



DELIBERASAUN N. 36/III/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 ordinária iha loron Sexta-feira, 28 de Março de 2025, e halo deliberasaun ba assunto tuir mai ne'e:

Asuntu: Pedidu aprovasaun no autorizasaun despezas no konfirma finansiamentu iha FI 2025 ba Projetu:

1. *Detailed Engineering Design (DED) of New Construction Migration Services Building, Detection Center and Barrack at Tunubibi, Bobonoaro Municipality;*
2. *Detailed Engineering Design (DED) of New Construction for The Nacional Authority Municipal/Regional Office Building of MIGRATION Services at Debos Covalima Municipality;*
3. *Detailed Engineering Design (DED) of New Construction Office Building of Migration Services Regional Oebau Oxfam at RAEOA Oe-Cusse.*

Proponente: Ministério do Interior – MI;

Notas/justifikasiacaun:

- SGP simu karta husi Ministério do Interior ho no. Ref.: 152/DNA-DGAF/MI/III/2025, data 5 de Março de 2025, ho assuntu: Agenda CAFI.
- Bazeia ba assuntu iha leten, husi Diresaun Nasional Aprovisionamento Ministerio do Interior hato'o ba Ex^{mo} Secretariado Grandes Projeto (SGP) hodi Agenda CAFI ba projeto MI ne'ebe maka orçamentada iha fundus Infraestrutura (FI) no projeto hirak ne'e hetan ona verifikasiacaun iha ADN, I.P. maka hanesan tuir mai:
 - Consultancy Services for Detailed Engineering Design (DED) of New Construction for The Nacional Authority Municipal/Regional Office Building of Migration Services at Debos Covalima Municipality ne'ebe hetan ona Verifikasiacaun husi ADN, I.P. ho montante verifikasiadu \$ 362,125.00;
 - Consultancy Services for Detailed Engineering Design (DED) of New Construction Office Building of Migration Services Regional Oebau Oxfam at RAEOA Oe-Cusse, ne'ebe hetan ona verifikasiacaun husi ADN, I.P. ho montante verifikasiadu \$ 362,125.00;
 - Consultancy Services for Detailed Engineering Design (DED) of New Construction Migration Services Building, Detection Center and Barrack at Tunubibi, Bobonoaro

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



Conselho de
Administração

Municipality, ne'ebe hetan ona verifikasi saun husi ADN, I.P. ho montante verifikasi adu \$ 362,125.00;

- SGP simu karta husi Ministério do Interior ho no. Ref.: 151/DNA-DGAF/MI/III/2025, data 5 de Março de 2025, ho asuntu: hato'o justifikasi saun tekniku no legal ba Consultancy Services for Detailed Engineering Design (DED) Servisu Migrasaun iha Bobonaro, Covalima & Oe-Cusse RAEOA;
- Dono do projetu sei assume responsabilidade hodi assegura orsamentu ba Ezekusan no Implementasaun projetu;
- Projetu nain konfirma katak sei assume responsabilidade ba monitorizasaun e akompanhamentu ba ezekusaun projetu ne'e no sei garante kualidade servisu nian tuir padraun no espesifikasi saun ne'ebe aprova ona
- Lista proposta:

No.	Naran projetu	Kustu estimativa ADN, I.P. / Referensia proposta	Alokasaun FI 2025 no Kodigo atividade
1	Detailed Engineering Design (DED) of New Construction for The Nacional Authority Municipal/Regional Office Building of Migration Services at Debos Covalima Municipality	\$ 362,125.00	Alokasaun FI 2025: \$ 0 Kodigu Atividade: 3662507
2	Detailed Engineering Design (DED) of New Construction Office Building of Migration Services Regional Oebau Oxfam at RAEOA Oe-Cusse,	\$ 362,125.00	Alokasaun FI 2025: \$ 0 Kodigu Atividade: 3662506
3	Detailed Engineering Design (DED) of New Construction Migration Services Building, Detection Center and Barrack at Tunubibi, Bobonaro Municipality	\$ 362,125.00	Alokasaun FI 2025: \$ 0 Kodigu Atividade: 3662505

Rekomendasaun:

- 1) CAFI atu aprova no autoriza despezas no kustu total nune'e mos konfirma finansiamentu iha FI 2025 bazeia ba pedidu husi Ministério Interior ba projetu:

1. *Detailed Engineering Design (DED) of New Construction for The Nacional Authority Municipal/Regional Office Building of Migration Services at Debos Covalima Municipality ne'ebe hetan ona Verifikasi saun husi ADN, I.P. ho montante verifikasi adu \$ 362,125.00;*
2. *Detailed Engineering Design (DED) of New Construction Office Building of Migration Services Regional Oebau Oxfam at RAEOA Oe-Cusse, ne'ebe hetan ona verifikasi saun husi ADN, I.P. ho montante verifikasi adu \$ 362,125.00;*

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3. *Detailed Engineering Design (DED) of New Construction Migration Services Building, Detection Center and Barrack at Tunubibi, Bobonoaro Municipality, ne 'ebe hetan ona verifikasi saun husi ADN, I.P. ho montante verifikasiadu \$ 362,125.00;*
- 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) Bazeia ba Artigo 21, DL No.13/2016, de 18 de maio, kona ba Regulamentu Fundo da Infraestrutura, determina katak aprovisionamento projetu FI nian sei lao tuir Regime Juridiku Aprovizionamento em vigor. Modalidade aprovisionamento bazeia ba kustu projetu no sei lao tuir Decreto-Lei No.22/2022 de 11 de Maio;
- 4) Decreto-Lei No.22/2022 de 11 de Maio, o regime jurídico do aprovisionamento, dos contratos públicos e das respectivas infracções; artigo 42º Regras Espesiais, desizaun kona ba modalidade aprovisionamento determina bazeia ba kustu projetu no justifikasi saun tekniku no legal husi MI hanesan entidade adjudikante;
- 5) Dono do projetu sei assume responsabilidade hodi assegura orsamentu ba Ezekusan no Implementasaun projetu;
- 6) Projeto nain sei assume responsabilidade ba koordenaun entre entidade relevantes ba implementasaun projetu ne'e, e ba supervizaun, monitorizaun e akompanhamentu ba projetu ne'e iha faze implementasaun, e sei garante kualidade servisu konsultoria nian tuir espesifikasi saun ne'ebe aprova ona;

Desizaun:

1. CAFI aprova no autoriza despezas no kustu total nune'e mos konfirma finansiamentu iha FI 2025 bazeia ba pedidu husi Ministério Interior nudar projetu nain;
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. Bazeia ba Artigo 21, DL No.13/2016, de 18 de maio, kona ba Regulamentu Fundo da Infraestrutura, determina katak aprovisionamento projetu FI nian sei lao tuir Regime Juridiku Aprovizionamento em vigor. Modalidade aprovisionamento bazeia ba kustu projetu no sei lao tuir Decreto-Lei No.22/2022 de 11 de Maio;
4. Decreto-Lei No.22/2022 de 11 de Maio, o regime jurídico do aprovisionamento, dos contratos públicos e das respectivas infracções; artigo 42º Regras Espesiais, desizaun kona ba modalidade aprovisionamento determina bazeia ba kustu projetu no justifikasi saun tekniku no legal husi MI hanesan entidade adjudikante;
5. Dono do projetu sei assume responsabilidade hodi assegura orsamentu ba Ezekusan no Implementasaun projetu;

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5. Projetu nain sei assume responsabilidade ba koordenasaun entre entidade relevantes ba implementasaun projetu ne'e, e ba supervizaun, monitorizasaun e akompanhamentu ba projetu ne'e iha faze implementasaun, e sei garante kualidade servisu konsultoria nian tuir espesifikasiasaun ne'ebe aprova ona;

7. Lista Aprovasaun:

Naran projetu	Kustu estimativa ADN, I.P. / Referensia proposta	Alokasaun FI 2025 no Kodigo atividade	Orgaun Kompetenti Autoriza despezas – DL no. 23/2022, 19 de maio
Detailed Engineering Design (DED) of New Construction for The Nacional Authority Municipal/Regional Office Building of Migration Services at Debos Covalima Municipality	\$ 362,125.00	Alokasaun FI 2025: \$ 0 Kodigu Atividade: 3662507	CAFI: alinea 1 (b) Artigo Artigo 5. ^º Competência para a autorização da despesa.
Detailed Engineering Design (DED) of New Construction Office Building of Migration Services Regional Oebau Oxfam at RAEOA Oe-Cusse,	\$ 362,125.00	Alokasaun FI 2025: \$ 0 Kodigu Atividade: 3662506	CAFI: alinea 1 (b) Artigo Artigo 5. ^º Competência para a autorização da despesa.
Detailed Engineering Design (DED) of New Construction Migration Services Building, Detection Center and Barrack at Tunubibi, Bobonoaro Municipality	\$ 362,125.00	Alokasaun FI 2025: \$ 0 Kodigu Atividade: 3662505	CAFI: alinea 1 (b) Artigo Artigo 5. ^º Competência para a autorização da despesa.

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FUNDO DAS INFRAESTRUTURAS



Conselho de
Administração

Aprovado husi CAFI iha loron 28 de março de 2025.

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

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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

N Ref: 152/DNA-DGAF/MI/III/2025

Data do Documento : 05 / 03 / 2025

Proveniência do Documento

Ministeriu Interior

2. DETALHES DO DOCUMENTO

Data Entrada do Documento: 06/ 03 /2025

Enviado ao:

1. Sr/ Mauricio Borges

2. Sr/a _____

3. Sr/a _____

4. Assessores Nacionais / Internacionais

Assunto:

Agenda CAFI

3. INSTRUÇÃO DO DIRETOR DO SGP

Data do Despacho: 6 / 3 /2025

Para Sr/a

1. Sr/a Mauricio Borges

2. Sr/a Nazarino da R

3. Sr/a _____

Despacho:

Há de haver ida nesse dia
Verifica se é a síndic?

Assinatura:

Mauricio Borges



MINISTÉRIO DO INTERIOR
DIREÇÃO-GERAL de ADMINISTRAÇÃO e FINANÇAS
DIREÇÃO NACIONAL DE APROVISIONAMENTO



Data : 05 Fulan Marco 2025

Nú Oficio : 152/DNA-DGAF/MI/III/2025

Para/To:

Ex^{mo} Diretor Secretariado Grandes Projeto (SGP)
Sr. Maurício Borges

Assunto : Agenda CAFI

Ho respeito,

Baseia ba assunto iha leten, husi Diresaun Nasional Aprovisionamento Ministerio do Interior hato'o ba Ex^{mo} Sr. Diretor Secretariado Grandes Projeto (SGP) hodi Agenda CAFI ba Projeto Ministerio do Interior ne'ebe maka orcametada iha Fundos Infraestrutura (FI) no projeto hirak ne'e hetan ona Verifikasiun iha A.D.N. I.P. maka hanesan tuir mai ne'e;

1. Consultancy Services for Detailed Engineering Design (DED) of New Construction for The Nacional Authority Municipal/ Regional Office Building of Migration Services at Debos Covalima Municipality ne'ebe hetan ona Verifikasiun husi ADN. Anexo
2. Consultancy Services for Detailed Engineering Design (DED) of New Construction Office Building of Migration Services Regional Oebau Oxfam at RAEOA Oe-Cusse, ne'ebe hetan ona Verifikasiun husi ADN. Anexo
3. Consultancy Services for Detailed Engineering Design (DED) of New Construction Migration Services Building, Detection Center and Barrack at Tunubibi, Bobonaro Municipality, ne'ebe hetan ona Verifikasiun husi ADN. Anexo

Maka ne'e deit ba Ex^{mo} Sr. Diretor nia atensaun no servisu hamutuk, hato'o obrigado wain.





**REPÚBLICA DEMOCRÁTICA DE TIMOR-LESTE
MINISTRY OF INTERIOR**



TERMS OF REFERENCE

**CONSULTANCY SERVICES FOR DETAILED ENGINEERING DESIGN (DED) OF
NEW CONSTRUCTION FOR THE NACIONAL AUTHORITY
MUNICIPAL/REGIONAL OFFICE BUILDINGS OF MIGRATION SERVICES AT
DEBOS COVALIMA MUNICIPALITY**

Fevereiro 2025

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REPÚBLICA DEMOCRÁTICA DE TIMOR-LESTE
MINISTRY OF INTERIOR



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I. INTRODUCTION

1. Definitions

a. Name of Project

The Project's name is the Consultancy Services to Detailed Engineering Design for new Construction of the building of the Nacional Authority Municipal/Regional Office Buildings of Migration at Debos Covalima Municipality.

b. Project Owner

The Project Owner is the Secretary of State for Migration Building, Ministry Interior of the Democratic Republic of Timor-Leste.

c. Management of Activities

The overall Management of activities is led by The Secretary of State for Migration Building in coordination with the Ministry of Interior and in cooperation with the relevant Ministries.

d. Procurement Commission

The procurement of the Consultant service for DED will be carried out by the National Procurement Commission (NPC). NPC will arrange pre-bid meeting, receive the proposals, evaluate the proposals and propose the winner.

e. Design Consultant

The Consultant is the enterprise which has been determined as the winner of the procurement process and who will sign the contract with the Owner.

