



## DELIBERASAUN N. 66/VI/CAFI/2025

Conselho de Administração do Fundo das Infraestruturas – CAFI, bazeia ba artigo 10º (1) e (3) DL Nº. 25/2024, de 22 de maio, Primeira Alteração ao DL Nº.13/2016, 18 de Maio, realiza reuniaun Extraordinária iha loron Segunda-feira, 9 de junho de 2025, e halo deliberasaun ba assunto tuir mai ne'e:

### Asuntu:

1. Pedidu aprovasaun alterasaun kustu ba projetu “*New Construction of MPIE Building, Hudilaran*” ho kustu verifikasiada husi ADN, I.P. \$ 375,054.65;
2. Pedidu aprovasaun no autorizasaun despesas ba projetu “*CAC Office Building Construction*” ho kustu verifikasiada husi ADN, I.P. \$ 198,612.61;

Proponente: Ministério do Planeamento e Investimento Estratégico – MPIE

### Notas/justifikasiada:

- Asuntu refere apresenta no aprova ona iha reuniaun extraordinaria CAFI iha loron Segunda-feira, 9 de junho de 2025, iha agenda iha parte III dieversus, *CAFI revoga deliberasaun no. 123A/X/CAFI/2024, data 8 de Outubro de 2024, no aprova no autoriza despezas ba projetu CAC Office Building Construction* ne'ebe Dono do Projeto apresenta;
- Bazeia ba karta husi ADN, I.P. ho no. Ref.: 0932/ADN,I.P./VI/2025, data 10 de junho de 2025, ho assuntu entrega Resultadu Verifikasiada *Projeto New Construction of MPIE Building Hudilaran , ho montante verifikasiada husi ADN, I.P. \$375,054.65* no *CAC Office Building Construction, ho montante verifikasiada husi ADN, I.P. \$198,612.61*;
- Desizaun kona ba abertura ka inisiasiada prosesu aprovisionamentu bazeia, Artigo 24 & 25, Decreto Lei No.43/2024, de 20 de Dezembro, regra ezekusaun OGE 2025;
- DL Nº. 25/2024, de 22 de maio, Primeira Alteração ao DL Nº.13/2016, 18 de Maio, kona ba Regulamentu Fundo da Infraestrutura, determina katak aprovisionamento projetu FI nian sei lao tuir Regime Juridiku Aprovacionamento em vigor. Modalidade aprovisionamento sei lao tuir Regime Juridiku Aprovacionamento em vigor;
- Projetu nain (MPIE) sei assume responsabilidade hodi assegura orsamentu ba Ezekusaun no Implementasaun projetu;
- Projetu nain (MPIE) konfirma katak sei assume responsabilidade ba monitorizasaun e akompanhamentu ba ezekusaun projetu ne'e no sei garante kualidade servisu nian tuir padraun no espesifikasiada ne'ebe aprova ona;

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**IX GOVERNO CONSTITUCIONAL**  
**MINISTÉRIO DO PLANEAMENTO E INVESTIMENTO ESTRATÉGICO**  
**FUNDO DAS INFRAESTRUTURAS**



Conselho de  
Administração

Lista proposta:

Naran projetu	Kustu estimativa verifikadu husi ADN,IP/ referensia	Alokasaun orsamentu FI 2025
<b>New Construction of MPIE Building, Hudilaran</b>	\$ 375,054.65; no. Ref.: 0932/ADN,I.P./VI/2025, data 10 de junho de 2025	<ul style="list-style-type: none"> <li>FI 2025: \$0;</li> <li>Programa 510: Funcionamento e Desenvolvimento Institucional;</li> <li>Sub-programa 51005: Edificios Publicos</li> <li>Kodigu atividade 510050H: New Construction of MPIE Office Building</li> </ul>
<b>CAC Office Building Construction</b>	\$198,612.61; no. Ref.: 0932/ADN,I.P./VI/2025, data 10 de junho de 2025	<ul style="list-style-type: none"> <li>FI 2025: \$0;</li> <li>Programa 510: Funcionamento e Desenvolvimento Institucional;</li> <li>Sub-programa 51005: Edificios Publicos</li> <li>Kodigu atividade 510050K: Construction of Cobe house for CAC building.</li> </ul>

**Rekomendasaun:**

- 1) CAFI atu aprova no autoriza despeza no alterasaun kustu total ba projetu nune'e mos konfirma finansiamentu iha FI 2025 ba projetu:
  - a) **New Construction of MPIE Building, Hudilaran**, ho kustu estimativa ADN, I.P. **\$375,054.65**;
  - b) **CAC Office Building Construction**, ho kustu estimativa ADN, I.P. **\$198,612.61**.
- 2) Desizaun kona ba abertura ka inisiasaun prosesu aprovisionamentu bazeia, Artigo 24 & 25, Decreto Lei No.43/2024, de 20 de Dezembro, regra ezekusaun OGE 2025;
- 3) CAFI nudar orgão competente ba aprovasaun no autorizasaun despezas bazeia ba DL no. 23/2022, de 19 de maio;
- 4) DL Nº. 25/2024, de 22 de maio, Primeira Alteração ao DL Nº.13/2016, 18 de Maio, kona ba Regulamentu Fundo da Infraestrutura, determina katak aprovisionamento projeto FI nian sei lao tuir Regime Juridiku Aprovizionamento em vigor. Modalidade aprovisionamento sei lao tuir Regime Juridiku Aprovizionamento em vigor;
- 5) Decreto-Lei N.º 1/2025 de 8 de Janeiro, Código do Aprovisionamento e dos Contratos Públicos, artigo 42º, nesesita justifikasi tekniku no legal husi MPIE hanesan entidade adjudikante;

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- 6) Projetu nain (MPIE) sei assume responsabilidade hodi assegura orsamentu ba Ezekusaun no Implementasaun projetu;
- 7) Projetu nain (MPIE) sei assume responsabilidade ba koordenasau entre entidade relevantes ba implementasaun projeto ne'e, e ba supervizaun, monitorizasaun e akompanhamentu ba projeto ne'e iha faze implementasaun, e sei garante kualidade servisu nian tuir espesifikasi saun nebe aprova ona;

