ten) years (similar in scope as required in ToR) as Lead Firm or Joint Venture Partner. In case of a Consortium/JV, One member must meet the requirement.	2	Regional Experience	Experience in at least one (1) consultancy project in Timor-Leste or three (3) consultancy projects in similar region.	LOT 2: Roads, Pipelines and LNG Plant <table><thead><tr><th colspan="3">CRITERIA</th></tr><tr><th>No.</th><th>Subject</th><th>Requirement</th></tr></thead><tbody><tr><td>1</td><td>Specific Experience</td><td>The Bidder has successfully completed at least 2 similar projects with a contract price of USD1,900,000 (one million nine hundred thousand US Dollars), each in last 10 (ten) years (similar in scope as required in ToR) as Lead Firm or Joint Venture Partner. In case of a Consortium/JV, One member must meet the requirement.</td></tr><tr><td>2</td><td>Regional Experience</td><td>Experience in at least one (1) consultancy project in Timor-Leste or three (3) consultancy projects in similar region.</td></tr></tbody></table>	CRITERIA			No.	Subject	Requirement	1	Specific Experience	The Bidder has successfully completed at least 2 similar projects with a contract price of USD1,900,000 (one million nine hundred thousand US Dollars), each in last 10 (ten) years (similar in scope as required in ToR) as Lead Firm or Joint Venture Partner. In case of a Consortium/JV, One member must meet the requirement.	2	Regional Experience	Experience in at least one (1) consultancy project in Timor-Leste or three (3) consultancy projects in similar region.
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5.	Section III - Evaluation and Qualification Criteria (Page 56-66)	LOT 1: Early Borehole, Marine and Service Area <table><tr><td>1.2</td><td>Average Annual project Turnover</td><td>Minimum average annual project turnover of USD1,700,000 (<i>one million seven hundred thousand US Dollars</i>), calculated as total certified payments received for contracts in progress and/or completed within the last 5 (five) years, divided by 5. In case of a Consortium/JV, the Lead Member's must meet the 50% of the Requirement and each Member must meet the 25% of the Requirement and All members Combined must meet the requirements</td></tr><tr><td>c</td><td></td><td>Minimum average annual project turnover of USD1,700,000 (<i>one million seven hundred thousand US Dollars</i>), calculated as total certified payments received for contracts in progress and/or completed within the last 5 (five) years, divided by 5. In case of a Consortium/JV, the Lead Member's must meet the 50% of the Requirement and each Member must meet the 25% of the Requirement and All members Combined must meet the requirements</td></tr></table>	1.2	Average Annual project Turnover	Minimum average annual project turnover of USD1,700,000 (<i>one million seven hundred thousand US Dollars</i>), calculated as total certified payments received for contracts in progress and/or completed within the last 5 (five) years, divided by 5. In case of a Consortium/JV, the Lead Member's must meet the 50% of the Requirement and each Member must meet the 25% of the Requirement and All members Combined must meet the requirements	c		Minimum average annual project turnover of USD1,700,000 (<i>one million seven hundred thousand US Dollars</i>), calculated as total certified payments received for contracts in progress and/or completed within the last 5 (five) years, divided by 5. In case of a Consortium/JV, the Lead Member's must meet the 50% of the Requirement and each Member must meet the 25% of the Requirement and All members Combined must meet the requirements	LOT 1: Early Borehole, Marine and Service Area 1.2 Average Annual project Turnover <table><tr><th>No.</th><th>Subject</th><th>Requirement</th></tr><tr><td colspan="3">1. Financial Situation and Performance</td></tr><tr><td>1.2</td><td>Average Annual project Turnover</td><td>Minimum average annual project turnover of at least USD2,700,000 (two million seven hundred thousand US dollars) calculated as total certified payments received for contracts in progress and/or completed within the last 5 (five) years, divided by 5. In case of a Consortium/JV, the Lead Member's must meet the 50% of the Requirement and each Member must meet the 25% of the Requirement and all Partners must combined meet the requirements.</td></tr></table>	No.	Subject	Requirement	1. Financial Situation and Performance			1.2	Average Annual project Turnover	Minimum average annual project turnover of at least USD2,700,000 (two million seven hundred thousand US dollars) calculated as total certified payments received for contracts in progress and/or completed within the last 5 (five) years, divided by 5. In case of a Consortium/JV, the Lead Member's must meet the 50% of the Requirement and each Member must meet the 25% of the Requirement and all Partners must combined meet the requirements.
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Item	Section/Clause/Page No. of Bidding Documents	As is the Original Bidding Documents	As amended in the Addendum No. 1
6.	Section IX – Particular Conditions of Contract GCC 34.1. (Page 161)	The Defects Liability Period is: 90 (ninety) days.	The Defects Liability Period is: 180 days
7.	Section IX – Particular Conditions of Contract GCC 46.1. (Page 161)	Retention as a Quality guarantee. The percentage of retention is 5% of Accepted Contract Amount and 10% for Abnormally Low Bid. The quality collateral preferably takes the form of withholding the price, and may also take the form of a bank guarantee, which must be autonomous, irrevocable and upon first request, or a cash deposit. The validity of the quality guarantee shall be from three months to one year from the end of the performing security period.	Retention as a Bank guarantee. The percentage of retention is 5% of Accepted Contract Amount and 10% for Abnormally Low Bid. The quality collateral preferably takes in the form of a Bank guarantee, which must be autonomous, irrevocable and upon first request. The validity of the bank guarantee shall be from three months to one year from the end of the performing security period.