2. Background

- a. Law No 02/2010 about the National Security.
- b. Law No 11/2022 about Organic Structure of the Migration Office Authority (CPA).
- c. One of the strategic plans For the National Authority Municipal/Regional Office Buildings of Migration is the provision of adequate infrastructure to support performance both at national, regional and Municipality levels.
- d. Integrated Building of the Migration Office Authority in each Municipality/Regional.
- e. The Democratic Republic of Timor-Leste (RDTL) through the Secretary of State Migration Office under Ministry of Interior (Mol) has made available funds from the current State Budget to finance the detailed engineering design services. Part of this fund which was made available from current year's budget appropriation is intended to apply in part eligible payment for consulting services.



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3. Objectives

- a. This Terms of Reference (TOR) should be used for guidance for the satisfactory and timely completion of the project. This TOR sets out the output, principles, criteria, process and input.
- b. In this task, the Design Consultant will implement the duties in a professional manner so as to deliver the outputs in accordance with the technical specifications and standards stated in this TOR.
- c. The objective of this TOR is to provide technical guidance and instructions to interested consulting companies so that they can fulfill the technical specifications in terms of architectural, structural and functional aspects.
- d. The objective of the Detailed Engineering Design (DED) is to provide a comprehensive technical framework to guide the construction of the new Correctional building. This framework must ensure that all components of the project are meticulously designed to comply with technical, regulatory, and safety requirements/standards, while also optimizing available resource utilization and minimizing risks during both the construction and operational phases.

4. Project Location

The Nacional Authority Municipal/Regional Office Buildings of Migration
in Covalima Municipality.

a. Details Site Information

Name of Project	The Nacional Authority Municipal/Regional Office Buildings Of Migration at Debos Covalima Municipality
Owner	Ministry of Interior
User	Migration
Municipality	Covalima
Post Administrative	Suai
Village	Debos
Sub Village	Ahi Narai
GPS Position	E: 748234.80, S: 8969119.91
Total Area	1625 m ²



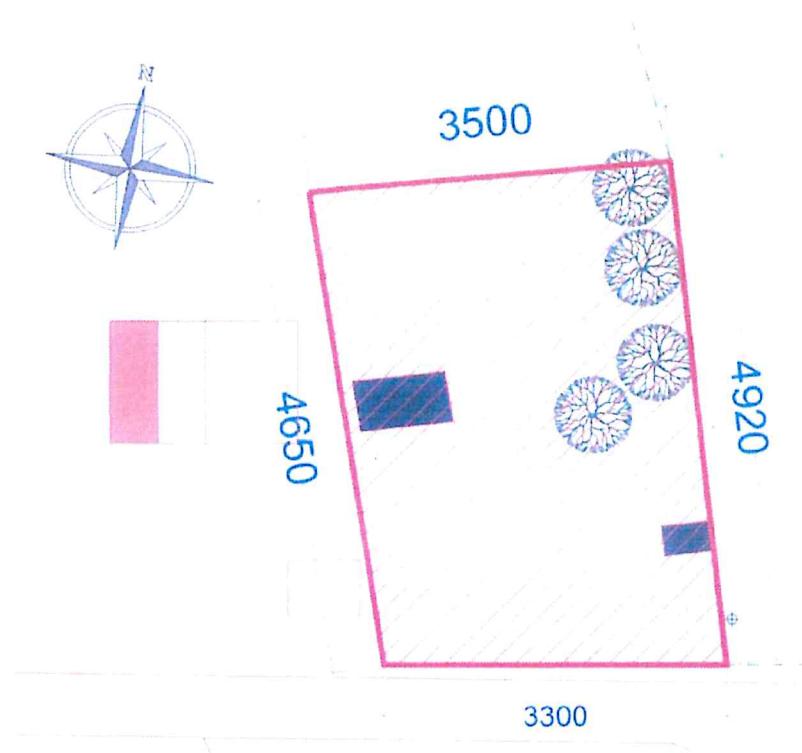
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b. General Map / Location Map



c. Details MAP on Site Location





II. SCOPE OF WORKS

To ensure the attainment of the objective of the engagement, the design consultant shall provide the following services;

1. Investigate the topographical surveys and site mapping, geotechnical studies, Earth quake Analysis, Wind Load Analysis, and other as required.
2. The Geotechnical studies must cover both the index and engineering properties of the soil. The report should cover the following, but not limited to:
 - a. SPT (use Standard National Indonesia [SNI] /American Society of Civil Engineering [ASCE] or any other international standards as reference for conducting this test).
 - b. Expansion index tests to determine soil expansiveness. Depending upon the depth /volume.
 - c. Geophysical Test-Seismic Refraction Survey.
 - d. A description of the existing site, which should include a map, diagrams, or photos, with regards to its location, current land uses, and topography as well as adjacent land uses and their potential impacts on the site.
 - e. A plot showing the location of all test borings and/or excavations.
 - f. Descriptions and classifications of the materials encountered.
 - g. Expected total and differential settlement.
 - h. Laboratory test results of soil samples.
 - i. Field borehole log containing the following information:
 - Project location
 - Depth of borehole
 - Ground elevation
 - Groundwater table elevation
 - Date started and finished
 - j. Discuss the suitability of the site's soils for the proposed development and its planned structures.
 - k. Provide a rationale for any recommendations of soil improvement if needed based on the test results.



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1. Identify recommended construction methods and materials.
- m. Provide recommendations on foundation design and construction based on the site's subsurface conditions.
- n. Identify any concerns or recommendations for the site's drainage, taking into account prior, during, and post-construction conditions.
- o. Provide the results of any further subsurface geological investigations and testing that may be required to accurately gauge soil conditions.
3. Validating the information and collect additional field date as maybe required for finalizing the design.
4. To formulate the design concept of the building including Environmental program and room program details, considering that project must be for a two story building.
5. Ensure The design provide specific Condition temperature control for Data Center Room.
6. Undertake an Environmental impacts Assessment (EIA) and prepare report.

The consultant will address the following issues:

- a. Delineate the Environmental impact of building construction activities associated with the project;
- b. Describe and access the impacts;
- c. Desribe feasible mitigation measures for minimizing, eliminating, offsetting unavoidable adverse impacts, and
- d. To recommended the most appropriate mitigation and/or enhancements measures
7. The Environment Report should be consulted with ANLA (Autoridade Nacional de Licensa Ambiental) for its approval.
8. Prepare **Preliminaries design** as the design concept has been completed which covers the following:
 - a. Technical report containing's the descriptions of the choice of building concept, sub-system of structure, and sub-system of utilities and mechanical/electrical to be used.
 - b. Drawings illustration the location Map, site plan, layout plan, elevations, long/cross section and details.
 - c. Engineering cost estimates based on rough calculation.



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9. Prepare **Interim design** that covers the following:
 - a. Design of architectural works, describing site plan, layout plan, elevations, long/cross section and main details drawings, explaining room program, utilization for the whole buildings area comprehensively.
 - b. Design of structure and descriptions of concept and its calculation including soil test, Sondir, NSPT, Deep Boring, etc.) and design of foundation.
 - c. Design of utilities and descriptions of concept and its calculation, covering air management system, lighting, electrical including generator, plumbing, water supply and sanitation, drainage, fire protection, work safety and health, and termite control.
 - d. Technical specifications describing classification, types and characteristic of materials to be used.
 - e. Preliminary cost estimates covering aspect of local social culture, history and architecture, environmental mitigation measures, structure, mechanical/electrical to conform to the design concept.
10. Prepared **Detail Engineering Design** that covering the following:
 - a. Detail engineering design of architecture, structure, utilities and mechanical/electrical, to conform, to the design drawing approved.
 - b. Technical specifications
 - c. Bill of quantities
 - d. Cost estimates including unit prices analysis, unit price of labors, materials and equipment's, Back up Quantity.
 - e. Construction schedule, bar chart, and "S" Curve,
 - f. Design report cover all engineering discipline's
11. After finalizing the DED, continue to the design verification process for the construction stage, the design consultant is responsible for providing support to the project owner on the documents that have been produced, until the design verification process for the construction stage is completed.
12. Preparation Term of reference (TOR) for Supervision consultant Services.
13. The consultant should ensure knowledge and skill transfers between key experts and assistants of key experts.
14. The national authority municipal/ regional office buildings of migration facility requirements
The aim of the project to provide are :
 - a) The Migration Office building Command



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- b) Migration Office Building, which includes:
 - 1. Regional Delegation Chief Office complete with Secretariat room
 - 2. Deputy head of regional delegation complete with secretariat room
 - 3. Chief administration division office with 4 subdivision offices:
 - a. Chief Office Human Resources Subdivision+ Staff 15 person
 - b. Chief Office Finance Subdivision+ Staff 20 person
 - c. Chief Office Logistics Subdivision+ Staff 20 person
 - d. Chief Office IT Subdivision+ Staff 6 person
 - 4. Meeting Room Director and Chief 100 person
 - 5. Operational division chief office with 3 subdivision chief office:
 - a. Chief subdivision Investigation office with elements+ Staff 8 person
 - b. Chief subdivision Inspection office with elements+ Staff 8 person
 - c. Chief subdivision DIS office with elements+ Staff 6 person
 - d. Meeting Room 30 person.
 - 6. Visa division chief office with 3 subdivision chief office:
 - a. Chief subdivision public service office with elements+ Staff 6 person
 - b. Chief subdivision data base office with elements+ Staff 4 person
 - c. Chief subdivision Archiving office with elements+ Staff 4 person
 - d. Meeting Room
 - 7. Borders division chief office with elements
 - 8. Meeting room (auditorium) with capacity for 200 people
 - 9. Toilet for man and women
 - 10. Storage
 - 11. Kitchen
 - 12. Armory
 - 13. Server Room
 - 14. Archive Room Complete With Furniture
 - 15. Public Parking
 - 16. Water Supply access
 - a. Details design of water tower (reservoir) with maximum capacity 10,000 liters
 - b. Details installation and connection to the infrastructures
 - c. Reservoir with the maximum capacity reserve
 - d. Firing ring installation
 - e. Review the waste water management and treatment



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17. Garbage / Trash Can
18. Public space and gardening
19. Electricity
 - a. Details Electricity connection
 - b. Public lighting (exterior lighting)
20. Main gate access
21. Details study of drainages system and waste water management.

III. OUTPUT OF DESIGN ACTIVITIES

The output by the design Consultant shall consist of the following:

1. Inception report

The stage of design concept/technical design will consist of the following:

- a. The concept design approach should be based on analysis of existing site plan conditions by considering the surrounding environment.
- b. The concept of technical design including concept of room organization, number and qualification of team members, methodology of implementation and responsibilities.
- c. The concept of schematic technical design including room program, number of rooms and organization of room connection.
- d. Report of the existing site data and information including soil investigations, information from the user regarding the need of rooms and scope of services, facilities required, capacity of rooms, total number of user and other purposes needed.

These documents should be submitted in one (1) original and six (6) electronic copies in USB and/or other forms of electronic copies.

This design concept should be discussed with PSC and approved by the owner in the first month of assignment, before continuing to the stage of preliminary design.

2. Interim Report

a. The stage of preliminary design that will consist of the following :

- Preliminary design drawings of buildings in the aspect of architecture, structure, building utilities and environment.
- Preliminary Cost Estimates
- Outlines of work plan and specifications



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- Initial Environmental Impact Assessment
- Result Consultations With the Owner

This document should be submitted in one (1) Original and six (6) electronic copies in CD and/or other forms of electronic copies.

This preliminary design should be discussed with PSC and approved by the owner in the third month of assignment, before continuing to the stage of design development.

b. The stage of design development that will consist of the following :

- Drawings of design development of architecture, structure and supporting utilities based on the preliminary design that is already approved.
- Description of design concept and its calculation needed.
- Draft cost estimates
- Draft work schedule and specification

These documents should be submitted in one (1) original and six (6) electronic copies in CD and/or other forms of electronic copies.

This development design should be approved by the owner in 5 week of assignment, before continuing to the stage of detailed design.

3. Draft Final Report

The stage of detailed design will consist of the following:

- a. Detailed engineering design drawings (**Size A1**) of building for construction works.
- b. Technical Specifications.
- c. Bill of Quantities.
- d. List of Price of Labors and Materials
- e. Unit Price Analysis
- f. Cost Estimates
- g. Construction Schedule and "S" Curve
- h. Design report of architecture, structure, utilities, mechanical/electrical, and other calculation needed.
- i. Terms of Reference for the Consultant Supervision Service for the Construction of this project.

The draft final report should be presented with 3D presentation, showing a scaled building models building layout exterior and interior building and its surrounding area. These documents should be submitted in one (1) original and six (6) electronic copies in USB and/or other forms of electronic copies.

This draft final report should be submitted to the owner in the fifth month of assignment.



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4. Final Report

This final report should be submitted to the owner in the six month of assignment as the result of Draft Final Report that has already been discussed and approved by the owner.

The final report should be submitted in one (1) original and six (6) electronic copies in USB and/or other forms of electronic copies.

The final Report should be presented with a sealed building model and lay out model covering the surrounding area.

