



**CONSTRUCTION OF LAUELI IRRIGATION SCHEME ERMERA & LIQUICA
MUNICIPALITY (TENDER/076/MAPPF-2026)**

CLARIFICATION NO. 1

03 July 2026

S.N.	Questions	Responses
1.	Please share the Detail Engineering Design (DED) of Laueli Irrigation Scheme Ermera & Liquica Municipality.	The Detailed Engineering Design (DED) of Laueli Irrigation Scheme will be provided to the selected (winning) consultant. The consultant should follow the requirements documented in the issued RFP.
2.	Please note that the RFP indicate that "Consulting Supervision Services for Construction of Laueli Irrigation Scheme in Ermera and Liquica Municipality" and "The Laueli Irrigation Scheme is a major irrigation scheme that has a total area of 873 hectares with beneficiaries of Baucau Municipality". Also, the Location Map of Laueli Irrigation Scheme indicates two locations (Ermera & Dili). Please clarify whether the irrigation scheme is located separately in two different locations.	The Laueli Irrigation Scheme is in Ermera and Liquica Municipalities. Please ignore the Typo Error in Article 2 (b) of the Section 6 (Terms of Reference).
3.	The National Economic Benefit only applied when the consultant has the same score?	No. The National Economic Benefit criteria will be applied to the Adjusted Overall Combined Score of all eligible proposals, irrespective of whether the proposals have the same score.

Herminardo Albano Soares

Executive Director of National Procurement Commission (NPC)





Díli, 29 de Junho de 2026

Publicação de ata de Conferência Prévia

Exmos. Concorrentes,

Tornamos, por este meio, pública a ata de conferência prévia referente ao processo de aprovisionamento para o projeto de **Supervisão de Construção do Sistema de Irrigação de Lauei nos municípios de Ermera e Liquiçá (TENDER-RFP/076/MAPPF-2026)**, que teve lugar nas instalações da Comissão Nacional de Aprovisionamento no dia 24 de Junho de 2026 às 15 horas.

Publication of Minutes of Pre-proposal Conference

Dear Consultants,

We hereby publish the minutes of Pre-Quotation Meeting regarding the procurement process for **Construction Supervision of Lauei Irrigation Scheme Ermera & Liquiça Municipalities (TENDER-RFP/076/MAPPF-2026)** which was held at National Procurement Commission's premises on the 24 June 2026 at 15:00 local time.



Hermingardo Albano Soares

Diretor-Executivo da Comissão Nacional de Aprovisionamento (CNA)




Minutes n°1

Pre-Quotation Meeting

**Construction Supervision of Laueli Irrigation Scheme Ermera & Liquiça Municipalities
(TENDER-RFP/076/MAPPF-2026)**

1. The Pre-proposal conference was held at 15:00 hours local time on 24 June 2026 at the Conference Room of the National Procurement Commission (NPC) at Rua de Balide, Património do Estado, Dili, Timor-Leste. This meeting was attended by the representatives from the National Procurement Commission (NPC), Ministry of Agriculture, Livestock, Fisheries, and Forestry (MAPPF) and interested consultants in venue.
2. Project identification: TENDER-RFP/076/MAPPF-2026
Project owner: Ministry of Agriculture, Livestock, Fisheries, and Forestry
Scope of the procedure: Construction Supervision of Laueli Irrigation Scheme Ermera & Liquiça Municipalities
3. Ms. Graciete Ximenes, Junior Procurement Officer of NPC welcomed all the attendees of the meeting and gave a brief presentation on the key aspects of RFP Document.
4. The questions and answers session of the meeting then proceeded immediately. Questions were handled by the representatives from NPC. The Questions and Answers are attached as Clarification No. 1 and same clarification will be publish at designated websites.
5. At the end of the meeting, the NPC representatives thanked all the attendees for their active participation in the meeting which was concluded at 15:30 hour's local time.

Name	Signature	
Rana Latif	1. 	
Lucrecia Soares		2. 
Graciete Ximenes	3. 	

