



Díli, 17 de Novembro de 2025

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 **REABILITAÇÃO DO TROÇO RODOVIÁRIO NACIONAL (ESTRADA PRINCIPAL A12) DE OELEU – LOURBA – ZULO FATULETO. (TENDER/172/MOP-2025)**, que teve lugar nas instalações da Comissão Nacional de Aprovisionamento no dia 11 de Novembro de 2025 às 15 horas.

Publication of Minutes of Pre-Bid Meeting

Dear Bidders,

We hereby publish the minutes of Pre-Bid Meeting regarding the procurement process for **CONSTRUCTION OF NATIONAL ROAD REHABILITATION ARTERIAL A12 JCT. OELEU – LOURBA – ZULO FATULETU (TENDER/172/MOP-2025)** which was held at National Procurement Commission's premises on the 11 November 2025 at 15:00 local time.



Hermingardo Albano Soares
Diretor-Executivo da Comissão Nacional de Aprovisionamento (CNA)



MINUTES NO. 1 : PRE-BID MEETING

**Construction of National Road Rehabilitation Arterial A12 Jct. Oeleu – Lourba – Zulo
Fatuletu
TENDER/172/MOP-2025**

1. The Pre-bid meeting was held at 15:00 hours local time on 11 November 2025 at the Conference Room of the National Procurement Commission (NPC) at Avenida de Balide, Património do Estado, Dili, Timor-Leste. This meeting was attended by the representatives from the National Procurement Commission (NPC) and Ministry of Public Works (MOP) and interested consultants in venue.
2. Project identification: TENDER/172/MOP-2025
Project owner: Ministry of Public Works
Scope of the procedure: Construction of National Road Rehabilitation Arterial A12 Jct. Oeleu – Lourba – Zulo Fatuletu
3. The meeting was followed by a brief presentation on the key aspects of Bidding Document.
4. The questions and answers session of the meeting then proceeded immediately. Questions were handled by the representatives from NPC and MOP. The Questions and Answers are attached as Clarification No. 1 and same clarification publish at designated websites.
5. At the end of the meeting, the NPC and MOP representatives thanked all the attendees for their active participation in the meeting which was concluded at 16:00 hour's local time.

Name	Position	Signature
Rana Latif	President of Jury	
Jumerlinda Freitas	Effective Jury Member	
Martinho Graciano	Effective Jury Member	
Graciete Ximenes	Effective Jury Member	

Attachment:

- Clarification No. 1
- PowerPoint Presentation



ATA Nº 1 : CONFERÊNCIA PRÉVIA

**Reabilitação do Troço Rodoviário Nacional (Estrada Principal A12) de Oeleu – Lourba –
Zulo Fatuleto
TENDER/172/MOP-2025**

1. Aos 11 dias do mês de Novembro de 2025, pelas 15 horas, nas instalações da Comissão Nacional de Aproveitamento (CNA) sitas em Avenida de Balide, Património do Estado, Díli, o júri reuniu com a Entidade Adjudicante - Ministério das Obras Públicas (MOP) - e as empresas candidatas para proceder à sessão de conferência prévia.
2. Identificação do procedimento: TENDER/172/MOP-2025
Entidade Adjudicante: Ministério das Obras Públicas (MOP)
Objeto do procedimento: Reabilitação do Troço Rodoviário Nacional (Estrada Principal A12) de Oeleu – Lourba – Zulo Fatuleto
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 Aproveitamento da CNA. Os respetivos slides da apresentação encontram-se em anexo.
4. A sessão de perguntas e repostas teve lugar imediatamente após a supracitada apresentação cujo registo se encontra em anexo no Esclarecimento nº 1 (sendo este devidamente publicado nos websites designados).
5. Por nada mais haver a tratar, a conferência prévia foi encerrada às 16 horas pelos representantes da CNA e do MOP que agradeceram a presença de todos os participantes na mesma.