IV. DESIGN CRITERIA

The design consultant should take notice of the general criteria of the building to conform to its functionality and complexity, and are as follows;

a. Conditions of allotment and intensity;

- 1) To ensure that the building is constructed based on the regulation of spatial plan and building plan determined by the local authority.
- 2) To ensure that the building will be used to conform to its functions.
- 3) To ensure the safety of the user, community and environment.
- 4) To conform to the state budget principles;
 - a. Economical, no Luxurious, efficient and conforms to the technical proposed specified.
 - b. To be focused and controlled to conform to the plan, program, and its functions.
 - c. To utilize local product and resources as must as possible to promote national prosperity.

b. Conditions of architecture and Environment;

- 1) To ensure that the building is constructed based on the environment characteristics, determination of the nature of building and local culture, in order to obtain balance, harmony and compatibility with the environment.
- 2) To Ensure the creation of green spaced that is balanced and in harmony with the environment.
- 3) To ensure that the building is constructed and utilized with no negative impacts to the environments,



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g. Conditions of solid waste

- 1) To ensure the availability of trash bins and temporary solid waste collection point for 3 liters/person/day.
- 2) The temporary solid waste collection points should be made of watertight materials and enclosures.

h. Conditions of drainage

- 1) To ensure the provision of drainage canals could retain the rain water before discharging to the city drainage canals.
- 2) To ensure the provision of drainage canals could manage the flood.
- 3) The rain water could be used as recycled water for plan and green areas.

i. Conditions of electricals installations, lighting rod, and communications facilities

- 1) To ensure that the installation of electrical facilities adequately and safety support the activities inside the building to conform to its functions.
- 2) To ensure the safety of the buildings and its dwellers from the danger of lighting
- 3) To ensure that the provision of communications facilities adequately support the activities inside the building to conform to its functions.

j. Conditions of lighting

- 1) To ensure that lighting – whether natural or artificial – is adequate to support activities inside the building in accordance with its functions.
- 2) To ensure that the lighting facilities are in good running condition during testing and commissioning.

k. Conditions of Ventilation and air conditions

- 1) To ensure that adequate air supply, whether natural or man-made, is provided to support the activities inside the building to conform to its functions.
- 2) To ensure the air condition facilities are in good running condition during testing and commissioning.
- 3) To ensure adequate conditions equipment's within Data Centre area.

l. Conditions of noise and tremble

- 1) To ensure the creation of comfortable situation from unexpected noise and trembles disturbance.
- 2) To adopt environmental pollution mitigation measures resulting from construction activities. Cost of such measures should be included in the detailed construction cost estimates.



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m. Conditions of transport facilities inside the building

- 1) To ensure the creation of proper, safe and comfortable transport facilities inside the buildings.
- 2) To ensure the provision of transport facilities for the disabled.

n. Conditions of access entry and exit ways

- 1) To ensure save, proper and comfortable access to entry and exit ways to the building and its facilities, as well as to services areas inside the buildings.
- 2) To ensure the creation of efforts to protect the dwellers from pains and injuries during evacuation in emergency situations.
- 3) To ensure provision of easy access for the disabled.

o. Conditions of fire-fighting System

To ensure that the building will be stable in case of fire;

- 1) Sufficient time for the dwellers to evacuate safely.
- 2) Allow sufficient time for firefighters to arrive at the location to extinguish the fire.
- 3) To prevent damage to surrounding properties.

p. Conditions of emergency situation, exit sign and early warning system of danger;

- 1) To ensure the provision of an early warning system in the event of an emergency.
- 2) To ensure the occupants can evacuate easily and safely in emergency situations.

q. Conditions of Landscaping

- 1) To ensure are suited to Timor - Leste climate and weather.
- 2) Buffer zones and operational controls to handle noise, odour and dust, as well as to meet aesthetic needs compatible with the surrounding environmental.

r. The design should ensure easy access for disabled people

s. Functionality: The design must meet the operational needs of Parliament.

t. Efficiency: The design must optimize the use of resources and minimize waste.

u. Safety: The design must prioritize the safety of users and comply with all applicable regulations.

v. Sustainability: The design must minimize environmental impact and promote the use of sustainable materials and practices.

w. Durability: The design must ensure the longevity of the building and facilitate maintenance.

x. Accessibility: The design must be inclusive, ensuring accessibility for all users.



- y. The design should account for a planning period of 15 to 20 years, ensuring that the building will meet the future needs of Parliament without the need for significant renovations.

V. DESIGN PROCESS

1. In the process of design services to produce the outputs required, the design consultant should prepare a schedule of periodic meeting with the owner.
2. In the periodic meetings, it should be determined which inception product, intermediate products shall be provided by the design consultant to conform to output plan determined in the TOR.
3. In the implementations of the tasks, the Design consultant should always consider that the works time schedule is fixed.
4. The works time schedule is Five (5) months after notice proceeded from the owner's instructions to begin the services.

VI. DESIGN INPUTS

1. Personnel

The design consultant should provide personnel who fulfil the requirements to implement the services based on the scope of service or the level of complexity of the works. The personnel required for this design activities should consist of the following :

a. International Key Expert

1) Team Leader (Architect)

Team leader should have a Master Degree or higher level in architecture and relevant minimum 15 years' experience in designing multi stories building (3-stories high or more), minimum 5 years' experience as Team Leader and possesses certificate of expertise issued by an institution recognized by the Timor-Leste Government, previous works experience in Timor-Leste and Proficiency in Tetum, Indonesian, English or Portuguese will be an added advantage.

The tasks of Team Leader are the following:

- a) To plan, coordinate and control all activities and personnel involved in this work, to ensure the satisfactory and timely completion of the services.
- b) To prepare implementation guidance in the stage of data collection, processing, and final presentation of the whole services.
- c) To plan and implement all activities covering design of structures and give input to the other experts related to the design services.



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2) Structural Engineer

Structure engineer should have a Bachelor degree or higher level in civil engineering and relevant minimum 10 years' experience in structure design multi stories building (2-stories high or more), possesses certificate of expertise issued by and institution recognized by the Timor-Leste Government, previous works experience in Timor-Leste and Proficiency in Tetum, Indonesian, English or Portuguese will be an added advantage.

The task of Civil/Structural Engineer is to plan and implement all activities covering structural design, and give input to the other experts related to this design services.

3) Geotechnical Engineer

Geotechnical engineer should have a Bachelor degree or higher level in Geotechnical engineering or Civil Engineering and relevant minimum 8 years' experience in geotechnical investigation in multi stories building (2-stories high or more), possesses certificate of expertise issued by and institution recognized by the Timor-Leste Government, previous works experience in Timor-Leste and Proficiency in Tetum, Indonesian, English or Portuguese will be an added advantage.

The task of Geotechnical/Soil (Foundation Specialist) is to plan and implement all activities covering geotechnical/soil & Foundation, investigation including seismic events and material survey for the multi-story building, and give input to other experts related to this design services.

4) ICT Engineer

ICT Engineer should have a Bachelor degree or higher level of education in Information Technology Engineering, computer science and relevant field of study and has a minimum 8 years' experience in ICT works in multy-stories building (2 Stories high or more), possesses certificate of expertise issued by and institution recognized by the Timor-Leste Government, previous works experience in Timor-Leste and Proficiency in Tetum, Indonesian, English or Portuguese will be an added advantage.

The task of IT Engineer is to plan and implement all activities covering IT design and give input to other experts related to this design services.



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2. Person Month Requirement

It is estimated that 53 person-month of key experts, local counterpart staff services, and additional technical and administrative support staff will be required, as tabulated below:

No	Description	Unit	Qty	Duration
A	International Key Experts			
1	Architect/Team Leader	Month	1	5
2	Structural Engineer (Structure Specialist)	Month	1	3
3	Geotechnical Engineer (Foundation Specialist)	Month	1	3
4	Information Technology Engineer (IT)	Month	1	2
5	Mechanical, Electrical Engineer & Plumbing	Month	1	2
			5	15
B	National Key Experts			
1	Structural Engineer	Month	1	5
2	Architect	Month	1	3
3	Quantity and Cost Engineer	Month	1	3
4	Water Supply and Sanitation Engineer	Month	1	3
5	Mechanical, Electrical Engineer & Plumbing	Month	1	2
6	Environmental Specialist	Month	1	2
7	Geodetic Engineer	Month	1	2
8	Information Technology Engineer	Month	1	3
			8	23
C	Supporting Personnel			
1	Office Manager	Month	1	5
2	Office Boy	Month	1	5
3	Driver	Month	1	5
			3	15

Table 1 : Personal Month.

3. Facilities Provided by the Government of Timor-Leste

The government will provide the following:

- Counterpart staff according to availability for assistant with surveys and progress monitoring
- Assistance and advice on the processing of visas and work permits for consultant staff as requested.



4. Facilities Provided by the Consultant

The Consultant will provide the following:

- a. Office accommodation near project location and all furnishings and office equipment.
- b. All survey equipment as required.
- c. Computing, drafting, and mapping equipment and software
- d. Local Transportation
- e. Travel costs to and from Timor-Leste.

VII. DESIGN COST, PAYMENT AND RETENTION

1. 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.
2. 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.
3. The payment of this design activities will be scheduled as follows:
 - a. The first payment equivalent to 15% of the contract price will be paid to the design consultant after the inception report was discussed and approved by the owner.
 - b. The second payment equivalent to 15% of the contract price will be paid to the design consultant after the preliminary design is discussed and approved by the owner.
 - c. The third payment equivalent to 20% of the contract price will be paid to the design consultant after the Development design is discussed and approved by the owner.
 - d. The fourth payment equivalent to 50% of the contract price will be paid to the design consultant after the Final report has been reviewed, approved and submitted to the owner.
 - e. 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 until the finalization of the procurement process.



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VIII. WORK PROGRAM

The Design Consultant should arrange work program that at minimum should cover the following:

- a. Work schedule in detail
- b. Manning schedule
- c. Allocation of experts and their discipline and expertise. The curriculum vitae and a letter of availability to work of the proposed experts should be attached.
- d. Concept of design work method.

The work program should be approved by the owner after presentation by the design consultant and input provided from the owner.



AGÊNCIA DE DESENVOLVIMENTO NACIONAL, I. P.

COST ESTIMATE

Consultancy Services for Detailed Engineering Design for new Construction of the building of the Nacional Authority Municipal/Regional Office Buildings of Migration at Debos Covalima Municipality

No	Description	Unit	Qty	Duration	Unit Price	Amount (Us)
A	International Key Experts					
1	Architect/Team Leader	Month	1	5	\$ 14,825.00	\$ 74,125.00
2	Structural Engineer (Structure Specialist)	Month	1	4	\$ 8,850.00	\$ 35,400.00
3	Geotechnical Engineer /Foundation Specialist	Month	1	4	\$ 7,425.00	\$ 29,700.00
4	Information Technology Engineer (IT)	Month	1	2	\$ 7,425.00	\$ 14,850.00
5	Mechanical,Electrical Engineer & Plumbing	Month	1	2	\$ 7,425.00	\$ 14,850.00
			5	17	Sub-Total	\$ 168,925.00
B	National Key Experts					
1	Structural Engineer	Month	1	5	\$ 3,325.00	\$ 16,625.00
2	Architect	Month	1	4	\$ 3,325.00	\$ 13,300.00
3	Quantity and Cost Engineer	Month	1	4	\$ 3,325.00	\$ 13,300.00
4	Water Supply and Sanitation Engineer	Month	1	4	\$ 3,325.00	\$ 13,300.00
5	Mechanical, Electrical Engineer & Plumbing	Month	1	2	\$ 3,325.00	\$ 6,650.00
6	Environmental Specialist	Month	1	2	\$ 3,325.00	\$ 6,650.00
7	Geodetic Engineer	Month	1	2	\$ 3,325.00	\$ 6,650.00
8	Information Technology Engineer	Month	1	3	\$ 3,325.00	\$ 9,975.00
			8	26	Sub-Total	\$ 86,450.00
C	Supporting Personnel					
1	Office Manager	Month	1	5	\$ 750.00	\$ 3,750.00
2	Office Boy	Month	1	5	\$ 300.00	\$ 1,500.00
3	Driver	Month	1	5	\$ 300.00	\$ 1,500.00
			3	15	Sub Total	\$ 6,750.00
D	Reimbursables					
1	International Transportation	R. Trip	2	5	\$ 1,500.00	\$ 15,000.00
2	Local Transportation (Vehicle Rent & Fuel)	Month	1	5	\$ 1,600.00	\$ 8,000.00
3	Communication Cost	Month	13	5	\$ 50.00	\$ 3,250.00
					Sub Total	\$ 26,250.00
E	Site Investigations					
1	Topographical Survey	Ls	1		\$ 15,000.00	\$ 15,000.00
2	Soil Investigation (Bore Drilling)	Ls	1		\$ 20,000.00	\$ 20,000.00
3	Matterrial Testing	Ls	1		\$ 3,500.00	\$ 3,500.00
4	Miniatule	Ls	1		\$ 7,500.00	\$ 7,500.00
					Sub Total	\$ 46,000.00
F	Reporting					
1	Inception Report (6 bundles)	Ls	1		\$ 1,500.00	\$ 1,500.00
2	Monthly Process Report (6 bundles)	Ls	1		\$ 1,500.00	\$ 1,500.00
3	Draft Final Report (6 bundles)	Ls	1		\$ 1,500.00	\$ 1,500.00
4	Final Report (6 bundles)	Ls	1		\$ 1,500.00	\$ 1,500.00
					Sub-Total	\$ 6,000.00



AGÊNCIA DE DESENVOLVIMENTO NACIONAL I. P.