Hernandardo Albano Soares

Executive Director of National Procurement Commission (NPC)



Dili, 7 de Outubro de 2025

Publicação de ata de conferência prévia

Prezados Candidatos,

Tornamos, por este meio, pública a ata de conferência prévia referente ao processo de aprovisionamento para o projeto de **INVESTIGAÇÃO GEOTÉCNICA TERRESTRE EM NATARBORA, TIMOR-LESTE. LOTE 1: PERFURAÇÃO PRELIMINAR, ÁREA MARINHA E ZONA DE SERVIÇOS; LOTE 2: ESTRADAS, SUPORTE DE TUBAGENS, (PIPE RACKS) E CENTRAL DE GNL; LOTE 3: REFINARIA/PETROQUÍMICA E COMPLEXO HABITACIONAL (TENDER/154/MPRM-2025)** que decorreu nas instalações da Comissão Nacional de Aprovisionamento no dia 6 de Outubro de 2025 pelas 10 horas.

Publication of Minutes of Pre-Bid Meeting

Dear Bidders,

We hereby publish the minutes of Pre-Bid Meeting regarding the procurement process for **NATARBORA ONSHORE GEOTECHNICAL INVESTIGATION, TIMOR-LESTE. LOT 1: EARLY BOREHOLE, MARINE AND SERVICE AREA; LOT 2: ROADS, PIPERACKS AND LNG PLANT; LOT 3: REFINERY/PETROCHEMICAL AND TOWNSHIP (TENDER/154/MPRM-2025)** which was held at National Procurement Commission's premises on the 6 October 2025 at 10:00 am.


Hermingardo Albano Soares
Diretor-Executivo da CNA

ATA Nº1
TENDER/154/MPRM-2025
REUNIÃO DE CONFERÊNCIA PRÉVIA

INVESTIGAÇÃO GEOTÉCNICA TERRESTRE EM NATARBORA, TIMOR-LESTE

1. Aos 6 dias do mês de Outubro de 2025, pelas 10horas na sala de reunião da Comissão Nacional de Aprovisionamento em Avenida de Balide, Díli, Timor-Leste o júri reuniu com o dono-de-obra (Ministério do Petróleo e Recursos Minerais) e os concorrentes para proceder à conferência prévia.

a – Identificação do procedimento: Tender/154/MPRM-2025

b – Entidade adjudicante: Ministério do Petróleo e Recursos Minerais

c– Objeto do procedimento: Investigação Geotécnica Terrestre em Natarbora, Timor-Leste

LOTE 1: Perfuração Preliminar, Área Marinha e Zona de Serviços

LOTE 2: Estradas, Suporte de Tubagens, (pipe racks) e Central de GNL

LOTE 3: Refinaria/Petroquímica e Complexo Habitacional

2. De seguida, foi ministrada uma breve apresentação referentes ao Caderno de Encargos pela Sra. Rossoneria Alves, Oficial de Aprovisionamento Junior de CNA e pelo Sr. David Lawson, Acessor para projeto *Downstream* de MPRM. Apresentamos no Anexo 1 os respetivos slides da apresentação.
3. A sessão de perguntas e repostas teve lugar imediatamente após a supracitada apresentação cujo registo se encontra no Anexo 2 (Esclarecimento nº 1).
4. Por nada mais haver a tratar, a conferência prévia foi encerrada às 10:40 hora pela Sra. Rossoneria Alves que agradeceu a presença de todos os participantes na mesma.

Díli, 6 de Outubro de 2025

O Júri.