Nome	Função	Assinatura
Rana Latif	Presidente de Júri	
Jumerlinda Freitas	Vogal Efetivo	
Martinho Graciano	Vogal Efetivo	
Graciete Ximenes	Vogal Efetivo	

Anexo:

- Esclarecimento nº 1
- Apresentação de PowerPoint



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Comissão Nacional de Aproveitamento

**CONSTRUCTION OF NATIONAL ROAD REHABILITATION ARTERIAL A12 JCT.
OELEU – LOURBA – ZULO FATULETU**

TENDER/172/MOP-2025

Clarification No.1

18 November 2025

S.N.	Questions	Responses
1.	When is the Site Visit?	Site Visit Details • <u>Date: 21 November 2025</u> • <u>Time: 10:00 hours (Local Time)</u> • Attendance: <u>Mandatory for all bidders</u> • Cost: All expenses for the visit are at the bidder's own cost • Contact Person: Sr. Martinho Graciano – MOP • Contact Number: 77719641
2.	Where is the starting point of the Site Visit?	The starting point of the Site Visit is given by the following coordinates: • Northing (N): 90,011,224.66 • Easting (E): 752,771.14
3.	All the information in the Slide presentation is it in the Bidding Document?	Yes, all the information presented in the slide presentation is already included in the Bidding Document.
4.	Could you please explain the meaning of Advance Payment Repayment [PCC 14.2.3]: Starts at 30% of the Accepted Contract Amount and must be fully repaid before 80%, or further payments may not be processed.	Advance Payment Repayment [PCC 14.2.3]: • The selected Contractor receives an Advance Payment after Notice to Proceed and submission of an Advance Payment Guarantee. • The Employer will begin recovering (deducting) this advance payment once the value of certified works reaches 30% of the Accepted Contract Amount. • The deductions continue progressively from each Interim Payment Certificate. • The full amount of the Advance Payment must be completely recovered before the cumulative certified works reach 80% of the contract value. • If the advance has not been fully repaid by the time progress reaches 80%, the Employer is allowed to pause or withhold



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S.N.	Questions	Responses
		further payments until the advance payment is completely recovered.
5.	Please provide drawing of Office and Accommodations for the Engineer.	Please check the annexed drawings for Item 104 – Office and Accommodations for the Engineers.
6.	302 (2) aggregate Base Class B. According to the drawings it is a Sub Base, and BoQ shows Aggregate Base Class B. Which one should be considered the standard?	In the drawing, it should be Aggregate Class B (Errata), and the BoQ is correct. Please consider Technical Specification Item 303 (2). Check the annex (Spec. MPW 2014)
7.	About BoQ 606.3-a 606.3-b, the BoQ uses m ³ as the unit, is there an error? Is the correct unit is Ln. m?	For confirmation, the unit Ln. m for the PVC 2” and 3” (Weep Holes for Masonry Wall) is correct. The unit m ³ is for the volume of Stone Masonry.
8.	No drawings for the box culvert were found in the tender documents. Please provide the relevant drawings.	The relevant drawings are located on pages L2.1 -ST-BC-00 to L2.1 – ST-BC3-18.
9.	We noticed that there are very large quantities of Rock along the existing road alignment, however, there are no quantities of Hard/Soft Rock Excavation are Omissions in the BoQ or they should consider included in	At the site, the predominant soil types are the soft materials such as clay, silty clay, and limestone. These materials are included under the item Common Excavation.


Hermingardo Albano Soares
Executive Director of National Procurement Commission (NPC)



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REABILITAÇÃO DO TROÇO RODOVIÁRIO NACIONAL (ESTRADA PRINCIPAL
A12) DE OELEU – LOURBA – ZULO FATULETU

TENDER/172/MOP-2025

Esclarecimento nº 1
18 de Novembro de 2025

S.N.	Perguntas	Respostas
1.	Quando é a visita ao terreno?	Detalhes da visita ao terreno: • Data: 21 de Novembro de 2025; • Hora: 10 horas (hora local); • Participação: obrigatória para todos os concorrentes; • Despesas: Todas as despesas decorrentes da visita ao terreno serão por conta do Concorrente; • Responsável: Sr. Martinho Graciano – MOP; • Contacto: 77719641;
2.	Qual é o ponto de partida da visita ao terreno?	As seguintes coordenadas são o ponto de partida da visita ao terreno: • Norte (N): 90,011,224.66; • Este (E): 752,771.14.
3.	Todas as informações contidas na apresentação de slides estão no Programa de Procedimento/Caderno de Encargos?	Sim, todas as informações apresentadas nos slides constam do Programa de Procedimento/Caderno de Encargos.
4.	Solicitamos explicação acerca do significado do reembolso do adiantamento [CPC 14.2.3]: começa em 30% do valor contratual aceite e deve ser totalmente reembolsado antes de 80%, ou pagamentos adicionais podem não ser processados?	Reembolso do adiantamento [CPC 14.2.3]: • O Empreiteiro adjudicatário recebe um adiantamento após a ordem de serviço e a apresentação de uma caução de adiantamento. • O Dono de Obra começará a reembolsar (deduzir) tal adiantamento assim que o valor das obras certificadas atingir 30% do valor contratual aceite. • As deduções continuam progressivamente a partir de cada Certificado de Pagamento Intermédio.