**Desizaun:**

1. CAFI aprova no autoriza despeza no altera kustu total ba projetu nune'e mos konfirma finansiamentu iha FI 2025 bazeia ba pedidu husi dono do projeto MPIE;
2. Desizaun kona ba abertura ka inisiasaun prosesu aprovisionamentu bazeia, Artigo 24 & 25, Decreto Lei No.43/2024, de 20 de Dezembro, regra ezekusaun OGE 2025;
3. CAFI nudar orgão competente ba aprovasaun no autorizasaun despezas bazeia ba DL no. 23/2022, de 19 de maio;
4. DL N°. 25/2024, de 22 de maio, Primeira Alteração ao DL N°.13/2016, 18 de Maio, kona ba Regulamentu Fundo da Infraestrutura, determina katak aprovisionamento projeto FI nian sei lao tuir Regime Juridiku Aprovizionamento em vigor. Modalidade aprovisionamento sei lao tuir Regime Juridiku Aprovizionamento em vigor;
5. Decreto-Lei N.º 1/2025 de 8 de Janeiro, Código do Aprovisionamento e dos Contratos Públicos, artigo 42º, nesesita justifikasaun tekniku no legal husi MPIE hanesan entidade adjudikante;
6. Projetu nain (MPIE) sei assume responsabilidade hodi assegura orsamentu ba Ezekusaun no Implementasaun projetu;
7. Projetu nain (MPIE) sei assume responsabilidade ba koordenasau entre entidade relevantes ba implementasaun projeto ne'e, e ba supervizaun, monitorizasaun e akompanhamentu ba projeto ne'e iha faze implementasaun, e sei garante kualidade servisu nian tuir espesifikasi saun nebe aprova ona;
8. Lista aprovasaun CAFI:

Naran projetu	Kustu estimativa verifikadu husi ADN,JP	Alokasaun orsamentu FI	Orgaun Kompetênti - DL No. 23/2022, 19 de Maio
<b>Construction MPIE New Office Building</b>	<b>\$375,054.65</b>	<ul style="list-style-type: none"><li>• FI 2025: \$0;</li><li>• Programa Funcionamento Desenvolvimento Institucional;</li></ul> 510: e	<ul style="list-style-type: none"><li>• CAFI : Konfirmasasaun Finansiamentu;</li><li>• CAFI: alinea 1 (b) Artigo Artigo 5.º Competência para a autorização da despesa.</li></ul>

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IX GOVERNO CONSTITUCIONAL  
MINISTÉRIO DO PLANEAMENTO E INVESTIMENTO ESTRATÉGICO  
FUNDO DAS INFRAESTRUTURAS



Conselho de  
Administração

Naran projetu	Kustu estimativa verifikadu husi ADN,IP	Alokasaun orsamentu FI	Orgaun Kompetênti - DL No. 23/2022, 19 de Maio
		<ul style="list-style-type: none"><li>• Sub-programa 51005: Edificios Publicos</li><li>• Kodigu atividade 510050H: New Construction of MPIE Office Building.</li></ul>	
<i>CAC Office Building Construction</i>	\$198,612.61; no. Ref.: 0932/ADN,I.P./ VI/2025, data 10 de junho de 2025	<ul style="list-style-type: none"><li>• FI 2025: \$0;</li><li>• Programa 510: Funcionamento e Desenvolvimento Institucional;</li><li>• Sub-programa 51005: Edificios Publicos</li><li>• Kodigu atividade 510050K: Construction of Cobe house for CAC building.</li></ul>	<ul style="list-style-type: none"><li>• CAFI : Konfirmasasaun Finansiamentu;</li><li>• CAFI: alinea 1 (b) Artigo Artigo 5.º Competência para a autorização da despesa.</li></ul>

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IX GOVERNO CONSTITUCIONAL  
MINISTÉRIO DO PLANEAMENTO E INVESTIMENTO ESTRATÉGICO  
FUNDO DAS INFRAESTRUTURAS



Conselho de  
Administração

Aprovado husi CAFI iha loron 9 de junho de 2024.

O Conselho de Administração do Fundo das Infraestruturas

O presidente,



Gastão Francisco de Sousa

Ministro do Planeamento e Investimento Estratégico



Santina José Rodrigues Ferreira Viegas Cardoso

Ministra das Finanças



Miguel Marques Gonçalves Manetelu

Ministro dos Transportes e Comunicações



Samuel Marçal

Ministro das Obras Públicas

DELIBERAUN N.º66/VI/CAFI/2025

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**IX GOVERNO CONSTITUCIONAL**  
**MINISTÉRIO DO PLANEAMENTO E INVESTIMENTO ESTRATÉGICO**  
**FUNDO DAS INFRAESTRUTURAS**



**Conselho de  
Administração**

**Annexo:**



REPÚBLICA DEMOCRÁTICA DE TIMOR-LESTE  
Ministério do Planeamento e Investimento Estratégico  
Fundo das Infraestruturas

## NOTA DE DESPAICHO

### 1. ORIGEM DO DOCUMENTO

### Proveniência do Documento

N Ref: 0932/ADN/VI/2025

Data do Documento : 10 / 06 /2025

ADN

### 2. DETALHES DO DOCUMENTO

Enviado ao:

Data Entrada do Documento: 10 / 06/2025

1. Sr/ Mauricio Borges
2. Sr/a \_\_\_\_\_
3. Sr/a \_\_\_\_\_
4. Assessores Nacionais / Internacionais

Assunto:

Entrega Resultado Verifikasioun

### 3. INSTRUÇÃO DO DIRETOR DO SGP

Data do Despacho: 10/6 /2025

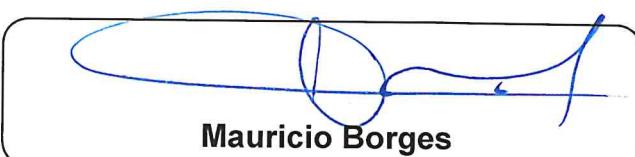
Para Sr/a

1. Sr/a Mauricio Borges
2. Sr/a Maria Viana
3. Sr/a \_\_\_\_\_

Despacho:

Preparar Alibancos

Assinatura :

  
**Mauricio Borges**



ACÉNCIA DE DESENVOLVIMENTO NACIONAL, I. P.

Díli, 10 de Junho de 2025

No. Ref : 0932 /ADN/VI/2025.