No	Name	Position	Signature
1.	Abdul Basit	Presidente	
2.	Deonísio dos Santos	Vogal Efetivo	
3.	Rossoneria Alves	Vogal Efetivo	
4.	David Lawson	Vogal Efetivo	
5.	Octavio Jordão de Araújo	Vogal Efetivo	
6.	Nayara Fernandes	Suplente	

Anexos:

1. Apresentação de Conferência Prévia;
2. Esclarecimento nº1

MINUTES N°1
TENDER/154/MPRM-2025
PRE-BID MEETING

NATARBORA ONSHORE GEOTECHNICAL INVESTIGATION, TIMOR-LESTE

1. The pre-bid meeting was held at 10:00 hours local time on 6 October 2025 at the Conference Room of the National Procurement Commission (NPC) at Avenida de Balide, Dili Timor-Leste. This meeting was attended by representatives from the National Procurement Commission (NPC), Project Owner- Ministry of Petroleum and Mineral Resources (MPRM) and prospective bidders.

a– Project identification: Tender/154/MPRM-2025

b – Project owner: Ministry of Petroleum and Mineral Resources (MPRM)

c– Name of the project: Natarbora Onshore Geotechnical Investigation, Timor-Leste

LOT 1: Early Borehole, Marine and Service Area

LOT 2: Roads, Piperacks and LNG Plant

LOT 3: Refinery/Petrochemical and Township

2 - The meeting was followed by a brief presentation on the RFP Document by Ms. Rossoneria Alves, Junior Procurement Officer of NPC and by Mr. David Lawson, Advisor of Downstream Project of MPRM. The presentation slides are enclosed in Annex-1.

3 - The questions-and-answers session of the pre-bid meeting took place immediately after the presentation. The questions-and-answer are enclosed in Annex-2 (Clarification No. 1).

4. The pre-bid meeting was concluded at 10:40 hours. Ms. Rossoneria Alves thanked all the participating bidders for their active participation in the pre-bid meeting.

Dili, 6 October 2025

By the jury.

No	Name	Position	Signature
1.	Abdul Basit	President	
2.	Deonísio dos Santos	Effective Member	
3.	Rossoneria Alves	Effective Member	
4.	David Lawson	Effective Member	
5.	Octavio Jordão de Araújo	Effective Member	
6.	Nayara Fernandes	Alternate Member	

Annexes:

1. Pre-bid Presentation;
2. Clarification No.1

ANNEX-1: PRE-BID PRESENTATION



**MINISTÉRIO DO PLANEAMENTO
E INVESTIMENTO ESTRATÉGICO
IX GOVERNO CONSTITUCIONAL**



Comissão Nacional de Aprovisionamento

PRE-BID MEETING

NATARBORA ONSHORE GEOTECHNICAL INVESTIGATION, TIMOR-LESTE

LOT 1: Early Borehole, Marine and Service Area

LOT 2: Roads, Piperacks and LNG Plant

LOT 3: Refinery/Petrochemical and Township

TENDER/154/MPRM-2025

6 October 2025, 10:00 AM HOURS



- **Employer: Ministry of Petroleum and Minerals Resources** - on behalf of the Government of the Democratic Republic of Timor-Leste **(BDS-ITB 1.1)**
- **Funded by: Government of Timor-Leste. (BDS-ITB 2.1)**
- Project estimated cost for each lot, inclusive of taxes are:
 - LOT 1: US\$ 1,772,602** (one million seven hundred seventy-two thousand six hundred and two US Dollars)
 - LOT 2: US\$ 1,946,838** (one million nine hundred forty-six thousand eight hundred thirty-eight US Dollars)
 - LOT 3: US\$ 1,500,570** (one million five hundred thousand five hundred seventy US Dollars)

The Financial Bid Price for each lot **SHALL NOT** exceed these Employer Project estimated cost.

- Maximum number of members in the JV shall be: **3 (three)** **(BDS-ITB 4.1)**
- Bidders are being invited for individual lots (contracts):
 - a. Bidders are permitted to bid and submit proposal for **ONE LOT ONLY**;
 - b. If Bidders bid and submit proposal for more than **ONE LOT**, then shall be **DISQUALIFIED**.

Evaluation will be using criteria as specified in Section III of Evaluation Criteria

Important Dates

Activity	Date
Site Visit (Mandatory)	Date: 8 October 2025 Time: 13:00hours local time Contact Person: Sr. Deonisio dos Santos Star point: https://maps.app.goo.gl/JMBQiFnZJGifQYpg9
Clarification Deadline	Date: 7 October 2025 Time: 17:00PM (Timor-Leste Time, Local Time Zone) E-mail: rv@cna.gov.tl Copy to: as@cna.gov.tl ; ns@cna.gov.tl ; ab@cna.gov.tl ; at@cna.gov.tl ; vc@cna.gov.tl ; nf@cna.gov.tl ; moisesdacosta@mprm.gov.tl ; ojodearaujo@gmail.com ; ddsantos@mprm.gov.tl ; deonisio.santos@mprm.tl ; david.lawson@mprm.tl ; david.lawson.ceng@gmail.com ;
Bid Submission Deadline	Date: 6 November 2025
Technical Bid Opening	Time: 15:00 PM (Timor-Leste Time, Local Time Zone)
Bid Validity Period	90 (ninety) days from bis submission deadline
Bid Security Validity	twenty-eight (28) days beyond the original validity period of the bid.