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S.N.	Perguntas	Respostas
		- O valor total do adiantamento deve ser totalmente reembolsado antes que as obras certificadas acumuladas atinjam 80% do valor contratual. - Caso adiantamento não seja totalmente reembolsado quando o progresso atingir 80%, poderá o Dono de Obra suspender ou reter pagamentos adicionais até que ao reembolso total do adiantamento.
5.	É favor fornecer o desenho do escritório e das acomodações para o engenheiro.	É favor consultar os desenhos anexados ao Item 104 – Escritório e acomodações para engenheiros.
6.	302 (2) Base agregada de classe B. De acordo com os desenhos, trata-se de uma sub-base, e o Mapa de Quantidades (<i>BoQ</i>) indica base agregada de classe B. Qual delas deve ser considerada a norma?	No desenho, deveria ser Classe B Agregada (<i>Errata</i>), estando o Mapa de Quantidades correto. É favor ter em consideração o item 303 (2) das Especificações Técnicas e verificar o anexo (Spec. MPW 2014).
7.	Sobre o Mapa de Quantidades (<i>BoQ</i>) 606.3-a 606.3-b, utiliza-se o m ³ como unidade, há algum erro? A unidade correta metro linear?	Para confirmação, a unidade de metro linear para os PVC “2” e 3” (orifícios de drenagem para paredes de alvenaria) está correta. A unidade m ³ é para o volume da alvenaria.
8.	Não encontramos desenhos para a galeria de drenagem no Caderno de Encargos. Solicitamos o fornecimento dos desenhos relevantes.	Os desenhos relevantes encontram-se nas páginas L2.1 -ST-BC-00 a L2.1 – ST-BC3-18.
9.	Notámos que existem quantidades muito grandes de rocha ao longo do traçado da estrada existente, no entanto, não há quantidades de escavação de rocha dura/macia, estando omissas no Mapa de Quantidades. Devem ser consideradas incluídas na mesma?	No local do projeto, os tipos de solo predominantes são constituídos por materiais macios como argila, argila siltosa e calcário. Esses materiais estão incluídos no item “Escavação comum”.


Hermingardo Albano Soares
Diretor-Executivo da Comissão Nacional de Aproveitamento (CNA)



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PRE-BID MEETING

(Mandatory)

**CONSTRUCTION OF NATIONAL ROAD REHABILITATION
ARTERIAL A12 JCT. OELEU – LOURBA – ZULO FATULETU**

TENDER/172/MOP-2025

11 NOVEMBER 2025, 3:00 PM

AGENDA

Item	Topic
1	Introduction
2	Project Information - Overview & Background
3	Procurement & Contracting - Tender Process, Timeline & Submission - Evaluation Criteria - Contract Terms & Conditions
4	Interactive Session – Q&A

PROJECT INFORMATION

1. The road rehabilitation project is part of the broader strategy to Improve Accessibility and Connectivity, Support Economic Growth and Trade and Sustainability and Maintenance Efficiency.
2. The project is located in Bobonaro and Covalima Municipalities.
3. Employer: Ministry of Public Works on behalf of the Government of the Democratic Republic of Timor-Leste.
4. Funded by: Infrastructure Fund (IF).
5. The Maximum budget for the assignment: **US\$ 15,772,518.33** (inclusive of Taxes and other expense and profit). **Note: The Employer may disqualify evaluated price bids exceeding maximum budget.**



PROCUREMENT & CONTRACTING

- Bidding Procedure: Single-Stage, Two-Envelope
- Key Procurement Dates

Activity	Date
Site Visit (Mandatory)	Will be informed during pre-bid meeting
Clarification Deadline	21 days before the deadline for submission of bids
Submission Deadline	10 December 2025, 15:00hrs (Timor-Leste Time)
Technical Bid Opening	
Target Price Bid Opening	Mid February 2026
Target Notification of Award	Late April 2026
Disclaimer Period	May 2026
Target Contract Signing	Late May 2026