COST ESTIMATE

Consultancy Services for Detailed Engineering Design for new Construction of the building of the Nacional Authority Municipal/Regional Office Buildings of Migration at Debos Covalima Municipality

G	Facilities					
1	Office Establishment	Month		5	\$ 2,000.00	\$ 10,000.00
2	Office Equipment & Furniture	Ls	1		\$ 10,000.00	\$ 10,000.00
3	Office Operations (Office Supplies, Software, Toner, etc)	Month		5	\$ 350.00	\$ 1,750.00
Sub Total						\$ 21,750.00
Grand Total						\$ 362,125.00

Verified by :

Antonia de F. Moraes Soares
Engineer - ADN, IP

Verified by :

Melenia da C. Barros
National Adviser- ADN, IP

Checked by :

Johannes Hornay
Chefe Dep - EPMETIC-UAP ADN, I.P.

Certified by : 11/25

Jose Fernando Llo Soares
Coordenador UAP- ADN, IP



**REPÚBLICA DEMOCRÁTICA DE TIMOR-LESTE
MINISTRY OF INTERIOR**



TERMS OF REFERENCE

**CONSULTANCY SERVICES FOR DETAILED ENGINEERING DESIGN (DED) OF
THE NEW CONSTRUCTION OFFICE BUILDINGS OF MIGRATION SERVICES
REGIONAL OEBAU OXFAM AT RAEOA
OECUSE**

Fevereiro 2025

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I. INTRODUCTION

1. Definitions

a. Name of Project

The Project's name is the Consultancy Services for Detailed Engineering Design (DED) of The New Construction office Building Migration Services Regional Oebau Oxfam at RAEOA, Oe-Cusse.

b. Project Owner

The Project Owner is the Secretary of State for Migration Building, Ministry Interior of the Democratic Republic of Timor-Leste.

c. Management of Activities

The overall Management of activities is led by The Secretary of State for Migration Building in coordination with the Ministry of Interior and in cooperation with the relevant Ministries.

d. Procurement Commission

The procurement of the Consultant service for DED will be carried out by the National Procurement Commission (NPC). NPC will arrange pre-bid meeting, receive the proposals, evaluate the proposals and propose the winner.

e. Design Consultant

The Consultant is the enterprise which has been determined as the winner of the procurement process and who will sign the contract with the Owner.

2. Background

- a. Law No 02/2010 about the National Security.
- b. Law No 11/2022 about Organic Structure of the Migration Office Authority (CPA).
- c. One of the strategic plans For the National Authority Municipal/Regional Office Buildings of Migration is the provision of adequate infrastructure to support performance both at national, regional and Municipality levels.
- d. Integrated Building of the Migration Office Authority in each Municipality/Regional.
- e. The Democratic Republic of Timor-Leste (RDTL) through the Secretary of State Migration Office under Ministry of Interior (MoI) has made available funds from the current State Budget to finance the detailed engineering design services. Part of this fund which was made available from current year's budget



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Appropriation is intended to apply in part eligible payment for consulting services.

- f. The Terms of Reference (TOR) should be used for reference for the consulting services in order to support the performance of the design services to conform to the required standards

3. Objectives

- a. This Terms of Reference (TOR) should be used for guidance for the satisfactory and timely completion of the project. This TOR sets out the output, principles, criteria, process and input.
- b. In this task, the Design Consultant will implement the duties in a professional manner so as to deliver the outputs in accordance with the technical specifications and standards stated in this TOR.
- c. The objective of this TOR is to provide technical guidance and instructions to interested consulting companies so that they can fulfill the technical specifications in terms of architectural, structural and functional aspects.

4. Project Location

The National Authority Municipal/Regional Office Building Of Migration at Oe-cusse Municipality.

a. Details Site Information

Name of Project	Detailed Engineering Design (DED) For The National Authority And Prototype Municipal/Regional Office Building of Integration Office Migration Oebau (SM)
Owner	Ministry of Interior
User	Office Building of Integration Office Migration (SM)
Municipality	Oe-Cusse
Post Administrative	Pante Makasar
Village	Costa
Sub Village	Sanane
GPS Position	124° 21'59.52"E
Total Area	2088 m ²



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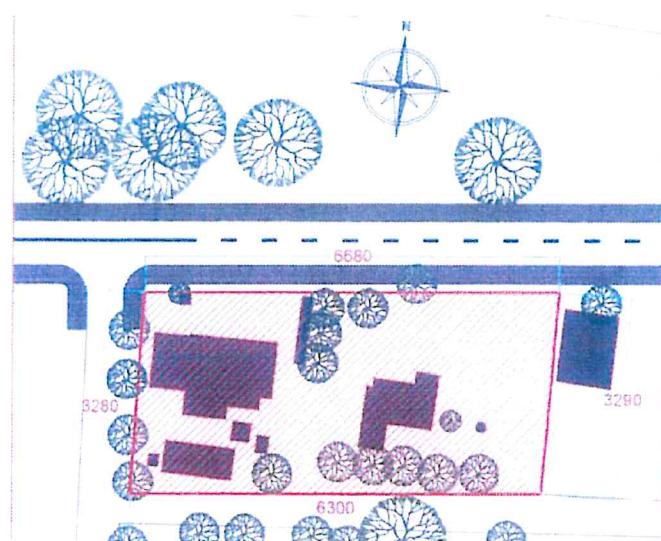


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b. General MAP



c. Details MAP on Site Location



Consultancy Services for Detailed Engineering Design (DED) of The New Construction Office
Building Migration Services Regional Oebau Oxfam at RAEOA, Oecusse.



II. SCOPE OF WORKS

To ensure the attainment of the objective of the engagement, the design consultant shall provide the following services;

1. Investigate the topographical surveys and site mapping, geotechnical studies, Earthquake Analysis, Wind Load Analysis, and other as required.
2. The Geotechnical studies must cover both the index and engineering properties of the soil.

The report should cover the following, but not limited to:

- a. SPT (use Standard National Indonesia [SNI] /American Society of Civil Engineering [ASCE] or any other international standards as reference for conducting this test).
- b. Expansion index tests to determine soil expansiveness. Depending upon the depth /volume.
- c. Geophysical Test-Seismic Refraction Survey.
- d. A description of the existing site, which should include a map, diagrams, or photos, with regards to its location, current land uses, and topography as well as adjacent land uses and their potential impacts on the site.
- e. A plot showing the location of all test borings and/or excavations.
- f. Descriptions and classifications of the materials encountered.
- g. Expected total and differential settlement.
- h. Laboratory test results of soil samples.
- i. Field borehole log containing the following information:
 - Project location
 - Depth of borehole
 - Ground elevation
 - Groundwater table elevation
 - Date started and finished
- j. Discuss the suitability of the site's soils for the proposed development and its planned structures.
- k. Provide a rationale for any recommendations of soil improvement if needed based on the test results.
- l. Identify recommended construction methods and materials.
- m. Provide recommendations on foundation design and construction based on the site's subsurface conditions.



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- n. Identify any concerns or recommendations for the site's drainage, taking into account prior, during, and post-construction conditions.
- o. Provide the results of any further subsurface geological investigations and testing that may be required to accurately gauge soil conditions.
3. Validating the information and collect additional field date as maybe required for finalizing the design.
4. To formulate the design concept of the building including Environmental program and room program details, Considering that project must be for a two story building.
5. Ensure The design provide specific Condition temperature control for Data Center Room.
6. Undertake an Environmental impacts Assessment (EIA) and prepare report.
The consultant will address the following issues:
 - a. Delineate the Environmental impact of building construction activities associated with the project;
 - b. Describe and access the impacts;
 - c. Describe feasible mitigation measures for minimizing, eliminating, offsetting unavoidable adverse impacts, and
 - d. To recommended the most appropriate mitigation and/or enhancements measures
7. The Environment Report should be consulted with ANLA (Autoridade Nacional de Licença Ambiental) for its approval.
8. Prepare **Preliminaries design** as the design concept has been completed which covers the following:
 - a. Technical report containing's the descriptions of the choice of building concept, sub-system of structure, and sub-system of utilities and mechanical/electrical to be used.
 - b. Drawings illustration the location Map, site plan, layout plan, elevations, long/cross section and details.
 - c. Engineering cost estimates based on rough calculation.
9. Prepare **Interim design** that covers the following:
 - a. Design of architectural works, describing site plan, layout plan, elevations, long/cross section and main details drawings, explaining room program, utilization for the whole buildings area comprehensively.
 - b. Design of structure and descriptions of concept and its calculation including soil test, Sondir, NSPT, Deep Boring, etc.) and design of foundation.



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- c. Design of utilities and descriptions of concept and its calculation, covering air management system, lighting, electrical including generator, plumbing, water supply and sanitation, drainage, fire protection, work safety and health, and termite control.
 - d. Technical specifications describing classification, types and characteristic of materials to be used.
 - e. Preliminary cost estimates covering aspect of local social culture, history and architecture, environmental mitigation measures, structure, mechanical/electrical to conform to the design concept.
10. Prepared **Detail Engineering Design** that covering the following;
- a. Detail engineering design of architecture, structure, utilities and mechanical/electrical, to conform, to the design drawing approved.
 - b. Technical specifications
 - c. Bill of quantities
 - d. Cost estimates including unit prices analysis, unit price of labors, materials and equipment's, Back up Quantity.
 - e. Construction schedule, bar chart, and "S" Curve,
 - f. Design report cover all engineering disciplines
11. After finalizing the DED, continue to the design verification process for the construction stage, the design consultant is responsible for providing support to the project owner on the documents that have been produced, until the design verification process for the construction stage is completed.
12. Prepare Term of reference (TOR) for Supervision Consultant Services.
13. The national authority municipal/ regional office buildings of migration facilities requirements
- The aim of the project to provide are :
- a. The Migration Office Building, which includes:
 - 1. Regional Delegation Chief Office complete with Secretariat room
 - 2. Deputy head of regional delegation complete with secretariat room
 - 3. Chief administration division office with 4 subdivision offices:
 - a. Chief Office Human Resources Subdivision+ Staff 15 person
 - b. Chief Office Finance Subdivision+ Staff 20 person
 - c. Chief Office Logistics Subdivision+ Staff 20 person
 - d. Chief Office IT Subdivision+ Staff 6 person
 - e. Meeting Room 100 person

Consultancy Services for Detailed Engineering Design (DED) of The New Construction Office

Building Migration Services Regional Oebau Oxfam at RAEOA, Oecuse



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4. Operational division chief office with 3 subdivision chief office:
 - a. Chief subdivision Investigation office with elements+ Staff 8 person
 - b. Chief subdivision Inspection office with elements+ Staff 8 person
 - c. Chief subdivision DIS office with elements+ Staff 6 person
 - d. Meeting Room 30 person
5. Visa division chief office with 3 subdivision chief office:
 - a. Chief subdivision public service office with elements+ Staff 6 person
 - b. Chief subdivision data base office with elements+ Staff 4 person
 - c. Chief subdivision Archiving office with elements+ Staff 4 person
 - d. Meeting Room
6. Borders division chief office with elements
7. meeting room (auditorium) with capacity for 200 people
8. Toilet for man and women
9. Storage
10. Kitchen
11. Armory
12. Server Room
13. Archive Room Complete With Furniture
14. Public Parking
15. Water Supply access
 - a. Details design of water tower (reservoir) with maximum capacity 10,000 liters
 - b. Details installation and connection to the infrastructures
 - c. Reservoir with the maximum capacity reserve
 - d. Firing ring installation
 - e. Review the waste water management and treatment
16. Garbage / Trash Can
17. Public space and gardening
18. Electricity
 - a. Details Electricity connection
 - b. Public lighting (exterior lighting)
19. Main gate access
20. Details study of drainages system and waste water management



III. OUTPUT OF DESIGN ACTIVITIES

To ensure the attainment of the objectives of this engagement, the Consultant shall carry out provide the following works:

The output by the design Consultant shall consist of the following:

1. Inception report

The stage of design concept/technical design will consist of the following:

- a. The concept design approach should be based on analysis of existing site plan conditions by considering the surrounding environment.
- b. The concept of technical design including concept of room organization, number and qualification of team members, methodology of implementation and responsibilities.
- c. The concept of schematic technical design including room program, number of rooms and organization of room connection.
- d. Report of the existing site data and information including soil investigations, information from the user regarding the need of rooms and scope of services, facilities required, capacity of rooms, total number of user and other purposes needed.

These documents should be submitted in one (1) original and six (6) electronic copies in USB and/or other forms of electronic copies.

This design concept should be discussed with PSC and approved by the owner in the first month of assignment, before continuing to the stage of preliminary design.

2. Interim Report

a. The stage of preliminary design that will consist of the following :

- Preliminary design drawings of buildings in the aspect of architecture, structure, building utilities and environment.
- Preliminary Cost Estimates
- Outlines of work plan and specifications
- Initial Environmental Impact Assessment
- Result Consultations With the Owner

This document should be submitted in one (1) Original and six (6) electronic copies in CD and/or other forms of electronic copies.

This preliminary design should be discussed with PSC and approved by the owner in the third month of assignment, before continuing to the stage of design development.



b. The stage of design development that will consist of the following :

- Drawings of design development of architecture, structure and supporting utilities based on the preliminary design that is already approved.
- Description of design concept and its calculation needed.
- Draft cost estimates
- Draft work schedule and specification

These documents should be submitted in one (1) original and six (6) electronic copies in CD and/or other forms of electronic copies.

This development design should be approved by the owner in 5 week of assignment, before continuing to the stage of detailed design.