SUBMISSION REQUIREMENTS

- A **Bid Security** *is* required. The amount of Bid Security Per-Lot is:

LOT Number	Amount (USD)
1	30,000 (thirty thousand US Dollar)
2	35,000 (thirty-five thousand US Dollar)
3	25,000 (twenty-five thousand US Dollar)

- In addition to the original of the Bid, the number of copies:
- Technical Proposal:
 - ***4 (four) hard copies and 1 (one) USB of softcopy of complete technical proposal document in PDF file.***
- Financial Proposal:
 - ***4 (four) hard copies and 1 (one) USB of softcopy of Price Schedule in excel file (sheet protected).***



Evaluation of Bids

- Evaluation Criteria of Technical Proposal Specified in the Section III – Evaluation and Qualification Criteria shall be conducted as follows:
- Step 1: Qualifications Criteria
 - Failure to meet one of Qualifications Criteria 1.1.3.1, will be considered non-responsive proposal and shall not be considered for next Step/phase 2 of Technical Proposal Evaluation.
- Step 2: Technical Proposal Evaluation
 - The technical factors, and sub factors to be evaluated and the scores for the overall technical evaluation and their respective evaluation weights are as follows:

No	Evaluation Criteria	Sub-Criteria Weight	%
1.1.3.2	Technical Experiences	8	10%
	Financial Capability	9	10%
1.1.3.3	Technical Competences	35	43%
1.1.3.4	Key experts	30	37%
Total Weight (w)		82	100%



Evaluation of Bids

- **Technical Proposals**

- The Technical Score points for the technical evaluation shall be determined as follows:
 - Technical Score = Sub-Criteria Evaluation Weight x maximum point of compliance.
 - Hence the maximum Technical (***S_{max}***) Score is $82 \times 10 = 820$ for the total Evaluation Weight of 82 and maximum point of compliance 10. The minimum Technical Passing Score (***S_{min}***) for the Bidders to qualify for Financial Proposal Evaluation is 70% of ***S_{max}*** Score or 574.
- Prospective Bidder who ***S_{min}*** has reached or exceed minimum passing score 574 will be invited to open the Financial Proposal Envelops for evaluation.

- **Financial Proposals**

- **Combined Technical and Financial Score**

- **Technical Proposal Comparison Score**

- The formula for determining the Technicl scores (T_p) of the Proposals is calculated as following:

- $$T_p = \left[\frac{S}{S_{max}} * Tw \right] * 100$$

- Where:

T_p = Technical Proposal Score

S = the total Technical Score by the Bidder under consideration/evaluation

S_{max} = the Maximum Technical Score

Tw = weight for Technical which is $0.7 = (1 - Fw)$

Fw = weight for Cost which is 0.3

- The evaluated Technical Proposal is given the maximum financial score (T_p) of 0.7 (70) for bidder who score S is equal to S_{max} .



Evaluation of Bids

- **Financial Proposal Score Comparison**

- The formula for determining the financial scores (F_p) of the Proposals is calculated as following:

- $$F_p = \left[\left(\frac{C_{lowest}}{C} * Fw \right) \right] * 100$$

- Where:

F_p = Financial Proposal Score

C = the Total Bid Price of proposed by the Bidder under consideration/evaluation

C_{lowest} = the lowest of all Evaluated Bid Price among responsive Bidders, which is amount is not below 30% of budget estimated specified in ITB 2.1

Fw = weight for Cost which is 0.3

- The evaluated Financial Proposal is given the maximum financial score (F_p) of 0.3 (30) for C below or equal to C_{low} .
- Evaluated Proposal Score (TF) will be calculated for each responsive Proposal using the following formula, which permits a comprehensive assessment of the evaluated Cost and the Technical merits of each Proposal.
- $TF = T_p + F_p$
 - Where:
 - T_p = **Technical Proposal Score**
 - F_p = **Financial Proposal Score**



Payment Terms

Natarbora Onshore GI Lot 1 Payment Terms		
Milestone	Payment %	Payment Condition
Advance Payment	5%	Upon approval of Kick Off Meeting minutes and receipt of Bank Guarantee
Issue of Survey Execution Plan	5%	Upon approval of Survey Execution Plan.
Site Clearance	5%	Upon acceptance by Employer Site Representative
Mobilisation of Resources to Natarbora Site	5%	Upon acceptance by Employer Site Representative
Completion of 20% of Fieldwork	12%	Upon acceptance by Employer Site Representative
Completion of 40% of Fieldwork	12%	Upon acceptance by Employer Site Representative
Completion of 60% of Fieldwork	12%	Upon acceptance by Employer Site Representative
Completion of 80% of Fieldwork	12%	Upon acceptance by Employer Site Representative
Completion of 100% Fieldwork	12%	Upon acceptance by Employer Site Representative
Demobilisation of Resources from Natarbora Site	5%	Upon acceptance by Employer Site Representative
Completion of Laboratory Testing	5%	Upon acceptance by Employer
Geotechnical Factual Report & Interpretative Report	5%	Upon approval by Employer of both reports
Final Documentation	5%	Upon approval by Employer & Issuance of Completion Certificate