PROCUREMENT & CONTRACTING

- Site Visit Information

Site visit is mandatory

For the site-visit information, the bidder may contact NPC through email: jf@cna.gov.tl

Copy to: as@cna.gov.tl; ns@cna.gov.tl; rl@cna.gov.tl; jfr@cna.gov.tl; gx@cna.gov.tl

- Communication: All communications and requests for clarification must be sent in writing to:

E-mail: jf@cna.gov.tl

Copy to: as@cna.gov.tl; ns@cna.gov.tl; rl@cna.gov.tl; jfr@cna.gov.tl; gx@cna.gov.tl;



PROCUREMENT & CONTRACTING

- Bid Submission
 - Hard copies submission (with USB/CD) to Tender Box at **National Procurement Commission (Rua de Balide, Património Estado)** before deadline.
 - A conforming submission must contain all required information:
 - **Technical Bid** (refer to ITB 11.2)
 - **Price Bid** (refer to ITB 11.3)
 - In **English** or **Portuguese** languages (ITB 10.1)
 - A **Joint Venture (JV)** must submit a combination of legal, financial, technical, and bid submission documents to avoid the risk of bid rejection.
 - Each JV partner must **separately** provide financial and qualification details.
 - Bid security, performance security, and retention money security must be in the **name of the JV or all partners.**



PROCUREMENT & CONTRACTING

- Evaluation and Qualification Criteria

1. **Technical Bid Preliminary Evaluation**
(Pass/Fail)

2. **Technical Bid Evaluation** (60%)

3. **Price Bid Evaluation** (40%)



Break Down:

- Historical Financial Performance (5%)
- Average Annual Construction Turnover (5%)
- Financial Resources (5%)
- Burden of Each Awarded-Ongoing Tender in Timor-Leste (5%)
- Contracts of Similar Size and Nature (15%)
- Construction Experience in Key Activities (20%)
- Personnel (7%)
- Equipment (8%)
- Site Organization (5%)
- Method Statement (4.5%)
- Mobilization Schedule (4.5%)
- Construction Schedule (4.5%)
- Local Development Statement (7%)
- Environmental and Social Management (4.5%)

Weighted Technical Point = Bid Technical Point x 0.6

Weighted Financial Point =

$$\frac{\text{Price of Lowest Acceptable Bid}}{\text{Price of the Bid Being Evaluated}} \times 100 \times 0.40$$

Refer to Part I Bidding Procedures Section 3 for more details, particularly for JV requirements.

PROCUREMENT & CONTRACTING

- **Contract Type [BDS ITB 14.5]:** Fixed Price (No Price Adjustment), Unit-Price
- **Bid Security [BDS ITB 19.1]:** US\$ 157,000; Valid for 208 Days
- **Defects Notification Period [PCC 1.1.27]:** 365 Days
- **Completion Time [PCC 1.1]:** 24 Months from Notice to Proceed
- **Performance Security [PCC 4.2]:**
 - 5% of Accepted Contract Amount (10% for Abnormally Low Price)
 - Must be in the form of an unconditional bank guarantee
 - Must be counter-guaranteed by a local bank if issued abroad
- **Advance Payment [PCC 14.2]:** 15% of Accepted Contract Amount
 - Guarantee must be counter-guaranteed by a local bank if issued abroad
 - Must be in the form of unconditional bank guarantee



PROCUREMENT & CONTRACTING cont.

- **Advance Payment Repayment [PCC 14.2.3]:** Starts at 30% of the Accepted Contract Amount and must be fully repaid before 80%, or further payments may not be processed.
- **Retention Money Security [PCC 14.3(iii)]** 5% of Accepted Contract Amount (10% for Abnormally Low Price)
- **Liquidated Damages [PCC 8.8]:** 0.05% of Accepted Contract Price per day of delay; **Maximum Delay Damages capped at 20%** of Accepted Contract Price
- **Financing charges for delayed payment [PCC 14.8]:** TBD
- Additional Clause : Time for the Parties to sign a Contract Agreements is within 60 days after receipt of the Letter of Acceptance
- Additional Clause: Maximum allowable accumulated value of work subcontracted (as a percentage of the acceptance contract amount) is 30%





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THANK YOU

Questions?