Attachment:

- PowerPoint Presentation



Ata n°1

Conferência Prévia

**Supervisão de Construção do Sistema de Irrigação de Laueli nos municípios de Ermera e Liquiçá
(TENDER-RFP/076/MAPPF-2026)**

1. Aos 24 dias do mês de Junho de 2026, pelas 15 horas, nas instalações da Comissão Nacional de Aprovisionamento (CNA) sitas em Avenida de Balide, Património do Estado, Díli, o júri reuniu com a Entidade Adjudicante - Ministério da Agricultura, Pecuária, Pescas e Florestas - e as empresas candidatas para proceder à sessão de conferência prévia.
2. Identificação do procedimento: TENDER-RFP/076/MAPPF-2026
Entidade Adjudicante: Ministério da Agricultura, Pecuária, Pescas e Florestas
Objeto do procedimento: Supervisão de Construção do Sistema de Irrigação de Laueli nos municípios de Ermera e Liquiçá
3. De seguida, foi ministrada uma breve apresentação referente ao programa de procedimento e ao Caderno de Encargos pela Sra. Graciete Ximenes, Oficial Júnior de Aprovisionamento da CNA. Os respetivos slides da apresentação encontram-se em anexo.
4. A sessão de perguntas e respostas teve lugar imediatamente após a supracitada apresentação e os representantes da CNA responderam às questões colocadas. As respetivas questões e respostas, o Esclarecimento n.º 1, sendo este brevemente publicado nos websites designados.
5. Por nada mais haver a tratar, a conferência prévia foi encerrada às 15:30 horas pelos representantes da CNA que agradeceram a presença de todos os participantes na mesma.

Nome	Assinatura
Rana Latif	1.
Licrecia Soares	2.
Graciete Ximenes	3.

Anexo:

- Apresentação de PowerPoint



REPÚBLICA DEMOCRÁTICA DE TIMOR-LESTE
Ministério de Planeamento Investimento Estratégico
COMISSÃO NACIONAL DE APROVISIONAMENTO
Avenida de Balide, Dili, Timor-Leste. Telephone No.: 3331101



Comissão Nacional de Aprovisionamento

PRE-PROPOSAL CONFERENCE

CONSTRUCTION SUPERVISION OF LAUELI IRRIGATION SCHEME ERMERA & LIQUICA MUNICIPALITY TENDER-RFP/076/MAPPF/2026

21 July 2026; 15:00 hours

IMPORTANT POINTS

CLAUSE

ITC 2.1 (Data Sheet)

Name of the Employer: The Ministry of Agriculture, Livestock, Fisheries, And Forestry (MAPPF) , Government of Timor-Leste

Method of selection: QUALITY AND COST BASE SELECTION (QCBS). In accordance with the Applicable Law, the Employer shall open the financial proposals of only the Consultants whose proposals meet the minimum passing scores based on the result of the Technical Evaluation.

ITC 9.1 (Data sheet)

Language Requirements

The Timor-Leste's official languages are **Portuguese** and **Tetum**.
The preferred working language is **English**.

IMPORTANT POINTS

CLAUSE

ITC 10.1 (Data Sheet)

The Proposal shall comprise the following:

For FULL TECHNICAL PROPOSAL (FTP):

1st Inner Envelope with the Technical Proposal:

- (1) Power of Attorney to sign the Proposal
- (2) Proof of Legal Status and Eligibility
- (3) Proposal Security / Proposal-Securing Declaration
- (4) TECH-1 (including statement of undertaking, if required)
- (5) TECH-2, 2A & 2B
- (6) TECH-3, 3A & 3B
- (7) TECH-4
- (8) TECH-5
- (9) TECH-6A & 6B

2nd Inner Envelope with the Financial Proposal (if applicable):

- (1) FIN-1
- (2) FIN-2
- (3) FIN-3
- (4) FIN-4

Note:

- Please refer to Section 4: Proposal Forms (including the Checklist of Required Forms for Technical Proposal) for details of each form.
- Proof of Legal Status establishes Consultant's legal capacity to enter into binding and enforceable contracts and may be supported by:
 - Certificate of incorporation
 - Partnerships duly organized
 - Universities, institutions, public sector organizations, and non-government organizations that are not legally incorporated shall provide other documentation that establishes their legal capacity to enter into binding and enforceable contracts with the Employer (such as charter, statute, etc.).

IMPORTANT POINTS

CLAUSE

ITC 12.1 (Data Sheet)

Proposal Validity

Proposals must remain valid for **180 calendar days** after the proposal submission deadline.

ITC 12.9 (Data Sheet)

Sub-contracting

Maximum allowable accumulated value of services subcontracted (as a percentage of the Accepted Contract Amount) is as follow:

- 25% for National Consultant;
- 30 % for Non-National Consultant

ITC 13.1 (Data Sheet)

Clarification of Request for Proposal

For any clarification requests, please submit in writing to:

- Attention: National Procurement Commission (NPC)
- Street address: National Procurement Commission, Avenida de Balide, Partimonio Estado, Dili, Timor-Leste
- City: Dili,
- Country: Timor-Leste
- E-mail: as@cna.gov.tl; ns@cna.gov.tl; rl@cna.gov.tl; ls@cna.gov.tl; mj@cna.gov.tl gx@cna.gov.tl

Note: Requests may be submitted by email or letter; however, email is preferred.