Hato' o ba : Sr. Mauricio Borges  
Director Executivo SGP

Assunto : Entrega Resultado Verifikasi

Ho Respeito,

Bazeia ba encontro CAFI iha dia 9 de Junho de 2025, konaba projeto **Construction MPIE New Office Building** ho **montante \$ 375,054.65** no **Kobe House** ba **CAC** ho **montante \$ 198,612.61** Montante refere hetan husi verifikasi ADN. Ho nune'e husu ba Director Executivo Grandes Projetos atu bele halo deliberaasaun hodi nune'e bele kria kontrato

Maka ne'e deit, ba atensaun no kolaborasaun tomak ami hato'o obrigada wain.

Dili, 10 de Junho 2025  
  
Rui Lourenço da Costa  
Director Executivo ADN.I.P



Bedik-Hun, Fatuhada  
Dili – Timor-Leste  
info@mpie.gov.tl



AGENCIA DE DESENVOLVIMENTO NACIONAL, I. P.

Name of Project : CAC Office Building Construction

Location of Project : Rua. Farol Dili, Timor Leste

Owner of Project : Ministerio do Planeamento e Investimento Estrategico(MPIE) - Agencia de Desenvolvimento Nacional (ADN)

#### SUMMARY OF BILL OF QUANTITIES

NO	DESCRIPTION OF WORKS	OWNER ESTIMATED AMOUNT (USD)	VERIFIED BY ADN AMOUNT (USD)
I	OFFICE BUILDING :		
A	PREPARETION WOKS	\$ 4.500,00	\$ 3.355,68
B	EARTH WORKS	\$ 2.075,14	\$ 2.047,24
C	FOUNDATION AND WALL WORKS	\$ 30.728,80	\$ 29.610,36
D	STRUCTURE WORKS	\$ 44.427,40	\$ 43.049,40
E	ROOF & STEEL WORKS	\$ 17.042,41	\$ 8.995,86
F	DOOR, WINDOW & CARPENTRY WORKS	\$ 19.246,40	\$ 11.924,00
G	CEILING WORKS	\$ 12.923,63	\$ 8.856,98
H	FLOOR WORKS	\$ 13.584,66	\$ 8.741,84
I	ELECTRICAL WORKS	\$ 14.227,15	
J	PAINTING WORKS	\$ 4.634,28	\$ 4.399,26
K	OTHER WORKS	\$ 640,61	\$ 639,45
	TOTAL I	\$ 164.030,47	\$ 121.620,07
II	OFFICE FURNITURE:		
A	DIRECTOR ROOM	\$ 1.920,00	\$ 1.442,39
B	CHEFE ROOM	\$ 3.120,00	\$ 2.809,60
C	STAFF ROOM	\$ 16.800,00	\$ 13.507,50
D	INVESTIGATION & LAWSUIT ROOM	\$ 4.020,00	\$ 2.580,00
E	MEETING ROOM	\$ 4.450,00	\$ 2.703,50
	TOTAL II	\$ 30.310,00	\$ 23.042,99
III	PROVISIONAL SUM		\$ 14.227,15
IV	GRAND TOTAL (I+II)	\$ 194.340,47	\$ 158.890,21
V	Profit 10%	\$ 19.434,05	\$ 15.889,02
VI	CONTIGENCY	\$ 19.434,05	\$ 15.889,02
VII	OVERHEAD	\$ 4.000,00	\$ 4.050,00
VIII	Tax 2%	\$ 4.744,17	\$ 3.894,36
	TOTAL COST (III+IV+V+VI+VII)	\$ 241.952,74	\$ 198.612,61

Verified by :

(Eng. Maria Melania M. Oca)  
Civil Engineer, ADN, I.P.

Checked By : 8/11/29  
(Eng. Iohanes Hornay)  
Chefe Departamento - EPMEITCM  
ADN,I.P.

Certified By :  
(Eng. Jose Fernando Liu Soares)  
Coord. Unidade de Avaliação de projeto

Verified by :

(Eng. Angelica da Costa)  
Civil Engineer, ADN, I.P.



AGÊNCIA DE DESENVOLVIMENTO NACIONAL, I. P.

Díli, 10 de Junho de 2025

No. Ref : 0932/ADN/VI/2025.

Hato'oa : Sr. Mauricio Borges  
ba Director Executivo SGP

Assuntu : Entrega Resultado Verifikasi

Ho Respeito,

Bazeia ba encontro CAFI iha dia 9 de Junho de 2025, konaba projeto **Construction MPIE New Office Building** ho montante \$ 375,054.65 no **Kobe House** ba **CAC** ho montante \$ 198,612.61 Montante refere hetan husi verifikasiadaun ADN. Ho nune'e husu ba Director Executivo Grandes Projetos atu bele halo deliberausaun hodi nune'e bele kria kontrato

Maka ne'e deit, ba atensaun no kolaborasaun tomak ami hato'o obrigada wain.

Dili, 10 de Junho 2025

Rui Lourenço da Costa

Director Executivo ADN.I.P





AGÊNCIA DE DESENVOLVIMENTO NACIONAL, I. P.

Dili, 30 de Maio de 2025

Ref : 270 /UAP/ADN, I.P./V/2025

Hato' o ba : Sr. Rui Lourenço da Costa  
Diretor Executivo - ADN, I.P.

Assunto : Entrega Rezultado Verifikasiisaun – New Construction of MPIE Office  
Building Hudilaran – Dili

Solicita pescada na Gato  
gato kondeka ha ovo Xonu de  
MPIE hodi ovo kau pacak  
Con tacto ba medi oke hato wiplo  
Meeta ova -  
ADE  
30/05/2025

Ho Respeito,

Bazeia ba asuntu ne'ebe mensiona iha leten, ekipa verifikasiisaun Unidade Avaliação do Projetos – ADN, I.P. hala'o ona verifikasiisaun documentos **ba Projeto Manutensaun Edifisiu iha ADN, I.P. Hudilaran (Item Servisu Civil Work, Electrical Work & IT Work)** ho rezultado verifikasiisaun iha (aneksu), tanba ne'e ami relata ba senhor Diretor Executivo atu hare ba prosesu kontinuusaun.

Ba ita bo'ot nia atensaun ami hato'o agradecimento wain no subkreve ho konsiderasaun a'as tebes.

  
Arch. José Fernando Liu Soares  
Koordenador UAP - ADN, I.P.