3. Draft Final Report

The stage of detailed design will consist of the following:

- a. Detailed engineering design drawings (**Size A1**) of building for construction works.
- b. Technical Specifications.
- c. Bill of Quantities.
- d. List of Price of Labors and Materials
- e. Unit Price Analysis
- f. Cost Estimates
- g. Construction Schedule and "S" Curve
- h. Design report of architecture, structure, utilities, mechanical/electrical, and other calculation needed.
- i. Terms of Reference for the Consultant Supervision Service for the Construction of this project.

The draft final report should be presented with 3D Animation presentation, showing a scaled building models building layout exterior and interior building and its surrounding area. These documents should be submitted in one (1) original and six (6) electronic copies in USB and/or other forms of electronic copies.

This draft final report should be submitted to the owner in the fifth month of assignment.



4. Final Report

This final report should be submitted to the owner in the six month of assignment as the result of Draft Final Report that has already been discussed and approved by the owner.

The final report should be submitted in one (1) original and six (6) electronic copies in USB and/or other forms of electronic copies.

The final Report should be presented with a sealed building model and lay out model covering the surrounding area.

IV. DESIGN CRITERIA

The design consultant should take notice of the general criteria of the building to conform to its functionality and complexity, and are as follows:

a. Conditions of allotment and intensity;

- 1) To ensure that the building is constructed based on the regulation of spatial plan and building plan determined by the local authority.
- 2) To ensure that the building will be used to conform to its functions.
- 3) To ensure the safety of the user, community and environment.
- 4) To conform to the state budget principles:
 - a. Economical, no Luxurious, efficient and conforms to the technical proposed specified.
 - b. To be focused and controlled to conform to the plan, program, and its functions.
 - c. To utilize local product and resources as must as possible to promote national prosperity.

b. Conditions of architecture and Environment;

- 1) To ensure that the building is constructed based on the environment characteristics, determination of the nature of building and local culture, in order to obtain balance, harmony and compatibility with the environment.
- 2) To Ensure the creation of green spaced that is balanced and in harmony with the environment.
- 3) To ensure that the building is constructed and utilized with no negative impacts to the environments,

**c. Conditions of building structures**

- 1) To ensure the structural stability of the building to support the rising loads as the result of its utilization to conform to its functions, and as the result of the natural and human behavior.
- 2) To ensure the building has been designed as earthquake resistant.
- 3) To ensure the Safety of the people from possible accidents or injury due to the failure of the building structure.
- 4) To Ensure the welfare of the people from losses or damages of their properties due to the failure of the building structure.
- 5) To ensure the protection for the other properties from physical damages due to the failure of the building structure.

d. Conditions of Water Supply

- 1) To ensure that the construction of the building is provided with water supply facilities.
- 2) Fulfil the quality standard, sufficient discharge of 100 liters /person/day.
- 3) Fulfil the requirement for fire protection adequate for minimum 45 minutes operation of fire tackling.

e. Conditions of sanitation Facilities

- 1) To Ensure the provision of adequate sanitation facilities adequately to support the activities inside the buildings to conform to its functions.
- 2) To ensure the creation of a clean, hygienic, and comfortable environment for the dwellers of the building and surrounding area..
- 3) To ensure that the sanitation facilities are in good running conditions during testing and commissioning.

f. Conditions of waste water

- 1) To ensure that the construction of the building is equipped with facilities for discharging the waste water from the kitchens, bathrooms, and washroom to the city drainage canals.
- 2) The discharge of waste water from the kitchens, bathrooms, and washroom should use pipes to conform to the specifications.
- 3) The discharge of the waste water should use treatment plan.

**g. Conditions of solid waste**

- 1) To ensure the availability of trash bins and temporary solid waste collection point for 3 liters/person/day.
- 2) The temporary solid waste collection points should be made of watertight materials and enclosures.

h. Conditions of drainage

- 1) To ensure the provision of drainage canals could retain the rain water before discharging to the city drainage canals.
- 2) To ensure the provision of drainage canals could manage the flood.
- 3) The rain water could be used as recycled water for plan and green areas.

i. Conditions of electricals installations, lighting rod, and communications facilities

- 1) To ensure that the installation of electrical facilities adequately and safety support the activities inside the building to conform to its functions.
- 2) To ensure the safety of the buildings and its dwellers from the danger of lighting
- 3) To ensure that the provision of communications facilities adequately support the activities inside the building to conform to its functions.

j. Conditions of lighting

- 1) To ensure that lighting – whether natural or artificial – is adequate to support activities inside the building in accordance with its functions.
- 2) To ensure that the lighting facilities are in good running condition during testing and commissioning.

k. Conditions of Ventilation and air conditions

- 1) To ensure that adequate air supply, whether natural or man-made, is provided to support the activities inside the building to conform to its functions.
- 2) To ensure the air condition facilities are in good running condition during testing and commissioning.
- 3) To ensure adequate conditions equipment's within Data Centre area.

l. Conditions of noise and tremble

- 1) To ensure the creation of comfortable situation from unexpected noise and trembles disturbance.
- 2) To adopt environmental pollution mitigation measures resulting from construction activities, Cost of such measures should be included in the detailed construction cost estimates.

**m. Conditions of transport facilities inside the building**

- 1) To ensure the creation of proper, safe and comfortable transport facilities inside the buildings.
- 2) To ensure the provision of transport facilities for the disable.

n. Conditions of access entry and exit ways

- 1) To ensure save, proper and comfortable access to entry and exit ways to the building and its facilities, as well as to services areas inside the buildings.
- 2) To ensure the creation of efforts to protect the dwellers form pains and injuries during evacuation in emergency situations.
- 3) To ensure provision of easy access for the disabled.

o. Conditions of fire-fighting System

To ensure that the building will be stable in case of fire;

- 1) Sufficient time for the dwellers to evacuate safety.
- 2) Allow sufficient time for firefighters to arrive at the location to extinguish the fire.
- 3) To prevent damage to surrounding properties.

p. Conditions of emergency situation, exit sign and early warning system of danger;

- 1) To ensure the provision of an early warning system in the event of an emergency.
- 2) To ensure the occupants can evacuate easily and safely in emergency situations.

q. Conditions of Landscaping

- 1) To ensure are suited to Timor – Leste climate and weather.
- 2) Buffer zones and operational controls to handle noise, odour and dust, as well as to meet aesthetic needs compatible with the surrounding environmental.
- r. The design should ensure easy access for disabled people
- s. Functionality: The design must meet the operational needs of Parliament.
- t. Efficiency: The design must optimize the use of resources and minimize waste.
- u. Safety: The design must prioritize the safety of users and comply with all applicable regulations.
- v. Sustainability: The design must minimize environmental impact and promote the use of sustainable materials and practices.
- w. Durability: The design must ensure the longevity of the building and facilitate maintenance.
- x. Accessibility: The design must be inclusive, ensuring accessibility for all users.



- y. The design should account for a planning period of 15 to 20 years, ensuring that the building will meet the future needs of Parliament without the need for significant renovations.

V. DESIGN PROCESS

1. In the process of design services to produce the outputs required, the design consultant should prepare a schedule of periodic meeting with the owner.
2. In the periodic meetings, it should be determined which inception product, intermediate products shall be provided by the design consultant to conform to output plan determined in the TOR.
3. In the implementations of the tasks, the Design consultant should always consider that the works time schedule is fixed.
4. The works time schedule is Five (5) months after notice proceeded from the owner's instructions to begin the services.

VI. DESIGN INPUTS

1. Personnel

The design consultant should provide personnel who fulfil the requirements to implement the services based on the scope of service or the level of complexity of the works. The personnel required for this design activities should consist of the following :

a. International Key Expert

1) Team Leader (Architect)

Team leader should have a Master Degree or higher level in architecture and relevant minimum 15 years' experience in designing multi stories building (3-stories high or more), minimum 5 years' experience as Team Leader and possesses certificate of expertise issued by an institution recognized by the Timor-Leste Government, previous works experience in Timor-Leste and Proficiency in Tetum, Indonesian, English or Portuguese will be an added advantage.

The tasks of Team Leader are the following:

- a) To plan, coordinate and control all activities and personnel involved in this work, to ensure the satisfactory and timely completion of the services.
- b) To prepare implementation guidance in the stage of data collection, processing, and final presentation of the whole services.
- c) To plan and implement all activities covering design of structures and give input to the other experts related to the design services.



2) Structural Engineer

Structure engineer should have a Bachelor degree or higher level in civil engineering and relevant minimum 10 years' experience in structure design multi stories building (2-stories high or more), possesses certificate of expertise issued by and institution recognized by the Timor-Leste Government, previous works experience in Timor-Leste and Proficiency in Tetum, Indonesian, English or Portuguese will be an added advantage.

The task of Civil/Structural Engineer is to plan and implement all activities covering structural design, and give input to the other experts related to this design services.

3) Geotechnical Engineer

Geotechnical engineer should have a Bachelor degree or higher level in Geotechnical engineering or Civil Engineering and relevant minimum 8 years' experience in geotechnical investigation in multi stories building (2-stories high or more), possesses certificate of expertise issued by and institution recognized by the Timor-Leste Government, previous works experience in Timor-Leste and Proficiency in Tetum, Indonesian, English or Portuguese will be an added advantage.

The task of Geotechnical/Soil (Foundation Specialist) is to plan and implement all activities covering geotechnical/soil & Foundation, investigation including seismic events and material survey for the multi-story building, and give input to other experts related to this design services.

4) ICT Engineer

ICT Engineer should have a Bachelor degree or higher level of education in Information Technology Engineering, computer science and relevant field of study and has a minimum 8 years' experience in ICT works in multy-stories building (2 Stories high or more), possesses certificate of expertise issued by and institution recognized by the Timor-Leste Government, previous works experience in Timor-Leste and Proficiency in Tetum, Indonesian, English or Portuguese will be an added advantage.

The task of IT Engineer is to plan and implement all activities covering IT design and give input to other experts related to this design services.



AGÊNCIA DE DESENVOLVIMENTO NACIONAL, I. P.

COST ESTIMATE

Consultancy Services for Detailed Engineering Design (DED) of The New Construction office Building Migration Services Regional Oebau Oxfam at RAOA, Oe-Cusse.

No	Description	Unit	Qty	Duration	Unit Price	Amount (Us)
A	International Key Experts					
1	Architect/Team Leader	Month	1	5	\$ 14,825.00	\$ 74,125.00
2	Structural Engineer (Structure Specialist)	Month	1	4	\$ 8,850.00	\$ 35,400.00
3	Geotechnical Engineer /Foundation Specialist	Month	1	4	\$ 7,425.00	\$ 29,700.00
4	Information Technology Engineer (IT)	Month	1	2	\$ 7,425.00	\$ 14,850.00
5	Mechanical,Electrical Engineer & Plumbing	Month	1	2	\$ 7,425.00	\$ 14,850.00
			5	17	Sub-Total	\$ 168,925.00
B	National Key Experts					
1	Structural Engineer	Month	1	5	\$ 3,325.00	\$ 16,625.00
2	Architect	Month	1	4	\$ 3,325.00	\$ 13,300.00
3	Quantity and Cost Engineer	Month	1	4	\$ 3,325.00	\$ 13,300.00
4	Water Supply and Sanitation Engineer	Month	1	4	\$ 3,325.00	\$ 13,300.00
5	Mechanical, Electrical Engineer & Plumbing	Month	1	2	\$ 3,325.00	\$ 6,650.00
6	Environmental Specialist	Month	1	2	\$ 3,325.00	\$ 6,650.00
7	Geodetic Engineer	Month	1	2	\$ 3,325.00	\$ 6,650.00
8	Information Technology Engineer	Month	1	3	\$ 3,325.00	\$ 9,975.00
			8	26	Sub-Total	\$ 86,450.00
C	Supporting Personnel					
1	Office Manager	Month	1	5	\$ 750.00	\$ 3,750.00
2	Office Boy	Month	1	5	\$ 300.00	\$ 1,500.00
3	Driver	Month	1	5	\$ 300.00	\$ 1,500.00
			3	15	Sub Total	\$ 6,750.00
D	Reimbursables					
1	International Transportation	R. Trip	2	5	\$ 1,500.00	\$ 15,000.00
2	Local Transportation (Vehicle Rent & Fuel)	Month	1	5	\$ 1,600.00	\$ 8,000.00
3	Communication Cost	Month	13	5	\$ 50.00	\$ 3,250.00
					Sub Total	\$ 26,250.00
E	Site Investigations					
1	Topographical Survey	Ls	1		\$ 15,000.00	\$ 15,000.00
2	Soil Investigation (Bore Drilling)	Ls	1		\$ 20,000.00	\$ 20,000.00
3	Material Testing	Ls	1		\$ 3,500.00	\$ 3,500.00
4	Miniature	Ls	1		\$ 7,500.00	\$ 7,500.00
					Sub Total	\$ 46,000.00
F	Reporting					
1	Inception Report (6 bundles)	Ls	1		\$ 1,500.00	\$ 1,500.00
2	Monthly Process Report (6 bundles)	Ls	1		\$ 1,500.00	\$ 1,500.00
3	Draft Final Report (6 bundles)	Ls	1		\$ 1,500.00	\$ 1,500.00
4	Final Report (6 bundles)	Ls	1		\$ 1,500.00	\$ 1,500.00
					Sub-Total	\$ 6,000.00



AGENCIA DE DESENVOLVIMENTO NACIONAL, I.P.

COST ESTIMATE

Consultancy Services for Detailed Engineering Design (DED) of The New Construction office Building Migration Services Regional Oebau Oxfam at RAEOA, Oe-Cusse.