The clarification requests deadline is: **30 June 2026**

Clarifications and addenda will be published on the following websites:

www.cna.gov.tl

IMPORTANT POINTS

CLAUSE

ITC 14.1. (b) (Data Sheet)

Estimated time input of Key Experts (International) time: **84 person-months**

Estimated time input of Key Experts (National) time: **108 person-months**

Estimated time input of Supporting Staff (National) time: **108 person-months**

ITC 15.2 (Data Sheet)

Format of Technical Proposal

The format of the Technical Proposal to be submitted is: **Full Technical Proposal (FTP)**

Please refer to Checklist of Required Forms in Section 4: Proposal Forms.

Submission of the Technical Proposal in a wrong format may lead to the Proposal being deemed non-responsive to the RFP Document requirements.

ITC 16.1 (Data Sheet)

The Consultant shall submit a **Proposal Security**, in the form of an unconditional bank guarantee

The amount and currency of the Proposal Security shall be:

USD 13,500.00 (Thirteen thousand and five hundred United States Dollar)

The Proposal Security shall be valid **twenty-eight (28) days** beyond the original validity period of the Proposal, or beyond any period of extension if requested **under ITC 12.4**

IMPORTANT POINTS

CLAUSE

ITC 17.1 (Data Sheet)

Financial Proposal

The Financial Proposal shall be prepared using the forms provided in Section 4: Proposal Forms and must include all costs associated with the assignment, including:

(a) Remuneration

For **Key Experts, Non-Key Experts** and **Support Staff**, as per the input specified in the Technical Proposal.

(b) Other Expenses

(1) a per diem allowance, including hotel, for experts for every day of absence from the home office for the purposes of the Services;

(2) cost of travel by the most appropriate means of transport and the most direct practicable route;

(3) cost of office accommodation, including overheads and back-stop support;

(4) communications costs;

(5) cost of purchase or rent or freight of any equipment required to be provided by the Consultants;

(6) cost of reports production (including printing) and delivering to the Employer;

(7) office support staff

(8) insurance specific to the assignment (e.g., travel-related medical, professional liability, motor vehicle, third party, equipment, employer's liability, and workers' compensation, unless such insurances are included in the overhead expenses).

(c) Provisional Sum: NIL

(d) Contingency: NIL

IMPORTANT POINTS

CLAUSE	
ITC 17.2. (Data Sheet)	<p>Price Adjustment</p> <p>A price adjustment provision applies to remuneration rates: <u>No</u></p>
ITC 17.3 (Data Sheet)	<p>All duties, taxes, and other levies payable by the Consultant under the Contract shall be included in the rates and prices set out in the Financial Proposal submitted by the Consultant.</p> <p>Information regarding applicable tax obligations in the Employer's Country is available at: http://www.mof.gov.tl</p>
ITC 17.4 (Data Sheet)	<p><u>Currency of Proposal</u></p> <p>All unit rates and prices set out in the Consultant's Financial Proposal shall be in: United States Dollars (USD).</p> <p>All payments under the Contract shall also be made in: United States Dollars (USD).</p>
ITC 18.1. (Data Sheet)	<p>Consultants shall submit their Proposals by courier mail or in person.</p> <p>Submission of Proposals by electronic means shall not be permitted.</p>

IMPORTANT POINTS

Clause

ITC 18.5 (Data Sheet)

Submission of Proposals

The Consultant must submit:

(a) Technical Proposal: one (1) original, two (2) copies and 1 soft copy (USB).

(b) Financial Proposal: one (1) original, one (1) copy and 1 soft copy (USB).

ITC 18.10 & 20.1(Data Sheet)

Deadline and Method for the Submission of Proposals

For Proposal submission purposes only, Proposals shall be submitted to the following method location or by the method specified below.

Submission Location (Physical Submission):

TENDER BOX

National Procurement Commission

Rua de Balide, Património Estado

Dili, Timor-Leste

Submission Method (Electronic Submission):

Not Applicable

Deadline for Proposal submission:

Date: **21 July 2026**

Time: **15:00 hours Local time**

[The time should be immediately after the time for the submission deadline]

IMPORTANT POINTS

CLAUSE

ITC 21.1 (Data Sheet)

Evaluation Criteria

The evaluation criteria, sub-criteria, and point system are specified in Section 3: Evaluation and Qualification Criteria.