OK

Bedik-Hun, Fatuhada  
Dili – Timor-Leste  
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+670 3310 289



AGÊNCIA DE DESENVOLVIMENTO NACIONAL, I. P.

## SUMMARY OF COST ESTIMATE

PROJECT NAME : NEW CONSTRUCTION OF MPIE OFFICE BUILDING  
LOCATION : RUA BEDIK-HUN FATUHADA DILI, TIMOR LESTE  
PROJECT OWNER : MPIE

NO	WORK DESCRIPTION FOR 1ST FLOOR	VERIFIED BY ADN IP	
		TOTAL USD	
I	PREPARATION WORK'S	\$	3,525.68
II	EARTH AND FUNDATION WORKS	\$	56,575.34
III	CONCRETE WORK'S	\$	60,939.83
IV	WALL WORK'S	\$	3,498.12
VII	CEILLING WORKS	\$	8,083.85
VIII	DOOR, WINDOWS & VENTILATION SUPPLY - INSTALATION WORKS	\$	4,841.60
IX	TILE WORKS	\$	4,902.00
	TOTAL COST ESTIMATION FOR 1ST FLOOR	\$	142,366.42
WORK DESKRIPSI FOR 2ST FLOOR		TOTAL USD	
I	CONCRETE WORK'S	\$	60,363.78
II	WALL WORK'S	\$	6,924.23
III	CEILLING WORK'S	\$	8,304.46
IV	DOOR, WINDOWS, VENTILATION SUPPLY - INSTALATION WORK'S	\$	5,126.40
V	TILE WORK'S	\$	8,144.62
VI	ROOF WORK'S	\$	12,381.44
	TOTAL COST ESTIMATION FOR 2ND FLOOR	\$	101,244.93
I	ELECTRICAL AND PLUMMBING ( EP ) WORK'S	\$	46,296.70
II	IT WORK'S	\$	11,101.24
III	FINAL CLEARING	\$	150.00
	TOTAL CONSTRUCTION COST	\$	301,159.29
B	CONTRACTOR FEE 10% x A	\$	30,115.93
C	OVERHEAD	\$	6,900.00
D	TAXA 2% x (A+B+C)	\$	6,763.50
E	CONTIGENCY 10% x A	\$	30,115.93
F	GRAND TOTAL	\$	375,054.65

Verified by :  
  
(Fabiano Fitalis Maria Madeira)  
Civil Engineer ADN, I.P.

(Olivio M. da Silva Correia)  
Electrical Engineer ADN, I.P.

(Elvis Ferreira Soares)

IT Engineer ADN, I.P.

Checked By :  
  
(Jóhanes Hornay)  
Chefe do Departamento EPMETICJM -  
ADN, I.P.

Certified By :  
  
(José Fernando Soares)  
Coordenador URFI - ADN, I.P.  
30/5/25



AGÊNCIA DE DESENVOLVIMENTO NACIONAL, I. P.

## COST ESTIMATE

PROJECT NAME : NEW CONSTRUCTION OF MPIE OFFICE BUILDING  
 LOCATION : RUA BEDIK-HUN FATUHADA DILI, TIMOR LESTE  
 PROJECT OWNER : MPIE

NO.	DESCRIPTION	VERIFIED BY ADN IP			
		Unit	Quantity	Unit price	Amount
<b>I</b>	<b>PREPARATION WORK'S</b>				
1	Mobilization, Demobilization Work and Existing Building ( Material Logistict & Jury Commission Office )	Ls	1.00	\$ 1,500.00	\$ 1,500.00
2	Project sing board (80X100cm)	Unit	1.00	\$ 75.68	\$ 75.68
3	Water for Work's	Ls	1.00	\$ 500.00	\$ 500.00
4	Electrical for Work's	Unit	1.00	\$ 500.00	\$ 500.00
5	Bowplank / Frame Work's	Ls	1.00	\$ 250.00	\$ 250.00
6	Site Office 4 m x 4 m	ls	1.00	\$ 500.00	\$ 500.00
7	Site Cleareance	Ls	1.00	\$ 200.00	\$ 200.00
		Sub Total I			\$ 3,525.68
<b>II</b>	<b>EARTH AND FUNDATION WORKS</b>				
1	Soil Escavation	Cu.m	381.55	\$ 5.91	\$ 2,254.94
2	Soil Backfill of Fundation for Leveling	Cu.m	140.35	\$ 1.70	\$ 238.60
3	Sand Fill Under Fondation Work ( Thick=5cm & Thick=10 cm)	Cu.m	171.47	\$ 21.31	\$ 3,654.13
4	Fondation Stone Masonry 1:4 ( mountain stone )	Cu.m	71.33	\$ 81.67	\$ 5,825.29
5	Raft Foundation (25 Mpa)				
	Lean Concrete ( 9.8 Mpa )	Cu.m	30.693	\$ 103.08	\$ 3,163.83
	Concrete	m3	121.94	\$ 207.37	\$ 25,287.10
	Rebar	kg	7373.73	\$ 1.59	\$ 11,709.48
	Formwork (Hollow Block 1:4)	m2	339.6	\$ 13.08	\$ 4,441.97
		Sub Total II			\$ 56,575.34
	<b>FIRST FLOOR</b>				
<b>III</b>	<b>CONCRETE WORK'S</b>				
1	Column C-1 25 mpa 30/45				
	Concreate FC = 25 Mpa	Cu.m	17.64	\$ 207.37	\$ 3,658.07
	Reinforcement Steel	Kg	3991.56	\$ 1.59	\$ 6,338.59
	FormWork's	sq.m	74.34	\$ 37.90	\$ 2,817.49
		Sub Total 1			\$ 12,814.14
2	Column C-2 25 mpa 30/30				
	Concreate FC = 25 Mpa	Cu.m	3.40	\$ 207.37	\$ 705.48
	Reinforcement Steel	Kg	814.00	\$ 1.59	\$ 1,292.63
	FormWork's	sq.m	27.05	\$ 37.90	\$ 1,025.12
		Sub Total 2			\$ 3,023.24
3	Column C-3 25 mpa 14/14				
	Concreate FC = 25 Mpa	Cu.m	1.80	\$ 207.37	\$ 373.94
	Reinforcement Steel	Kg	409.59	\$ 1.59	\$ 650.43



AGÊNCIA DE DESENVOLVIMENTO NACIONAL, I. P.