G	Facilities					
1	Office Establishment	Month		5	\$ 2,000.00	\$ 10,000.00
2	Office Equipment & Furniture	Ls	1		\$ 10,000.00	\$ 10,000.00
3	Office Operations (Office Supplies, Software, Toner, etc)	Month		5	\$ 350.00	\$ 1,750.00
Sub Total						\$ 21,750.00
Grand Total						\$ 362,125.00

Verified by :

Antonia de F. Morais Soares
Engineer - ADN,IP

Verified by :

Melenia da C. Barros
National Adviser- ADN,IP

Checked by :

Johannes Hornay
Chefe Dep/ EPMETIC-UAP ADN, I.P

Certified by:

11/25

Jose Fernando Liu Soares
Coordenador UAP- ADN,IP



REPÚBLICA DEMOCRÁTICA DE TIMOR-LESTE
MINISTRY OF INTERIOR



TERMS OF REFERENCE

**CONSULTANCY SERVICES FOR DETAILED ENGINEERING DESIGN (DED) OF
THE NEW CONSTRUCTION MIGRATION SERVICES OFFICE BUILDING,
DETENTION CENTER AND BARRACK AT TUNUBIBI, BOBONARO
MUNICIPALITY**

Fevereiro, 2025

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I. INTRODUCTION

1. Definitions

a. Name of Project

The Project's name is the Consultancy Services for Detailed Engineering Design (DED) of The New Construction Migration Services Office Building, Detention Center and Barrack at Tunubibi, Bobonaro Municipality.

b. Project Owner

The Project Owner is the Secretary of State for Migration Building, Ministry Interior of the Democratic Republic of Timor-Leste.

c. Management of Activities

The overall Management of activities is led by The Secretary of State for Migration Building in coordination with the Ministry of Interior and in cooperation with the relevant Ministries.

d. Procurement Commission

The procurement of the Consultant service for DED will be carried out by the National Procurement Commission (NPC). NPC will arrange pre-bid meeting, receive the proposals, evaluate the proposals and propose the winner.

e. Design Consultant

The Consultant is the enterprise which has been determined as the winner of the procurement process and who will sign the contract with the Owner.

2. Background

- a. Law No 02/2010 about The National Security.
- b. Law No 11/2022 about Organic Structure of the Migration Office Authority (CPA).
- c. One of the strategic plans For the Nacional Authority Municipal/Regional Office Buildings of Migration is the provision of adequate infrastructure to support performance both at national, regional and Municipality levels.
- d. Integrated Building of the Migration Office Authority in each Municipality/Regional.
- e. The Democratic Republic of Timor-Leste (RDTL) through the Secretary of State Migration Office under Ministry of Interior (Mol) has made available funds from the current State Budget to finance the detailed engineering design services. Part of this fund which was made available from current year's budget appropriation is intended to apply in part eligible payment for consulting services.



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- f. The Terms of Reference (TOR) should be used for reference for the consulting services in order to support the performance of the design services to conform to the required standards.

3. Objectives

- a. This Terms of Reference (TOR) should be used for guidance for the satisfactory and timely completion of the project. This TOR sets out the output, principles, criteria, process and input.
- b. In this task, the Design Consultant will implement the duties in a professional manner so as to deliver the outputs in accordance with the technical specifications and standards stated in this TOR.
- c. The objective of this TOR is to provide technical guidance and instructions to interested consulting companies so that they can fulfill the technical specifications in terms of architectural, structural and functional aspects.

4. Project Location

The National Authority Municipal/Regional Buildings Of Migration in Tunubibi, Bobonaro Municipality.

a. Details Site Information

Owner	The New Construction Migration Services Building, Detention Center And Barrack At Tunubibi, Bobonaro Municipality
User	Ministry of Interior
Municipality	Migration
Post Administrative	Bobonaro
Village	Maliana
Sub Village	Tunubibi/Memo
GPS Coordinate Position	Memo
Total Area	2696 m ²



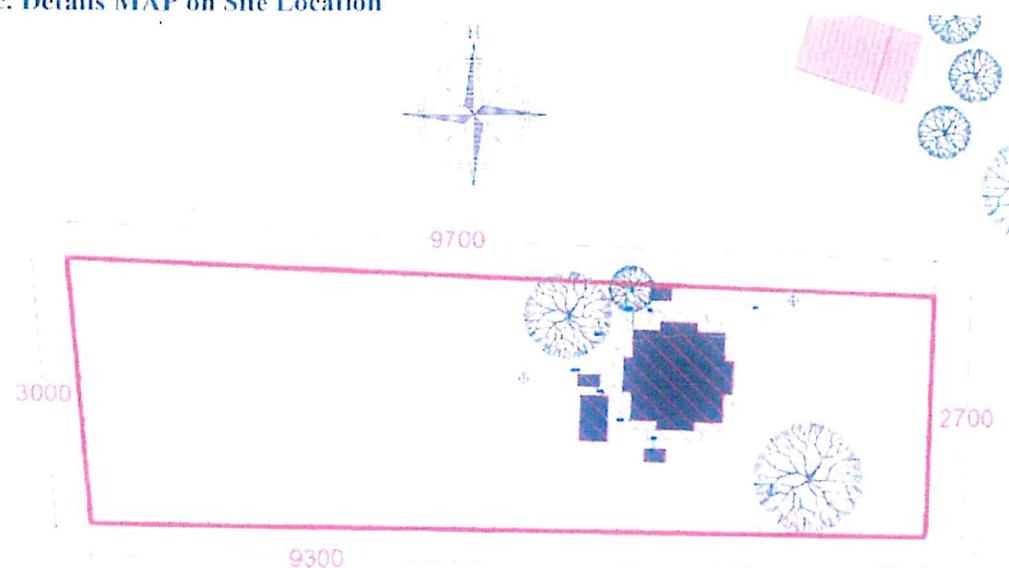
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b. General Map/ Location Map



c. Details MAP on Site Location





II. SCOPE OF WORKS

To ensure the attainment of the objective of the engagement, the design consultant shall provide the following services:

1. Investigate the topographical surveys and site mapping, geotechnical studies, Earthquake Analysis, Wind Load Analysis, and other as required.
2. The Geotechnical studies must cover both the index and engineering properties of the soil. The report should cover the following, but not limited to:
 - a) SPT (use Standard National Indonesia [SNI] /American Society of Civil Engineering [ASCE] or any other international standards as reference for conducting this test).
 - b) Expansion index tests to determine soil expansiveness. Depending upon the depth /volume.
 - c) Geophysical Test-Seismic Refraction Survey.
 - d) A description of the existing site, which should include a map, diagrams, or photos, with regards to its location, current land uses, and topography as well as adjacent land uses and their potential impacts on the site.
 - e) A plot showing the location of all test borings and/or excavations.
 - f) Descriptions and classifications of the materials encountered.
 - g) Expected total and differential settlement.
 - h) Laboratory test results of soil samples.
 - i) Field borehole log containing the following information:
 - Project location
 - Depth of borehole
 - Ground elevation
 - Groundwater table elevation
 - Date started and finished
 - j) Discuss the suitability of the site's soils for the proposed development and its planned structures.
 - k) Provide a rationale for any recommendations of soil improvement if needed based on the test results.



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- l) Identify recommended construction methods and materials.
- m) Provide recommendations on foundation design and construction based on the site's subsurface conditions.
- n) Identify any concerns or recommendations for the site's drainage, taking into account prior, during, and post-construction conditions.
- o) Provide the results of any further subsurface geological investigations and testing that may be required to accurately gauge soil conditions.
3. Validating the information and collect additional field date as maybe required for finalizing the design.
4. To formulate the design concept of the building including environmental program and room program details, Considering that project must be for a two story building.
5. Ensure The design provide specific Condition temperature control for Data Center Room.
6. Undertake an Environmental impacts Assessment (EIA) and prepare report.

The consultant will address the following issues:

- a. Delineate the Environmental impact of building construction activities associated with the project;
 - b. Describe and access the impacts;
 - c. Describe feasible mitigation measures for minimizing, eliminating, offsetting unavoidable adverse impacts, and
 - d. To recommended the most appropriate mitigation and/or enhancements measures
7. The Environment Report should be consulted with ANLA (Autoridade Nacional de Licensa Ambiental) for its approval.
 8. Prepare **Preliminaries design** as the design concept has been completed which covers the following:
 - a. Technical report containing the descriptions of the choice of building concept, sub-system of structure, and sub-system of utilities and mechanical/electrical to be used.
 - b. Drawings illustration the location Map, site plan, layout plan, elevations, long/cross section and details.
 - c. Engineering cost estimates based on rough calculation.



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9. Prepare **Interim design** that covers the following:
 - a. Design of architectural works, describing site plan, layout plan, elevations, long/cross section and main details drawings, explaining room program, utilization for the whole buildings area comprehensively.
 - b. Design of structure and descriptions of concept and its calculation including soil test, Sondir, NSPT, Deep Boring, etc) and design of foundation.
 - c. Design of utilities and descriptions of concept and its calculation, covering air management system, lighting, electrical including generator, plumbing, water supply and sanitation, drainage, fire protection, work safety and health, and termite control.
 - d. Technical specifications describing classification, types and characteristic of materials to be used.
 - e. Preliminary cost estimates covering aspect of local social culture, history and architecture, environmental mitigation measures, structure, mechanical/electrical to conform to the design concept.
10. Prepared **Detail Engineering Design** that covering the following:
 - a. Detail engineering design of architecture, structure, utilities and mechanical/electrical, to conform, to the design drawing approved.
 - b. Technical specifications
 - c. Bill of quantities
 - d. Cost estimates including unit prices analysis, unit price of labors, materials and equipment's, Back up Quantity.
 - e. Construction schedule, bar chart, and "S" Curve,
 - f. Design report cover all engineering disciplines
11. After finalizing the DED, continue to the design verification process for the construction stage, the design consultant is responsible for providing support to the project owner on the documents that have been produced, until the design verification process for the construction stage is completed.
12. Term of reference (TOR) for Supervision Consultant Services.
13. The national authority municipal/ regional office buildings of migration facilities requirements.



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The aim of the project to provide are :

a) The Migration Office building Command

1. A chief cabinet post + Staff 6 person
2. Chief administration subdivision + Staff 20 person
3. Chief subdivision Inspection office with elements + Staff 8 person
4. Chief Office Logistics Subdivision + Staff 20 person
5. Deputy head of regional delegation complete with secretariat room+ Staff 6 person
6. Meeting Room 30 person
7. Toilet fo man and women, (office and public)
8. Toilet fo man and women
9. Storage
10. Kitchen
11. Armory
12. Garbage / Trash Can
13. Public space and gardening
14. Electricity
 - a. Details Electricity connection
 - b. Public lighting (exterior lighting)
15. Main gate access
16. Public parking

b) Temporary Installation Center (TIC)

1. Office for Migration Officer
 - a. Kitchen
 - b. Dining room
 - c. Rest room
 - d. Toilet
2. Investigation Room
3. Badroom for Detained:
 - a. Badroom for women 10 persons
 - b. Toilet for women
 - c. Badroom for man 10 persons
 - d. Toilet for Man



4. Dining room for Detained 20 persons

c) **Barracks Type Apartment Room:**

1. Single Bedroom Complete With Bathroom
2. Single Bedroom
3. Single Toilet
4. Guest Room
5. Dining room
6. Terras
7. Garage
8. Gruta Santo Antonio and Nossa Senhora
9. Gym Room.

III. OUTPUT OF DESIGN ACTIVITES

The output by the design Consultant shall consist of the following:

1. Inception report

The stage of design concept/technical design will consist of the following:

- a. The concept design approach should be based on analysis of existing site plan conditions by considering the surrounding environment.
- b. The concept of technical design including concept of room organization, number and qualification of team members, methodology of implementation and responsibilities.
- c. The concept of schematic technical design including room program, number of rooms and organization of room connection.
- d. Report of the existing site data and information including soil investigations, information from the user regarding the need of rooms and scope of services, facilities required, capacity of rooms, total number of user and other purposes needed.

These documents should be submitted in one (1) original and six (6) electronic copies in USB and/or other forms of electronic copies.

This design concept should be discussed with PSC and approved by the owner in the first month of assignment, before continuing to the stage of preliminary design.



2. Interim Report

a. The stage of preliminary design that will consist of the following :

- Preliminary design drawings of buildings in the aspect of architecture, structure, building utilities and environment.
- Preliminary Cost Estimates
- Outlines of work plan and specifications
- Initial Environmental Impact Assessment
- Result Consultations With the Owner

This document should be submitted in one (1) Original and six (6) electronic copies in CD and/or other forms of electronic copies.

This preliminary design should be discussed with PSC and approved by the owner in the third month of assignment, before continuing to the stage of design development.

b. The stage of design development that will consist of the following :

- Drawings of design development of architecture, structure and supporting utilities based on the preliminary design that is already approved.
- Description of design concept and its calculation needed.
- Draft cost estimates
- Draft work schedule and specification

These documents should be submitted in one (1) original and six (6) electronic copies in CD and/or other forms of electronic copies.

This development design should be approved by the owner in 5 week of assignment, before continuing to the stage of detailed design.

3. Draft Final Report

The stage of detailed design will consist of the following:

- a. Detailed engineering design drawings (**Size A1**) of building for construction works.
- b. Technical Specifications.
- c. Bill of Quantities.
- d. List of Price of Labors and Materials
- e. Unit Price Analysis
- f. Cost Estimates
- g. Construction Schedule and "S" Curve
- h. Design report of architecture, structure, utilities, mechanical/electrical, and other calculation needed.