Natarbora Onshore GI Lot 2 Payment Terms		
Milestone	Payment %	Payment Condition
Advance Payment	5%	Upon approval of Kick Off Meeting minutes and receipt of Bank Guarantee
Issue of Survey Execution Plan	5%	Upon approval of Survey Execution Plan.
Site Clearance	5%	Upon acceptance by Employer Site Representative
Mobilisation of Resources to Natarbora Site	5%	Upon acceptance by Employer Site Representative
Completion of 20% of Fieldwork	12%	Upon acceptance by Employer Site Representative
Completion of 40% of Fieldwork	12%	Upon acceptance by Employer Site Representative
Completion of 60% of Fieldwork	12%	Upon acceptance by Employer Site Representative
Completion of 80% of Fieldwork	12%	Upon acceptance by Employer Site Representative
Completion of 100% Fieldwork	12%	Upon acceptance by Employer Site Representative
Demobilisation of Resources from Natarbora Site	5%	Upon acceptance by Employer Site Representative
Completion of Laboratory Testing	5%	Upon acceptance by Employer
Geotechnical Factual Report & Interpretative Report	5%	Upon approval by Employer of both reports
Final Documentation	5%	Upon approval by Employer & Issuance of Completion Certificate

Natarbora Onshore GI LOT 3: Refinery/Petrochemical and Township Payment Terms		
Milestone	Payment %	Payment Condition
Advance Payment	5%	Upon approval of Kick Off Meeting minutes and receipt of Bank Guarantee
Issue of Survey Execution Plan	5%	Upon approval of Survey Execution Plan.
Site Clearance	5%	Upon acceptance by Employer Site Representative
Mobilisation of Resources to Natarbora Site	5%	Upon acceptance by Employer Site Representative
Completion of 20% of Fieldwork	12%	Upon acceptance by Employer Site Representative
Completion of 40% of Fieldwork	12%	Upon acceptance by Employer Site Representative
Completion of 60% of Fieldwork	12%	Upon acceptance by Employer Site Representative
Completion of 80% of Fieldwork	12%	Upon acceptance by Employer Site Representative
Completion of 100% Fieldwork	12%	Upon acceptance by Employer Site Representative
Demobilisation of Resources from Natarbora Site	5%	Upon acceptance by Employer Site Representative
Completion of Laboratory Testing	5%	Upon acceptance by Employer
Geotechnical Factual Report & Interpretative Report	5%	Upon approval by Employer of both reports
Final Documentation	5%	Upon approval by Employer & Issuance of Completion Certificate



Particular Conditions of Contract

- The In-tended Completion Date for the whole of the Works shall be **12 (twelve) months after contact commencement/effective. (GCC 1.1 (v))**
- The Defects Liability Period is: **90 (ninety) days. (GCC 34.1)**
- Retention as a Quality guarantee. (PCC-GCC 46.1)

The percentage of retention is **5%** of **Accepted Contract Amount** and **10%** for **Abnormally Low Bid**.

The quality collateral preferably takes the form of withholding the price, and may also take the form of a bank guarantee, which must be autonomous, irrevocable and upon first request, or a cash deposit.

The validity of the quality guarantee shall be from three months to one year from the end of the performing security period.

- The Performance Security amount is **Five (5%)** of Contract Price or **10%** of Contract Price for **Abnormally Low Bid**
 - a) Performance Security – Bank Guarantee: in the amount(s) of [insert related figure(s)] percent of the Accepted Contract Amount and in the same currency(ies) of the Accepted Contract Amount.

If the bank issuing Performance Security is located outside Timor-Leste, it shall be counter-guaranteed by a bank operating in Timor-Leste.



Particular Conditions of Contract

- **Insurance: (GCC 13.1)**

The minimum insurance amounts and deductibles shall be:

- a) for loss or damage to the Works, Plant and Materials: **100% of the Contract Price**
- b) for loss or damage to Equipment: **US\$ 200,000 (Two hundred thousand United States Dollars)**
- c) for loss or damage to property (except the Works, Plant, Materials, and Equipment) in connection with Contract: **US\$ 200,000 (Two hundred thousand United States Dollars)**
- d) for personal injury or death:
 - i. of the Contractor's employees: **US\$ 100,000 per person and US\$ 2,000,000 as aggregate**
 - ii. of other people: **US\$ 100,000 per person and US\$ 2,000,000 as aggregate**



Particular Conditions of Contract

- The Advance Payments is: **10%** of the **Accepted Contract Amount** (PCC-GCC 49. 1)
- “The Contractor shall obtain (at the Contractor’s cost) an Advance Payment Guarantee in amounts and currencies equal to the advance payment, and shall submit it to the Employer with a copy to the Engineer. If the bank issuing Advance Payment Guarantee is located outside Timor-Leste, it shall be counter-guaranteed by a bank in Timor-Leste.
- The guarantee is effective 30 days beyond the duration of the contract.
- The contractor loses the right to return the deposit when:
 - a) Does not fully comply with the contractual provisions for reasons attributable to it;
 - b) There is an early termination of the contract for reasons attributable to it;
 - c) Do not renew the deposit until 30 days before the end of the respective term.