### COST ESTIMATE

PROJECT NAME : NEW CONSTRUCTION OF MPIE OFFICE BUILDING  
LOCATION : RUA BEDIK-HUN FATUHADA DILI, TIMOR LESTE  
PROJECT OWNER : MPIE

NO	DESCRIPTION	VERIFIED BY ADN IP			
		Unit	Quantity	Unit price	Amount
	FormWork's	sq.m	25.76	\$ 37.90	\$ 976.30
	Sub Total 3				\$ 2,000.67
4	<b>Concrete Slab T=12CM</b>				
	Concrete FC = 25 Mpa	Cu.m	24.74	\$ 207.37	\$ 5,130.00
	Reinforcement Steel	Kg	2250.94	\$ 1.59	\$ 3,574.49
	FormWork's	sq.m	13.27	\$ 17.52	\$ 232.53
	Sub Total 4				\$ 8,937.02
5	<b>GROUND Beam B1 25 Mpa 45/25</b>				
	Concrete FC = 25 Mpa	Cu.m	10.23	\$ 207.37	\$ 2,121.58
	Reinforcement Steel	Kg	1981.68	\$ 1.59	\$ 3,146.91
	FormWork's	sq.m	81.85	\$ 17.52	\$ 1,433.94
	Sub Total 5				\$ 6,702.44
6	<b>GROUND Beam B2 25 Mpa 14/25</b>				
	Concrete FC = 25 Mpa	Cu.m	2.20	\$ 207.37	\$ 456.47
	Reinforcement Steel	Kg	868.68	\$ 1.59	\$ 1,379.46
	FormWork's	sq.m	31.45	\$ 17.52	\$ 550.93
	Sub Total 6				\$ 2,386.87
7	<b>Beam B3 50/14</b>				
	Concrete FC = 25 Mpa	Cu.m	1.30	\$ 207.37	\$ 270.00
	Reinforcement Steel	Kg	271.20	\$ 1.59	\$ 430.67
	FormWork's	sq.m	18.60	\$ 45.88	\$ 853.37
	Sub Total 7				\$ 1,554.03
8	<b>Beam B4 50/30</b>				
	Concrete FC = 25 Mpa	Cu.m	27.45	\$ 207.37	\$ 5,692.40
	Reinforcement Steel	Kg	3841.29	\$ 1.59	\$ 6,099.97
	FormWork's	sq.m	183.00	\$ 45.88	\$ 8,396.04
	Sub Total 8				\$ 20,188.41
9	<b>Lintel Beam LB1 20/14</b>				
	Concrete FC = 25 Mpa	Cu.m	1.80	\$ 207.37	\$ 373.94
	Reinforcement Steel	Kg	409.59	\$ 1.59	\$ 650.43
	FormWork's	sq.m	25.76	\$ 45.88	\$ 1,181.87
	Sub Total 9				\$ 2,206.23
10	<b>Stair Work's</b>				
	Concrete FC = 25 Mpa	Cu.m	0.74	\$ 207.37	\$ 153.46
	Reinforcement Steel	Kg	355.73	\$ 1.59	\$ 564.89
	FormWork's	sq.m	8.94	\$ 36.35	\$ 324.85
	RAILING	Kg	28.78	\$ 2.12	\$ 61.01



AGÊNCIA DE DESENVOLVIMENTO NACIONAL, I. P.

### COST ESTIMATE

PROJECT NAME : NEW CONSTRUCTION OF MPIE OFFICE BUILDING  
 LOCATION : RUA BEDIK-HUN FATUHADA DILI, TIMOR LESTE  
 PROJECT OWNER : MPIE

NO	DESCRIPTION	VERIFIED BY ADN IP			
		Unit	Quantity	Unit price	Amount
	Cat	sq.m	3.76	\$ 6.00	\$ 22.56
10	Sub Total 10				\$ 1,126.78
	<b>TOTAL III</b>				<b>\$ 60,939.83</b>
<b>IV</b>	<b>WALL WORK'S</b>				
1	Wall Block	sq.m	148.10	\$ 13.08	\$ 1,937.15
2	Cat	sq.m	296.20	\$ 3.42	\$ 1,013.00
3	Wall Plester 1:4 (15Mm)	sq.m	296.20	\$ 5.16	\$ 1,528.39
4	Cement Render	sq.m	296.20	\$ 3.23	\$ 956.73
	Sub Total				\$ 3,498.12
<b>V</b>	<b>CEILLING WORK'S</b>				
1	Ceiling frame hollow 40x40x 0.8mm, with all accessories	sq.m	264.11	\$ 13.02	\$ 3,438.65
2	Interior ceiling Gypsum board t = 9mm, with all accessories	sq.m	264.11	\$ 11.79	\$ 3,113.80
3	Cat	sq.m	264.11	\$ 3.33	\$ 879.47
4	Ceiling Lis	m	186.80	\$ 3.49	\$ 651.93
	Sub Total				\$ 8,083.85
<b>VI</b>	<b>DOOR,WINDOWS &amp; VENTILATION WORK'S</b>				
1	Supply and install of Wood Door Type D1 (900 mm x 2150 mm) include all Accessories	Unit	4.00	\$ 232.20	\$ 928.80
2	Supply and install of Aluminum Door Type D3 (800 mm x 2150mm) include all Accessories	Unit	4.00	\$ 185.00	\$ 740.00
3	Supply and install Aluminum Ventilation BV1,BV2 (600mm x 900mm) include all Accessories	Unit	4.00	\$ 65.00	\$ 260.00
4	Supply and installation of Aluminum Window (1200mm x 1200mm) include all Accessories	unit	22.00	\$ 132.40	\$ 2,912.80
	Sub Total VII				\$ 4,841.60
<b>VII</b>	<b>TILE WORK'S</b>				
1	Ceramic Tile 600 x 600mm for Office Room	sq.m	175.18	\$ 24.54	\$ 4,299.02
2	Granite Tile 300 x 300mm for Toilet Floor	sq.m	6.00	\$ 21.22	\$ 127.32
5	Plint Granite Tile 100mm x 600mm ( For All Room Not include Toilet )	L.m	139.90	\$ 3.40	\$ 475.66
	Sub Total VIII				\$ 4,902.00
	Total Estimation Cost for 1st floor				\$ 82,265.40
<b>SECOND FLOOR</b>					
<b>I</b>	<b>CONCRETE WORKS</b>				
1	Column C-1 25 mpa 30/45				
	Concrete FC = 25 Mpa	Cu.m	13.44	\$ 207.37	\$ 2,787.10
	Reinforcement Steel	Kg	2211.76	\$ 1.59	\$ 3,512.27
	FormWork's	sq.m	56.96	\$ 37.90	\$ 2,158.78
	Sub Total I				\$ 8,458.15
2	Column C-2 25 mpa 30/30				
	Concrete FC = 25 Mpa	Cu.m	2.59	\$ 207.37	\$ 537.51



AGÊNCIA DE DESENVOLVIMENTO NACIONAL, I. P.