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- i. Terms of Reference for the Consultant Supervision Service for the Construction of this project.

The draft final report should be presented with 3D Animation presentation, showing a scaled building models building layout exterior and interior building and its surrounding area. These documents should be submitted in one (1) original and six (6) electronic copies in USB and/or other forms of electronic copies.

This draft final report should be submitted to the owner in the fifth month of assignment.

4. Final Report

This final report should be submitted to the owner in the six month of assignment as the result of Draft Final Report that has already been discussed and approved by the owner.

The final report should be submitted in one (1) original and six (6) electronic copies in USB and/or other forms of electronic copies.

The final Report should be presented with a scaled building model and lay out model covering the surrounding area.

IV. DESIGN CRITERIA

The design consultant should take notice of the general criteria of the building to conform to its functionality and complexity, and are as follows;

a. Conditions of allotment and intensity;

- 1) To ensure that the building is constructed based on the regulation of spatial plan and building plan determined by the local authority.
- 2) To ensure that the building will be used to conform to its functions.
- 3) To ensure the safety of the user, community and environment.
- 4) To conform to the state budget principles;
 - a. Economical, no Luxurious, efficient and conforms to the technical proposed specified.
 - b. To be focused and controlled to conform to the plan, program, and its functions.
 - c. To utilize local product and resources as must as possible to promote national prosperity.



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b. Conditions of architecture and Environment;

- 1) To ensure that the building is constructed based on the environment characteristics, determination of the nature of building and local culture, in order to obtain balance, harmony and compatibility with the environment.
- 2) To Ensure the creation of green spaced that is balanced and in harmony with the environment.
- 3) To ensure that the building is constructed and utilized with no negative impacts to the environments,

c. Conditions of building structures

- 1) To ensure the structural stability of the building to support the rising loads as the result of its utilization to conform to its functions, and as the result of the natural and human behavior.
- 2) To ensure the building has been designed as earthquake resistant.
- 3) To ensure the Safety of the people from possible accidents or injury due to the failure of the building structure.
- 4) To Ensure the welfare of the people from losses or damages of their properties due to the failure of the building structure.
- 5) To ensure the protection for the other properties from physical damages due to the failure of the building structure.

d. Conditions of Water Supply

- 1) To ensure that the construction of the building is provided with water supply facilities.
- 2) Fulfil the quality standard, sufficient discharge of 100 liters /person/day.
- 3) Fulfil the requirement for fire protection adequate for minimum 45 minutes operation of fire tackling.

e. Conditions of sanitation Facilities

- 1) To Ensure the provision of adequate sanitation facilities adequately to support the activities inside the buildings to conform to its functions.
- 2) To ensure the creation of a clean, hygienic, and comfortable environment for the dwellers of the building and surrounding area..
- 3) To ensure that the sanitation facilities are in good running conditions during testing and commissioning.



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f. Conditions of waste water

- 1) To ensure that the construction of the building is equipped with facilities for discharging the waste water from the kitchens, bathrooms, and washroom to the city drainage canals.
- 2) The discharge of waste water from the kitchens, bathrooms, and washroom should use pipes to conform to the specifications.
- 3) The discharge of the waste water should use treatment plan.

g. Conditions of solid waste

- 1) To ensure the availability of trash bins and temporary solid waste collection point for 3 liters/person/day.
- 2) The temporary solid waste collection points should be made of watertight materials and enclosures.

h. Conditions of drainage

- 1) To ensure the provision of drainage canals could retain the rain water before discharging to the city drainage canals.
- 2) To ensure the provision of drainage canals could manage the flood.
- 3) The rain water could be used as recycled water for plan and green areas.

i. Conditions of electricals installations, lighting rod, and communications facilities

- 1) To ensure that the installation of electrical facilities adequately and safety support the activities inside the building to conform to its functions.
- 2) To ensure the safety of the buildings and its dwellers from the danger of lighting
- 3) To ensure that the provision of communications facilities adequately support the activities inside the building to conform to its functions.

j. Conditions of lighting

- 1) To ensure that lighting – whether natural or artificial – is adequate to support activities inside the building in accordance with its functions.
- 2) To ensure that the lighting facilities are in good running condition during testing and commissioning.

k. Conditions of Ventilation and air conditions

- 1) To ensure that adequate air supply, whether natural or man-made, is provided to support the activities inside the building to conform to its functions.
- 2) To ensure the air condition facilities are in good running condition during testing and commissioning.
- 3) To ensure adequate conditions equipment's within Data Centre area.

**i. Conditions of noise and tremble**

- 1) To ensure the creation of comfortable situation from unexpected noise and trembles disturbance.
- 2) To adopt environmental pollution mitigation measures resulting from construction activities, Cost of such measures should be included in the detailed construction cost estimates.

m. Conditions of transport facilities inside the building

- 1) To ensure the creation of proper, safe and comfortable transport facilities inside the buildings.
- 2) To ensure the provision of transport facilities for the disable.

n. Conditions of access entry and exit ways

- 1) To ensure save, proper and comfortable access to entry and exit ways to the building and its facilities, as well as to services areas inside the buildings.
- 2) To ensure the creation of efforts to protect the dwellers form pains and injuries durin evacuation in emergency situations.
- 3) To ensure provision of easy access for the disabled.

o. Conditions of fire-fighting System

To ensure that the building will be stable in case of fire:

- 1) Sufficient time for the dwellers to evacuate safety.
- 2) Allow sufficient time for firefighters to arrive at the location to extinguish the fire.
- 3) To prevent damage to surrounding properties.

p. Conditions of emergency situation, exit sign and early warning system of danger;

- 1) To ensure the provision of an early warning system in the event of an emergency.
- 2) To ensure the occupants can evacuate easily and safely in emergency situations.

q. Conditions of Landscaping

- 1) To ensure are suited to Timor – Leste climate and weather.
- 2) Buffer zones and operational controls to handle noise, odour and dust, as well as to meet aesthetic needs compatible with the surrounding environmental.

r. The design should ensure easy access for disabled people**s. Functionality: The design must meet the operational needs of Parliament.****t. Efficiency: The design must optimize the use of resources and minimize waste.****u. Safety: The design must prioritize the safety of users and comply with all applicable regulations.**



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- v. Sustainability: The design must minimize environmental impact and promote the use of sustainable materials and practices.
- w. Durability: The design must ensure the longevity of the building and facilitate maintenance.
- x. Accessibility: The design must be inclusive, ensuring accessibility for all users.
- y. The design should account for a planning period of 15 to 20 years, ensuring that the building will meet the future needs of Parliament without the need for significant renovations.

V. DESIGN PROCESS

1. In the process of design services to produce the outputs required, the design consultant should prepare a schedule of periodic meeting with the owner.
2. In the periodic meetings, it should be determined which inception product, intermediate products shall be provided by the design consultant to conform to output plan determined in the TOR.
3. In the implementations of the tasks, the Design consultant should always consider that the works time schedule is fixed.
4. The works time schedule is Five (5) months after notice proceeded from the owner's instructions to begin the services.

VI. DESIGN INPUTS

1. Personnel

The design consultant should provide personnel who fulfil the requirements to implement the services based on the scope of service or the level of complexity of the works. The personnel required for this design activities should consist of the following :

a. International Key Expert

1) Team Leader (Architect)

Team leader should have a Master Degree or higher level in architecture and relevant minimum 15 years' experience in designing multi stories building (3-stories high or more), minimum 5 years' experience as Team Leader and possesses certificate of expertise issued by an institution recognized by the Timor-Leste Government, previous works experience in Timor-Leste and Proficiency in Tetum, Indonesian, English or Portuguese will be an added advantage.



The tasks of Team Leader are the following:

- a) To plan, coordinate and control all activities and personnel involved in this work, to ensure the satisfactory and timely completion of the services.
- b) To prepare implementation guidance in the stage of data collection, processing, and final presentation of the whole services.
- c) To plan and implement all activities covering design of structures and give input to the other experts related to the design services.

2) Structural Engineer

Structure engineer should have a Bachelor degree or higher level in civil engineering and relevant minimum 10 years' experience in structure design multi stories building (2-stories high or more), possesses certificate of expertise issued by and institution recognized by the Timor-Leste Government, previous works experience in Timor-Leste and Proficiency in Tetum, Indonesian, English or Portuguese will be an added advantage.

The task of Civil/Structural Engineer is to plan and implement all activities covering structural design, and give input to the other experts related to this design services.

3) Geotechnical Engineer

Geotechnical engineer should have a Bachelor degree or higher level in Geotechnical engineering or Civil Engineering and relevant minimum 8 years' experience in geotechnical investigation in multi stories building (2-stories high or more), possesses certificate of expertise issued by and institution recognized by the Timor-Leste Government, previous works experience in Timor-Leste and Proficiency in Tetum, Indonesian, English or Portuguese will be an added advantage.

The task of Geotechnical/Soil (Foundation Specialist) is to plan and implement all activities covering geotechnical/soil & Foundation, investigation including seismic events and material survey for the multi-story building, and give input to other experts related to this design services.

4) ICT Engineer

ICT Engineer should have a Bachelor degree or higher level of education in Information Technology Engineering, computer science and relevant field of study and has a minimum 8 years' experience in ICT works in multy-stories building (2 Stories high or more), possesses certificate of expertise issued by and institution



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recognized by the Timor-Leste Government, previous works experience in Timor-Leste and Proficiency in Tetum, Indonesian, English or Portuguese will be an added advantage.

The task of IT Engineer is to plan and implement all activities covering IT design and give input to other experts related to this design services.

5) MEP Engineer

MEP Engineer should have a Bachelor degree or higher level of education in Electrical Engineering and relevant field of study and has a minimum 8 years' experience in MEP works in multi-stories building (2 Stories high or more), possesses certificate of expertise issued by and institution recognized by the Timor-Leste Government, previous works experience in Timor-Leste and Proficiency in Tetum, Indonesian, English or Portuguese will be an added advantage.

The task of Mechanical, Electrical Engineer & Plumbing is to plan and implement all activities covering electrical design for the multi-story building and give input to the other experts related to this design services.

b. **National Key Expert** (It is mandatory for the following local counterpart staff to be citizens of Timor-Leste of Local Timorese).

1) Structural Engineer

Education: Bachelor in Civil Engineering

Experience: Minimum 5 Years

2) Architect

Education: Bachelor in Architecture

Experience: Minimum 5 Years

3) Quantity Surveyor & Cost Estimator

Education: Bachelor in Civil Engineering

Experience: Minimum 5 Years

4) Water Supply and Sanitation Engineer

Education: Bachelor in Relevant area

Experience: Minimum 5 Years

5) Mechanical, Electrical Engineer & Plumbing Engineer

Education: Bachelor in Mechanical Engineering

Experience: Minimum 5 Years.



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6) Environmental Specialist

Education: Bachelor in Environmental

Experience: Minimum 5 Years

7) Geodetic Engineer

Education: Bachelor in Geodetic Engineering

Experience: Minimum 5 Years

8) Information Technology Engineer

Education: Bachelor in Information Technology Engineering

Experience: Minimum 5 Years

c. Additional Technical and Administrative Support Staff

The design consultant is responsible for ensuring adequate technical support and administrative staff.

2. Person Month Requirement

It is estimated that 53 person-month of key experts, local counterpart staff services, and additional technical and administrative support staff will be required, as tabulated below:

No	Description	Unit	Qty	Duration
A	International Key Experts			
1	Architect/Team Leader	Month	1	5
2	Structural Engineer (Structure Specialist)	Month	1	3
3	Geotechnical Engineer (Foundation Specialist)	Month	1	3
4	Information Technology Engineer (IT)	Month	1	2
5	Mechanical, Electrical Engineer & Plumbing	Month	1	2
			5	15
B	National Key Experts			
1	Structural Engineer	Month	1	5
2	Architect	Month	1	3
3	Quantity and Cost Engineer	Month	1	3
4	Water Supply and Sanitation Engineer	Month	1	3
5	Mechanical, Electrical Engineer & Plumbing	Month	1	2
6	Environmental Specialist	Month	1	2
7	Geodetic Engineer	Month	1	2
8	Information Technology Engineer	Month	1	3
			8	23



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C	Supporting Personnel			
1	Office Manager	Month	1	5
2	Office Boy	Month	1	5
3	Driver	Month	1	5
			3	15

Table 1 : Personal Month

3. Facilities Provided by the Government of Timor-Leste

The government will provide the following:

- a. Counterpart staff according to availability for assistant with surveys and progress monitoring
- b. Assistance and advice on the processing of visas and work permits for consultant staff as requested.

4. Facilities Provided by the Consultant

The Consultant will provide the following:

- a. Office accommodation near project location and all furnishings and office equipment.
- b. All survey equipment as required.
- c. Computing, drafting, and mapping equipment and software
- d. Local Transportation
- e. Travel costs to and from Timor-Leste

VII. DESIGN COST, PAYMENT AND RETENTION

1. 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.
2. 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.
3. The payment of this design activities will be scheduled as follows:
 - a. The first payment equivalent to 15% of the contract price will be paid to the design consultant after the inception report was discussed and approved by the owner.
 - b. The second payment equivalent to 15% of the contract price will be paid to the design consultant after the preliminary design is discussed and approved by the owner.