Natarbora Onshore Geotechnical Investigation RFB

Pre-Bid Meeting

Natarbora Onshore Geotechnical Investigation Site Location



Figure 2.1: Natarbora - Indicative Site Location & Plot Areas

Natarbora Onshore Geotechnical Investigation

Scope of Work

Upon experience from the Beação site 70km to the east, the anticipated ground conditions may consist of a loose to medium dense SAND layer overlying a firm to stiff weathered CLAY layer. It is possible that localized layers of coarse gravel and rock/coral fragments may be encountered within the upper sandy stratum. Notably, this upper sandy layer is expected to exhibit a high liquefaction potential in the event of an earthquake.

3.3	Fieldwork.....
3.3.1	Soil Sampling from boreholes
3.3.2	Standards Penetration Tests (SPT)
3.3.3	Rotary core drilling.....
3.3.4	Boreholes with piezometer
3.3.5	Piezcone Penetration Test
3.3.6	Downhole seismic testing
3.4	Laboratory testing.....
3.4.1	Soil Testing.....
3.4.2	Rock Testing

The proposed onshore ground investigation comprises the following:

- i Drilling of 113 boreholes to a depth ranging between 20.0 to 60.0 meters below ground level (BGL) in accordance with international standards distributed as follows:
 - (1) LOT 1: 38 boreholes.
 - (2) LOT 2: 44 boreholes.
 - (3) LOT 3: 31 boreholes.
- ii Piezocone Penetration Test (PCPT): 44 tests to a depth of up to 40m BGL or until refusal (not less than 40MPa) distributed as below. The PCPT will provide a continuous strength profile and aid in the calibration of the borehole interpretations.
 - (1) LOT 1: 22 CPT.
 - (2) LOT 2: 10 CPT.
 - (3) LOT 3: 12 CPT.
- iii Downhole Seismic Testing: 30 downhole seismic tests will be conducted across 30 no. 40m boreholes, the testing locations are to be specified by the EMPLOYER. These tests will adhere to relevant international standards and are allocated as follows:
 - (1) LOT 1: 8 tests in the Marina Facility plot.
 - (2) LOT 2: 15 tests in the LNG plot.
 - (3) LOT 3: 7 tests in the Refinery plot.
- iv installing piezometers inside two boreholes to monitor the groundwater levels.
- v Retrieving soil and rock samples from the boreholes and trial pits to determine necessary design parameters. In-situ and laboratory tests on soil / rock samples shall be carried out according to the relevant local, ASTM or BS standards,
- vi Investigating the chemical properties of the soil and groundwater samples.

Natarbora Onshore Geotechnical Investigation



- LOT 1 – Early access, marine facility and service area
- LOT 2 – LNG, pipe racks and roads
- LOT 3 – Refinery / Petrochemical plant and new township area

NOTES:

1. HORIZONTAL DATUM IS REFERENCED TO UTM-WGS84 ZONE 52 SOUTH.
2. BACKGROUND IMAGE IS REFERENCED TO BING MAP.
3. PROJECT OUTLINE AS PER REFERENCE DRAWING "ZONING MAPS FOR DOWNSTREAM OIL AND GAS INFRASTRUCTURES IN NATARBORA".
4. PLANT AND FACILITY LAYOUTS ARE INDICATIVE ONLY
5. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ANY EXISTING UTILITIES/STRUCTURES (IF ANY).
6. THE EXACT LOCATION/ DEPTHS OF GEOTECHNICAL INVESTIGATION CAN BE REVISED BASED ON THE SITE CONDITIONS, EXISTING GROUND LEVELS AND LAYOUTS UPON AN APPROVAL OF THE ENGINEER.
7. A TOTAL OF 30 DOWNHOLE SEISMIC TESTS WILL BE CARRIED OUT EACH IN 40m BOREHOLES, AS DIRECTED BY THE ENGINEER. THESE TESTS MUST COMPLY WITH PROJECT SPECIFICATIONS AND RELEVANT INTERNATIONAL STANDARDS, DISTRIBUTED AS FOLLOWS:
 - LOT 1: 8 TESTS WITHIN THE MARINA FACILITY AREA
 - LOT 2: 15 TESTS WITHIN THE LNG AREA
 - LOT 3: 7 TESTS WITHIN THE REFINERY AREA