## COST ESTIMATE

**PROJECT NAME** : NEW CONSTRUCTION OF MPIE OFFICE BUILDING  
**LOCATION** : RUA BEDIK-HUN FATUHADA DILI, TIMOR LESTE  
**PROJECT OWNER** : MPIE

NO	DESCRIPTION	VERIFIED BY ADN IP			
		Unit	Quantity	Unit price	Amount
	Reinforcement Steel	Kg	482.50	\$ 1.59	\$ 766.20
	FormWork's	sq.m	19.20	\$ 37.90	\$ 727.68
	Sub Total 2				\$ 2,031.40
3	Column C-3 25 mpa 14/14				
	Concrete FC = 25 Mpa	Cu.m	1.38	\$ 207.37	\$ 286.14
	Reinforcement Steel	Kg	443.44	\$ 1.59	\$ 704.19
	FormWork's	sq.m	20.61	\$ 37.90	\$ 781.04
	Sub Total 3				\$ 1,771.37
4	LITTLE Beam LB2 20/14				
	Concrete FC = 25 Mpa	Cu.m	1.85	\$ 207.37	\$ 382.65
	Reinforcement Steel	Kg	917.48	\$ 1.59	\$ 1,456.96
	FormWork's	sq.m	52.72	\$ 45.88	\$ 2,418.79
	Sub Total 4				\$ 4,258.40
5	Top Beam B3 50/14				
	Concrete FC = 25 Mpa	Cu.m	1.30	\$ 207.37	\$ 270.00
	Reinforcement Steel	Kg	271.20	\$ 1.59	\$ 430.67
	FormWork's	sq.m	18.60	\$ 27.16	\$ 505.18
	Sub Total 5				\$ 1,205.84
6	Top Beam B4 50/30				
	Concrete FC = 25 Mpa	Cu.m	27.45	\$ 207.37	\$ 5,692.40
	Reinforcement Steel	Kg	3841.29	\$ 1.59	\$ 6,099.97
	FormWork's	sq.m	183.00	\$ 27.16	\$ 4,970.28
	Sub Total 6				\$ 16,762.65
	CONCRETE SLAB T=14CM				
	Concrete FC = 25 Mpa	Cu.m	42.28	\$ 207.37	\$ 8,767.74
	Reinforcement Steel	Kg	6218.47	\$ 1.59	\$ 9,874.93
	FormWork's	sq.m	315.31	\$ 22.94	\$ 7,233.30
	Sub Total 7				\$ 25,875.97
	TOTAL I				\$ 60,363.78
II	WALL WORK'S				
1	Wall Block	sq.m	188.67	\$ 13.08	\$ 2,467.82
2	Cat	sq.m	377.34	\$ 3.42	\$ 1,290.51
3	Wall Plester 1:4 (15Mm)	sq.m	377.34	\$ 5.16	\$ 1,947.08
4	Cement Render	sq.m	377.34	\$ 3.23	\$ 1,218.81
	Sub Total				\$ 6,924.23
III	CEILLING WORK'S				
1	Ceiling frame hollow 40x40x 0.8mm, with all accessories	sq.m	271.95	\$ 13.02	\$ 3,540.72

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AGÊNCIA DE DESENVOLVIMENTO NACIONAL, I. P.

### COST ESTIMATE

**PROJECT NAME** : NEW CONSTRUCTION OF MPIE OFFICE BUILDING  
**LOCATION** : RUA BEDIK-HUN FATUHADA DILI, TIMOR LESTE  
**PROJECT OWNER** : MPIE

NO	DESCRIPTION	VERIFIED BY ADN IP			
		Unit	Quantity	Unit price	Amount
2	Interior ceiling Gypsum board t = 9mm, with all accessories	sq.m	271.95	\$ 11.79	\$ 3,206.23
3	Cat	sq.m	271.95	\$ 3.33	\$ 905.58
4	Ceiling Lis	m	186.80	\$ 3.49	\$ 651.93
	Sub Total				\$ 8,304.46
<b>IV</b>	<b>DOOR,WINDOWS &amp; VENTILATION WORK'S</b>				
1	Supply and install of Wood Door Type D1 (900 mm x 2150 mm) include all Accessories	Unit	3.00	\$ 232.20	\$ 696.60
2	Supply and install of Wood Door Type D2(1500 mm x 2150 mm) include all Accessories	Unit	1.00	\$ 387.00	\$ 387.00
3	Supply and install of Aluminum Door Type D3 (800 mm x 2150mm) include all Accessories	Unit	4.00	\$ 185.00	\$ 740.00
4	Supply and install Aluminum d Ventilation BV1,BV2 (600mm x 900mm) include all Accessories	Unit	6.00	\$ 65.00	\$ 390.00
5	Supply and installation of Aluminum Window (1200mm x 1200mm) include all Accessories	unit	22.00	\$ 132.40	\$ 2,912.80
	Sub Total				\$ 5,126.40
<b>V</b>	<b>TILE WORK'S</b>				
1	Ceramic Tile 600 x 600mm for Office Room	sq.m	306.28	\$ 24.54	\$ 7,516.14
2	Granite Tile 300 x 300mm for Toilet Floor	sq.m	6.00	\$ 21.22	\$ 127.32
5	Plint Granite Tile 100mm x 600mm ( For All Room Not include Toilet )	L.m	147.40	\$ 3.40	\$ 501.16
	Sub Total				\$ 8,144.62
<b>VI</b>	<b>ROOF WORK'S</b>				
1	TRUSS FRAME C75X40X1X1.6	Kg	1521.98	\$ 3.57	\$ 5,433.47
2	PURLING R.40.45	Kg	229.87	\$ 3.57	\$ 820.65
3	RIDGE CAPING	m	37.13	\$ 13.86	\$ 514.62
4	FASCIA	m	102.90	\$ 13.15	\$ 1,353.14
5	COLORBOUND ZINCALUM 0.42MM	sq.m	212.45	\$ 20.05	\$ 4,259.57
	Sub Total III				\$ 12,381.44
	Total Estimation Cost for 2nd floor				\$ 101,244.93
<b>I</b>	<b>ELECTRICAL AND PLUMMBING ( EP ) WORK'S</b>				
<b>A</b>	<b>ELECTRICAL WORKS</b>				
1	Administration Fee ERTL (power connection) 3 Phase Required	Ls	1.00	\$ 379.20	\$ 379.20
2	Underground Cable NYY 4x 70 mm <sup>2</sup>	m	130.00	\$ 72.37	\$ 9,408.10
<b>I</b>	First Floor				
	Supply and install Power Panel, c/w indicator, meters, consumables and all accessories as design drawings.				
	Panel Box				
1	Box Panel 120 x 80 x 20 cm	unit	1.00	\$ 621.08	\$ 621.08
	a. Pilot lamp				
	b. Volt Meter				
	c. Ampere meter				
	d. Automatic Fuse Matsuka 2A				