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- c. The third payment equivalent to 20% of the contract price will be paid to the design consultant after the Development design is discussed and approved by the owner.
- d. The fourth payment equivalent to 50% of the contract price will be paid to the design consultant after the Final report has been reviewed, approved and submitted to the owner.
- e. 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 until the finalization of the procurement process.

VIII. WORK PROGRAM

The Design Consultant should arrange work program that at minimum should cover the following:

- a. Work schedule in detail
- b. Manning schedule
- c. Allocation of experts and their discipline and expertise. The curriculum vitae and a letter of availability to work of the proposed experts should be attached.
- d. Concept of design work method.

The work program should be approved by the owner after presentation by the design consultant and input provided from the owner.



AGÊNCIA DE DESENVOLVIMENTO NACIONAL, I.P.

COST ESTIMATE

Consultancy Services for Detailed Engineering Design (DED) of The New Construction Migration Services Office Building, Detention Center and Barrack at Tunubibi, Bobonaro Municipality

No	Description	Unit	Qty	Duration	Unit Price	Amount (Us)
A	International Key Experts					
1	Architect/Team Leader	Month	1	5	\$ 14,825.00	\$ 74,125.00
2	Structural Engineer (Structure Specialist)	Month	1	4	\$ 8,850.00	\$ 35,400.00
3	Geotechnical Engineer /Foundation Specialist	Month	1	4	\$ 7,425.00	\$ 29,700.00
4	Information Technology Engineer (IT)	Month	1	2	\$ 7,425.00	\$ 14,850.00
5	Mechanical, Electrical Engineer & Plumbing	Month	1	2	\$ 7,425.00	\$ 14,850.00
			5	17	Sub-Total	\$ 168,925.00
B	National Key Experts					
1	Structural Engineer	Month	1	5	\$ 3,325.00	\$ 16,625.00
2	Architect	Month	1	4	\$ 3,325.00	\$ 13,300.00
3	Quantity and Cost Engineer	Month	1	4	\$ 3,325.00	\$ 13,300.00
4	Water Supply and Sanitation Engineer	Month	1	4	\$ 3,325.00	\$ 13,300.00
5	Mechanical, Electrical Engineer & Plumbing	Month	1	2	\$ 3,325.00	\$ 6,650.00
6	Environmental Specialist	Month	1	2	\$ 3,325.00	\$ 6,650.00
7	Geodetic Engineer	Month	1	2	\$ 3,325.00	\$ 6,650.00
8	Information Technology Engineer	Month	1	3	\$ 3,325.00	\$ 9,975.00
			8	26	Sub-Total	\$ 86,450.00
C	Supporting Personnel					
1	Office Manager	Month	1	5	\$ 750.00	\$ 3,750.00
2	Office Boy	Month	1	5	\$ 300.00	\$ 1,500.00
3	Driver	Month	1	5	\$ 300.00	\$ 1,500.00
			3	15	Sub Total	\$ 6,750.00
D	Reimbursables					
1	International Transportation	R. Trip	2	5	\$ 1,500.00	\$ 15,000.00
2	Local Transportation (Vehicle Rent & Fuel)	Month	1	5	\$ 1,600.00	\$ 8,000.00
3	Communication Cost	Month	13	5	\$ 50.00	\$ 3,250.00
					Sub Total	\$ 26,250.00
E	Site Investigations					
1	Topographical Survey	Ls		1	\$ 15,000.00	\$ 15,000.00
2	Soil Investigation (Bore Drilling)	Ls		1	\$ 20,000.00	\$ 20,000.00
3	Material Testing	Ls		1	\$ 3,500.00	\$ 3,500.00
4	Miniature	Ls	1		\$ 7,500.00	\$ 7,500.00
					Sub Total	\$ 46,000.00
F	Reporting					
1	Inception Report (6 bundles)	Ls			\$ 1,500.00	\$ 1,500.00
2	Monthly Process Report (6 bundles)	Ls			\$ 1,500.00	\$ 1,500.00
3	Draft Final Report (6 bundles)	Ls			\$ 1,500.00	\$ 1,500.00
4	Final Report (6 bundles)	Ls			\$ 1,500.00	\$ 1,500.00
					Sub-Total	\$ 6,000.00



AGÊNCIA DE DESENVOLVIMENTO NACIONAL - IP

COST ESTIMATE

Consultancy Services for Detailed Engineering Design (DED) of The New Construction Migration Services Office Building, Detention Center and Barrack at Tunubibi, Bobonaro Municipality

G	Facilities					
1	Office Establishment	Month		5	\$ 2,000.00	\$ 10,000.00
2	Office Equipment & Furniture	Ls			\$ 10,000.00	\$ 10,000.00
3	Office Operations (Office Supplies, Software, Toner, etc)	Month		5	\$ 350.00	\$ 1,750.00
			Sub Total		\$ 21,750.00	
			Grand Total		\$ 362,125.00	

Verified by :

Antonia de F. Morais Soares
Engineer - ADN,IP

Verified by :

Melenia da C. Barros
National Adviser- ADN,IP

Checked by :

Johannes Hornay
Chefe Dep - EPMETIC-UAP ADN, I.P

Certified by :

11/25

Jose Fernando Liu Soares
Coordenador UAP- ADN,IP



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

NOTA DE DESPAICHO

1. ORIGEM DO DOCUMENTO

N Ref: 151/DNA-DGAF/MI/III/2025

Data do Documento : 05 / 03 / 2025

Proveniência do Documento

Ministeriu Interior

2. DETALHES DO DOCUMENTO

Data Entrada do Documento: 06/ 03 /2025

Enviado ao:

1. Sr/ Mauricio Borges

2. Sr/a _____

3. Sr/a _____

4. Assessores Nacionais / Internacionais

Assunto:

Hato'o Justifikasi Tekniko no Legal

3. INSTRUÇÃO DO DIRETOR DO SGP

Data do Despacho: 6 / 3 /2025

Para Sr/a

1. Sr/a Mauricio Borges

2. Sr/a Nasani Borges

3. Sr/a _____

Despacho:

Hare Amanu ihe nee

Assinatura :


Mauricio Borges



MINISTÉRIO DO INTERIOR
DIREÇÃO-GERAL DE ADMINISTRAÇÃO E FINANÇAS
DIREÇÃO NACIONAL DE APROVISIONAMENTO



Data/ Date:
OS fulan Marco tinan 2025

Nú, Oficio: 1S1/DNA-DGAF/MI/III/2025

Para/ To :
Ex^{mo.} Diréktor Secretariado dos Grandes Projectos (SGP)
Sr. Mauricio Borges

Assunto : Hato'o Justifikasi Tekniko no Legal

Consultancy Services for Detailed Engineering Design (DED) Serviço Migração iha Bobonaro, Covalima & Oe-Cusse RAEOA.

Ho Respeito,

Baseia ba assunto iha leten, Diretor DNA-MI hakarak relata ba Ex^{mo.} Diréktor SGP kona ba Justifikasi Tekniko no Legal ba Projetos **Consultancy Services for Detailed Engineering Design (DED)** for The New Construction for Serviço Migração, Office Building Regional at RAEOA, Covalima & Office Building, Detention Center Barrack at Tunubibi Bobonro Municipality.

Consultancy Services for Detailed Engineering Design (DED) of Migration Services in Covalima, RAEOA & Bobonaro Municipality hamutuk 3. Detailed Engineering Design (DED) ba projetos tolù (3) ne'e hetan ona verifikasi Final husi ADN ho totalorsamentu \$ 1086,375.00 Dollar Americano.

I. Informasaun Jerál

DED ba Novo Projetos ba Servisu Migrasaun iha Covalima, Oe-Cusse RAEOA no Bobonro iha papél estratéjiku atu halo expansaun ba atendimento Servisu Migrasaun RDTL nian, DED ba Novo Konstrusaun Servisu Migrasaun sira importante tanba envolve objetivu prinsipál balun hodi adere ba ASEAN.

Primeiru, DED ba Nova konstrusaun postu fronteira sira-nian ho objetivu atu hasa'e supervizaun no kontrolu ba movimentu ema no sasán sira iha área fronteira sira, ho infraestrutura ne'ebé adekuadu, governu bele optimiza monitorizaun ba ameasa seguransa potensiál sira no krime sira ne'ebé akontese ihafronteira, hanesan kontra bandu sasán ilegal sira, droga no ema.

Segundu, DED ba Novo Projetos ba Servisu Migrasaun iha Covalima, Oe-Cusse RAEOA no Bobonro sira mós ho objetivu atu hadi'a servisu no facilidade sira ba utilizadór servisu Migrasaun sira, inklui emprezáriu sira, turista sira no komunidade lokál sira. Ho infraestrutura modernu no konfortavel, hein katak sei bele hasa'e efisiénsia no seguransa iha prosesu tama no sai iha fronteira, no mós hametin relasaun bilateral entre nasaun vizińu sira.

A. Justifikasi Teknika :

- DED ba Novo Konstrusaun Construction Servisu Migrasaun iha Covalima, Oecusse, Bobonaro hamutk Municipality tolu (3);

1. Titulo Projetu	: Consultancy Services for Detailed Engineering Design (DED) at Covalima Municipality
Kategoria	: Projetu Foun
Tinan	: 2024
Total osan Verifikadu BoQ	: \$ 362,125.00 Dollar (Resultadu Verifikasi ADN)

2. Titulo Projetu	: Consultancy Services for Detailed Engineering Design (DED) at Oe-Cusse RAEOA
Kategoria	: Projetu Foun
Tinan	: 2024
Total osan Verifikadu BoQ	: \$ 362,125.00 Dollar (Resultadu Verifikasi ADN)

3. Titulo Projetu	: Consultancy Services for Detailed Engineering Design (DED) at Bobonaro
Kategoria	: Projetu Foun
Tinan	: 2024
Total osan Verifikadu BoQ	: \$ 362,125.00 Dollar (Resultadu Verifikasi ADN)

- Resumo Orsamentu Resultadu Verifikasi ADN ba Kada Postu UPF iha LinhaFroenteiras maka hanesan tui mai :

1. Consultancy Services for Detailed Engineering Design (DED) at Tunubibi, Covalima & Oe-Cusse RAEOA

- Consultancy Services for Detailed Engineering Design (DED) of New Construction for The Nacional Authority Municipal/ Regional Office Building of Migration Services at Debos Covalima Municipality **\$ 362,125.00 Dollar**
- Consultancy Services for Detailed Engineering Design (DED) of New Construction Office Building of Migration Services Regional Oebau Oxfam at RAEOA Oe-Cusse **\$ 362,125.00 Dollar**
- Consultancy Services for Detailed Engineering Design (DED) of New Construction Migration Services Building, Detection Center and Barrack at Tunubibi, Bobonaro Municipality **\$ 362,125.00 Dollar**

B. Justifikasi saun Legal :

- Konformidade legal ba Consultancy Services for Detailed Engineering Design (DED)
 - 1) Prosesu lisensiamentu no aprovisaun hotu-hotu hala'o ona tuir provizaun legál aplikavel sira hanesan Deseñu no Estimasaun Presu hetan ona verifikasi saun Final husi ADN
 - 2) Konformidade legal ba Consultancy Services for Detailed Engineering Design (DED) baseia ba Decretu-Lei No.22 tinan 2022 de 11 de Maio 2022 kona ba Rezime Juridico do Aprovisionamentu, dos Contratos Publicos a das Respetivas infraçõens.
- a) **Solisitasaun kotasaun sir a Artigo 35º**
Solisitasaun kotasaun sira nu'udar prosedimentu ida husi aprovisionamentu konkorrensiäl husi ámbitu restitu katak sei dezenvolve liu hosi haruka konvite ba pelumenus ema na'in tolu, singular ka koletiva, ka agrupamentu, ba apresentasaun proposta.
- Razaun utilizasaun prosedementu aprovisionamentu ba **Solisitasaun kotasaun**
Hanesan mensiona iha Artigu 35º kona ba Solisitasaun kotasaun Ministeriu Interior propoin atu uza Solisitasaun kotasaun nu'udar prosedementu aprovisionamentu ba projeto Infraestrutura iha Consultancy for Detailed Engineering Design (DED) ho nia razaun prinsipál mak hanesan tuirmai ne'e :
 - (1) Uza Solisitasaun kotasaun sei permite atu hetan proposta oioin husi Konsultor sira ne'ebé konsidera DED ho nia nesesiadade úniku sira.
 - (2) Solisitasaun kotasaun permite atu hili Konsultor ne'ebé iha vizaun no solusaun ne'ebé di'ak liu atu responde ba nesesiadade agencia ho loloos.

II. Recomendasaun ba CAFI

Ministerio Interior propoin ba CAFI hodi konsidera no aprova ba proposta:

- 1) Autorizasaun despeza ba Consultancy Services for Detailed Engineering Design (DED) at Tunubibi, Covalima & Oe-Cusse RAEAOA ho kuantidáde 3 TOR DED tolu (3) hetan ona verifikasi saun Final husi ADN.
- 2) Utilizasaun ba prosedimentu aprovisionamentu halao iha CNA ho modalidade **Solisitasaun Kotasaun** baseia ba artigu 35º tuir Decretu-Lei No.22 tinan 2022 de 11 de Maio 2022 kona ba Rezime Juridico do Aprovisionamentu, dos Contratos Publicos a das Respetivas infraçõens.

Mak ne'e deit ami nia justifikasi saun têcnico no legal nebe ami relata ba exmo.Director SGP e lahaluhan hato'o Melhores Comprimentos.