Natarbora Onshore Geotechnical Investigation



Natarbora Onshore GI Schedule of Rates						
Table A2: Bore Hole Summary						
Boreholes Distribution per Lot Area						
Bore	Bore Depth (m)	LOT 1	LOT 2	LOT 3	Bore Total	Total Depth (m)
1	30	7	12	23	42	1260
2	40	30	25	2	57	2280
3	60	1	3	1	5	300
Bore Total		38	40	27	105	3840
Total Depth per Lot		1260	1380	900	3540	3540

SPTs Distribution per Lot Area				
Bore	Bore Depth (m)	LOT 1	LOT 2	LOT 3
1	30	105	140	540
2	40	800	822	188
3	60	42	108	42
SPT Total		947	1070	770

Natarbora Onshore Geotechnical Investigation

4.4 Site access and security

CONTRACTOR is responsible for confirming all access requirements. They shall ensure that suitable access is provided for drilling to all proposed borehole locations. All access arrangements must be coordinated with both the CONTRACTOR and the EMPLOYER. Furthermore, all security-related matters on-site must be coordinated directly with the EMPLOYER.

As part of the access preparation, the CONTRACTOR shall conduct a level survey of all access routes. Levels should be recorded at intervals no greater than 50 meters and tied to a datum that has been agreed upon with the EMPLOYER.

The CONTRACTOR is responsible for any site clearance and temporary access for the ground investigation equipment required to undertake the investigation works.

Access to borehole locations along the beach may be possible across the lagoon entrance. CONTRACTOR to consider temporary fording to allow equipment to safely cross.

CONTRACTOR shall submit methodology for site access in their tender submission.

Natarbora Onshore Geotechnical Investigation

Site Clearance
Access Routes



Natarbora Onshore Geotechnical Investigation

Schedule

The overall survey scope shall be completed within a 12 month period based on a schedule as follows:

- Survey preparation and mobilisation of all resources to site 3 months
- Completion of all field work (including site clearance for access) 6 months
- All laboratory testing and reporting 3 months



MINISTÉRIO DO PLANEAMENTO
E INVESTIMENTO ESTRATÉGICO
IX GOVERNO CONSTITUCIONAL



Comissão Nacional de Aperfeiçoamento de Pessoal de Nível Superior

THANK YOU!

ANNEX -2: CLARIFICATION NO. 1



NATARBORA ONSHORE GEOTECHNICAL INVESTIGATION, TIMOR-LESTE

LOT 1: EARLY BOREHOLE, MARINE AND SERVICE AREA

LOT 2: ROADS, PIPERACKS AND LNG PLANT

LOT 3: REFINERY/PETROCHEMICAL AND TOWNSHIP

TENDER/154/MPRM-2025

CLARIFICATION NO.1

Date: 7 October 2025

This Clarification No.1 is issued in accordance with the ITB 7.1 of Section 1 (Instructions to Bidders) of the Bidding Documents.

No.	Question(s)	Response(s)
1.	SECTION II – Bid Data Sheet (BDS) ITB 14.6 Bidder are being invited for individual lots (contract): a. Bidders are permitted to bid and submit proposal for ONE LOT ONLY; b. If Bidders bid and submit proposal for more than ONE LOT, than shall be DISQUALIFIED. We respectfully request that the Employer consider allowing Bidder to submit bids for more than ONE LOT.	Please follow the requirement stated in the issued RFP Documents. Please refer to ITB 14.6
2.	SECTION II – Bid Data Sheet (BDS) ITB 22.1 The Deadline for Bid Submission is: Date: 6 November 2025 (Timor-Leste Time Zone) Time: 15.00 PM (Timor-Leste Time, Local Time Zone) Bidder kindly requests that the submission deadline be extended to 28 November 2025.	SECTION II – Bid Data Sheet (BDS) ITB 22.1 The Deadline for Bid Submission is: Date: 24 November 2025 (Timor-Leste Time Zone) Time: 15.00 PM (Timor-Leste Time, Local Time Zone)
3.	Section III - Evaluation and Qualification Criteria 1.1.2. Qualification and Technical Criteria for Lot 2 (Document page 59 or PDF page 65) And 1.1.3.2.2. Financial Performance and Technical Capability for Lot 2 (Document page 67 or PDF page 73, Point no. 2.1.c)	The correct minimum project value is US\$:1,900,000 each. Please refer to Addendum no. 1