AGÊNCIA DE DESENVOLVIMENTO NACIONAL, I. P.

## COST ESTIMATE

**PROJECT NAME** : NEW CONSTRUCTION OF MPIE OFFICE BUILDING  
**LOCATION** : RUA BEDIK-HUN FATUHADA DILI, TIMOR LESTE  
**PROJECT OWNER** : MPIE

NO	DESCRIPTION	VERIFIED BY ADN IP			
		Unit	Quantity	Unit price	Amount
	e. Cubars plus Accesories				
2	MCCB 3P 250A,25 kA	unit	1.00	\$ 205.00	\$ 205.00
3	MCCB 3P 160A,25 kA	unit	1.00	\$ 189.00	\$ 189.00
4	MCCB 3P 80A,25 kA	unit	1.00	\$ 125.00	\$ 125.00
5	MCB 3P 80A	unit	1.00	\$ 80.00	\$ 80.00
6	MCB 3P 63A	unit	1.00	\$ 59.51	\$ 59.51
7	MCB 3P 50A	unit	1.00	\$ 59.51	\$ 59.51
8	MCB 3P 32A	unit	1.00	\$ 31.68	\$ 31.68
9	MCB 1P 20A	unit	3.00	\$ 9.11	\$ 27.33
10	MCB 1P 16A	unit	22.00	\$ 9.11	\$ 200.42
11	MCB 1P 4A	unit	6.00	\$ 8.58	\$ 51.48
12	Grounding System Max. 5 ohm	set	1.00	\$ 40.60	\$ 40.60
	Supply and install all these equipments complete with all necessary fittings and accessories required :				
	Lighting & Power Outlet Installation :				
1	Lighting installation ; NYM cable 3x2.5mm <sup>2</sup> + 20mm PVC conduit high impact	point	62.00	\$ 29.58	\$ 1,833.96
2	Wall Receptacle installation ; NYM cable 3x2.5mm <sup>2</sup> + 20mm uPVC conduit high impact	point	36.00	\$ 33.05	\$ 1,189.68
3	Wall AC Receptacle installation ; NYM cable 3x2.5mm <sup>2</sup> + 20mm uPVC conduit high impact	point	7.00	\$ 33.05	\$ 231.33
4	Power Cable Installation; NYM cable 3x2.5mm <sup>2</sup> + 20mm uPVC conduit high impact	Circuit	16.00	\$ 29.58	\$ 473.28
5	Downlight LED Philips Magneos DL262; 12 W ; 220 V	unit	62.00	\$ 12.25	\$ 759.50
6	One Way One Gang / Single Switch; Wall type	unit	2.00	\$ 5.15	\$ 10.30
7	One Way Two Gang / Double Switch; Wall type	unit	7.00	\$ 5.67	\$ 39.69
8	General Power Outlet, Wall type	unit	36.00	\$ 5.67	\$ 204.12
9	AC Power Outlet, Wall type	unit	7.00	\$ 5.67	\$ 39.69
10	Air Conditioner Split type 18,000 Btu/h 220 V; 2 PK	unit	7.00	\$ 550.48	\$ 3,853.36
<b>II</b>	<b>Second Floor</b>				
	Supply and install all these equipments complete with all necessary fittings and accessories required :				
	Lighting & Power Outlet Installation :				
1	Lighting installation ; NYM cable 3x2.5mm <sup>2</sup> + 20mm PVC conduit high impact	point	67.00	\$ 29.58	\$ 1,981.86
2	Wall Receptacle installation ; NYM cable 3x2.5mm <sup>2</sup> + 20mm uPVC conduit high impact	point	51.00	\$ 33.05	\$ 1,685.37
3	Wall AC Receptacle installation ; NYM cable 3x2.5mm <sup>2</sup> + 20mm uPVC conduit high impact	point	15.00	\$ 33.05	\$ 495.70
4	Power Cable Installation; NYM cable 3x2.5mm <sup>2</sup> + 20mm uPVC conduit high impact	Circuit	21.00	\$ 29.58	\$ 621.18
5	Downlight LED Philips Magneos DL262; 12 W ; 220 V	unit	67.00	\$ 12.25	\$ 820.75
6	One Way One Gang / Single Switch; Wall type	unit	2.00	\$ 5.15	\$ 10.30
7	One Way Two Gang / Double Switch; Wall type	unit	6.00	\$ 5.67	\$ 34.02
8	One Way Three Gang / Triple switch; Wall type	unit	1.00	\$ 9.61	\$ 9.61
9	General Power Outlet, Wall type	unit	51.00	\$ 5.67	\$ 289.17



AGÊNCIA DE DESENVOLVIMENTO NACIONAL, I. P.