The Minimum Overall Technical Score required to pass is: 650 points, out of the maximum of 1000 points.

ITC 24.3 (Data Sheet)

Public Opening of Financial Proposals

An online option of the opening of the Financial Proposals is offered: **No**

ITC 27.1 (Data Sheet)

Conversion into Single Currency

The Consultant shall submit the Proposal in **United States Dollars (USD)** only.

ITC 28.1 (Data Sheet)

The Maximum Budget for this project is **USD 1,358,450.00** inclusive of all applicable taxes, expenses, and profit.

The Employer reserves the right to disqualify any Proposal whose evaluated price exceeds the defined limit, in accordance with Article 71(2)(h) of Decree-Law No. 1/2025.

IMPORTANT POINTS

CLAUSE

ITC 28.2 (Data Sheet)

If two or more Proposals achieve the same final evaluated result (after applying any NEB adjustments), the Employer shall apply the following tie-breaking criteria in the order listed below:

- 1. Score of Weighted Evaluation Factor:** Preference shall be given to the Proposal with the higher score in the evaluation factor carrying the greatest weighting. If still tied, the next most heavily weighted factor shall be compared, and so on.
- 2. National Preference**
If a tie remains, preference shall be given to the Consultant classified as a National Consultant, as defined under ITC 6.5, provided that it fulfils at least one of the criteria under Article 86(4)(c) for the National Economic Benefit. Only Consultants meeting both conditions shall be eligible for this preference.
- 3. Selection by Random Draw**
If a tie remains after applying all criteria above, the Employer shall conduct a random draw between the tied Consultants. The process shall be documented and witnessed by the Employer and the remaining tied Consultants.

IMPORTANT POINTS

CLAUSE

Conditions of
Contract

GCC & SCC 14.1 (Expiration of Contract)

The time period shall be **36 months** after the effective date of Contract.

GCC & SCC 39.1 and 39.2 (Taxes and Duties)

The Employer warrants that the Employer will deduct all applicable taxes on behalf of the Consultant, the Sub-Consultants and the Experts, and any local indirect taxes and other local taxes, duties, fees, levies, and other impositions imposed, under the applicable law in the country.

GCC & SCC 40.1 (Currency of Payment)

Any payment under this Contract shall be made in the **UNITED STATES DOLLARS**.

IMPORTANT POINTS

CLAUSE

Conditions of Contract

GCC & SCC 41.2

The payment schedule:

The consulting services shall be a fixed lump sum cost contract based on the winning Consultant's Financial Proposal and finalized in negotiation with the Owner.

Upon signing of contract, no additional cost will be allowed, unless as subsequently agreed between the Design Consultant and the Owner through, and incorporated in, a written contract amendment.

The payment schedule is Progress Based and the payment will be paid on the physical progress of the projects.

The employer shall retain **5%** from each progress payment as Performance and Quality Guarantee for satisfactory performance of the Contract. The **5%** of retention money will be paid to the Consultant after the finalization of the construction process.

IMPORTANT POINTS

CLAUSE

Conditions of
Contract

GCC & SCC 41.2.1 (Advance Payment)

The following provisions shall apply to the advance payment and the advance bank payment guarantee:

- (1) An advance payment of **20%** of the Accepted Contract Amount in United State Dollars (USD) shall be made within 30 days after the receipt of an advance bank payment guarantee by the Employer. The advance payment shall be recovered by the Employer through proportional deductions from the milestone payments due to the Design Consultant, mentioned in SCC 41.2, until the advance payment has been fully set off.
- (2) The advance bank payment guarantee shall be in the amount and in the currency of the currency of the advance payment.
- (3) The bank guarantee will be released when the advance payment has been fully set off.

If the bank issuing Advance Payment Guarantee is located outside Timor-Leste, it shall be counter-guaranteed by a bank in Timor-Leste.

IMPORTANT POINTS

CLAUSE

Conditions of
Contract

GCC & SCC 45.1 (Dispute Resolution)

The Location is: **Singapore.**

Disputes shall be settled by arbitration in accordance with the following provisions:

1. Selection of Arbitrators.
2. Rules of Procedure.
3. Substitute Arbitrators.
4. Nationality and Qualifications of Arbitrators.
5. Miscellaneous.