No.	Question(s)	Response(s)
	1. In the "Qualification and Technical Criteria for Lot 2", the minimum similar project experience required is at least 2 in the last 10 years, with a value of USD 1,500,000 each. Meanwhile 2. In the "Financial Performance and Technical Capability for Lot 2", the minimum similar project experience required is at least 2 in the last 10 years, with a value of USD 1,900,000 each. We kindly request clarification on this matter: which one is the correct minimum project value for each similar project?	
4.	Section IV - Please provide the editable native file (Microsoft Word, Excel, etc) for: - the Letter of Technical Bid - Appendix B, C, D, E to Technical Proposal: Equipment. - Form PER – 1: Key Personnel - Form PER-2: Resume and Declaration - Form ELI – 1.1: Bidder Information Form. - Form CON – 2: Historical Contract Non-Performance, Pending Litigation and Litigation History. - Form CON – 3: ESHS Performance Declaration. - Form FIN – 3.1: Financial Situation and Performance. - Form FIN – 3.2: Average Annual Project Turnover. - Form FIN – 3.3: Current Contract Commitments/ Works in Progress. - Form EXP – 4.1 & Form EXP – 4.1 (Cont): Specific/Similar Surveys Experience. - Form EXP – 4.1(b): Experience of Sub-Contractors in Key Activities. - Form of Demand Guarantee - Form of Bid Security: Bid Bond - Letter of Price Bid	Please find the editable native file as attached in Annex-1.



No.	Question(s)	Response(s)
5.	Section IV - Form of Bid Security- Bid Bond We kindly request the Employer to allowed Bidder to use the draft of the Bid Security issued by our Bank, provided that the draft complies with the requirements stipulated in the tender documents. And We kindly request the Employer to clarify, whether the Bid Security shall be submitted using the Bid Security Form in the format of a Demand Guarantee or a Form of Bid Security – Bid Bond.	1. The Bid Security Format is provided in the Section IV-Bidding Forms (Page 107). 2. The Bid Security shall be submitted in the form Demand Guarantee issued from the any commercial bank. Please refer to BDS-ITB 19.3. The Bid Security in the Form of Bid Bond from Insurance Company is not acceptable.
6.	Volume 3 - Scope of Works Natarbora Onshore Geotechnical Investigation Scope of Work, MPRM-PMU-32-TOR-001 Revision 1.pdf 3.3.3 Rotary core drilling Rotary core drilling shall produce continuous cores of 100mm diameter throughout the length of each core run. and 3.5 Drilling, Sample Handling, and Testing Protocols iv. Open tube sampling should normally be carried out using pushed thin wall samplers (UT100). Aluminium or steel tubes shall be adopted for all open tube sampling. We kindly request the employer to allow Bidder to use core barrel and shelby tube (undisturbed sample) with diameter size (73mm to 89mm) as this size is accordance to ASTM D1587 and ASTM D2113, that common in this region. To find UT100 tube that not based on ASTM is difficult in this region.	For Item 3.3.3 (Rotary Core Drilling): The specification requires cores of 100 mm diameter to ensure adequate sample size, reliable recovery, and minimal disturbance for testing. However, a minimum recovered rock core diameter of 76 mm will be accepted in accordance with ASTM D2113. Larger diameter coring may be required in weak or soft rock to maintain core integrity. Any reduction in tube size must not affect recovery, continuity, or suitability for testing. For Item 3.5 (Shelby Tube Sampling): In line with ASTM D1587, Shelby tubes not less than 76.2 mm diameter will be accepted, provided they yield undisturbed samples suitable for all laboratory tests and are compatible with the testing equipment.
7.	Volume 3 - Scope of Works Natarbora Onshore Geotechnical Investigation Scope of Work, MPRM-PMU-32-TOR-001 Revision 1.pdf 3.3.1 Soil Sampling from boreholes 3.3.2 Standards Penetration Tests (SPT) 3.3.3 Rotary core drilling There is no termination criteria mentioned in the document. Bidder required termination criteria to be able to calculate duration and cost. Therefore, Bidder proposed the termination criteria are reaching the target drilling depth, or When the Standard	Boreholes shall be drilled to the depths indicated on the Drawings. Where rock is encountered, continuous coring shall extend for a minimum of 5.0 m into competent rock or to the specified depth, whichever is greater, or as directed by EMPLOYER. Competent rock is defined as material with an RQD greater than 75% over a 1.0 m core run and a core recovery not less than 90%.



No.	Question(s)	Response(s)
	Penetration Test (SPT) value reached N-SPT = 50 for the blow 3 times, which ever occurred first.	
8.	Where is the start point of the site visit that will be held on 8 October 2025?	Please follow the requirement stated in the issued RFP Documents. Please refer to BDS-ITB 7.4.
9.	Is the clarification deadline ends tomorrow (7 October 2025)?	Please refer to Addendum no. 1. Since the bid submission deadline/ technical bid opening is extended to 20 November 2025, then the request for clarification deadline shall be no later than 21 October 2025 (30 (thirty) days from Submission deadline).
10.	The completion date for the whole of the works is 12 (twelve) months. When would it starts the works?	Expected date is January 2026.
11.	Is it possible to participate in one lot as a subcontractor and submit proposal for the other lot?	No. Please follow the requirement stated in the issued RFP Documents. Please refer to BDS-ITB 14.6


Hermingardo A. Soares
Executive Director of National Procurement Commission (NPC)