## COST ESTIMATE

**PROJECT NAME** : NEW CONSTRUCTION OF MPIE OFFICE BUILDING  
**LOCATION** : RUA BEDIK-HUN FATUHADA DILI, TIMOR LESTE  
**PROJECT OWNER** : MPIE

NO	DESCRIPTION	VERIFIED BY ADN IP			
		Unit	Quantity	Unit price	Amount
10	AC Power Outlet, Wall type	unit	15.00	\$ 5.67	\$ 85.05
11	Air Conditioner Split type 22,500 Btu/h 220 V; 2.5 PK	unit	15.00	\$ 791.28	\$ 11,869.20
<b>B</b>	<b>PLUMBING SUPPLY AND INSTALLATION WORK'S ( Frist and Second Floor)</b>				
<b>B.I</b>	<b>Clean Water Installation Work's</b>				
1	Galvaniz Pipe 1/2" for Clean water	L.m	20.00	\$ 6.58	\$ 131.60
2	Galvaniz Pipe 3/4" for Clean water	L.m	32.00	\$ 7.91	\$ 253.12
3	Galvaniz Pipe 1" for Clean water	L.m	30.00	\$ 10.91	\$ 327.30
4	Elbow 1" - 1/2"	Unit	25.00	\$ 2.50	\$ 62.50
5	Kitchen Sink	Unit	2.00	\$ 147.97	\$ 295.94
6	Water Tap (Emilia Graphite or Similar)	Unit	8.00	\$ 10.00	\$ 80.00
7	Water Pump ( JPD4-54 ) JD Basic 4 merk Grundfos	Unit	1.00	\$ 550.00	\$ 550.00
<b>B.II</b>	<b>Waste Water Instalation Work's</b>				
1	PVC Pipe 4"	L.m	35.00	\$ 16.94	\$ 592.90
2	Elbow 4"	Unit	14.00	\$ 21.83	\$ 305.62
3	Y Juntion PVC 4"	Unit	4.00	\$ 21.83	\$ 87.32
6	Pipa PVC T 4"	Unit	3.00	\$ 21.83	\$ 65.49
7	Closset ( Siting Toilet ) EX. Brand Toto	Unit	8.00	\$ 308.16	\$ 2,465.28
8	Wastafel ( Sink ) EX. Brand Toto	Unit	4.00	\$ 100.71	\$ 402.84
9	Floor Drain	Unit	8.00	\$ 5.22	\$ 41.76
10	Jet Shower	Unit	8.00	\$ 15.00	\$ 120.00
<b>B.III</b>	<b>Septictank And Control Tub Work's</b>				
1	Septictank And Control Tub	LS	1.00	\$ 2,500.00	\$ 2,500.00
	<b>Sub total A+B</b>				\$ 46,296.70
<b>II</b>	<b>IT WORK'S</b>				
1	Supply Rack Server 12U, WallMount Rack Single Glass Door (WIR4512S), 19 inch Cabinet Rack. Dimension 450D x 600W x 660H mm. and Weight 27kg.	Unit	1.00	\$ 329.01	\$ 329.01
2	Supply 1RU 48 Port Cat6 Universal Termination Patch Panel	Unit	2.00	\$ 208.26	\$ 416.52
3	Supply Switch TL-SG1048 - 48Port Gigabit Desktop/Rackmount Switch	Unit	2.00	\$ 518.99	\$ 1,037.97
4	Connector RJ45 Belden Stp Cat6 100 Ohm Straight Male (Plug)	Pack	2.00	\$ 43.51	\$ 87.02
5	Supply Patch Cord Cat6 Cable 50cm - Red/Blue/Yellow RJ45	Pcs	34.00	\$ 6.66	\$ 226.44
6	Supply & Installation Outlet double data 2 way wall plate (Mounting Block) RJ45 Cat6 Jacks	Unit	34.00	\$ 29.76	\$ 1,011.84
7	Supply Cable LAN Belden Cat6 UTP (305m)	Box	13.00	\$ 266.01	\$ 3,458.13
8	Supply 25mm PVC conduit high impact and Installation 25mm PVC Conduit high impact & Cable Lan Cat6 (First Floor and Second Floor)	Meter	1290.00	\$ 2.88	\$ 3,712.00
9	Cost Installation and Configuration All Equipament ICT	Ls	1.00	\$ 822.31	\$ 822.31
	<b>Sub total</b>				\$ 11,101.24
<b>III</b>	<b>FINAL CLEARING</b>				
1	Remove and cleaning all the construction site areas	Ls	1.00	\$ 150.00	\$ 150.00



AGÊNCIA DE DESENVOLVIMENTO NACIONAL, I. P.

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### COST ESTIMATE

PROJECT NAME : NEW CONSTRUCTION OF MPIE OFFICE BUILDING  
LOCATION : RUA BEDIK-HUN FATUHADA DILI, TIMOR LESTE  
PROJECT OWNER : MPIE

NO	DESCRIPTION	VERIFIED BY ADN IP			
		Unit	Quantity	Unit price	Amount
				\$ 150.00	
Total Construction Cost				\$ 301,159.29	



AGÊNCIA DE DESENVOLVIMENTO NACIONAL, I. P.

## OVERHEAD

**PROJECT NAME : NEW CONSTRUCTION OF MPIE OFFICE BUILDING**

**LOCATION : RUA BEDIK-HUN FATUHADA DILI, TIMOR LESTE**

**PROJECT OWNER : MPIE**

NO	DESCRIPTION	Unit	Quantity	Unit price	Amount
1	Site Engineer	Ls	1.00	\$ 4,800.00	\$ 4,800.00
2	Progress Report,Photographs	Ls	1.00	\$ 200.00	\$ 200.00
3	Protective Clothing and first aid Equipment	Ls	1.00	\$ 200.00	\$ 200.00
4	Electrical for Work's	Ls	1.00	\$ 400.00	\$ 400.00
5	Material Sampling and testing	Ls	1.00	\$ 700.00	\$ 700.00
6	As Build Drawing	Ls	1.00	\$ 600.00	\$ 600.00
	<b>Sub Total</b>				<b>\$ 6,900.00</b>



AGÊNCIA DE DESENVOLVIMENTO NACIONAL - IDN

**PROJECT NAME : NEW CONSTRUCTION OF MPIE OFFICE BUILDING**

**LOCATION : RUA BEDIK-HUN FATUHADA DILI, TIMOR LESTE**

PROJECT OWNER : MPIE

#### **TIME SCHEDULE**

Prepared by :

(Fabiano Fitalis Maria Madeira)  
Civil Engineer ADN, I.P.

Checked By :

(Johanes Hornay)  
Chefe do Departamento EPMETIC-JM - ADN-1

**Certified By :**  
  
(Jose Fernando L. Soares  
Coordenador UAP - ADN, I.P.)