



Díli, 3 de Setembro de 2026

Publicação de Ata de Conferência Prévia

Exmos. Candidatos,

Tornamos, por este meio, pública a ata de conferência prévia referente ao processo de aprovisionamento para o projeto **de Construção de novas residências para profissionais de saúde do Hospital de Referência de Maliana, no município de Bobonaro (RT/156/MOH-2026)** que teve lugar nas instalações da Comissão Nacional de Aprovisionamento no dia 24 de Agosto de 2026 às 10 horas.

Publication of Minutes of Pre-Bid Meeting

Dear Bidders,

We hereby publish the minutes of Pre-Bid Meeting regarding the procurement process for **New Construction for Health Professional Residence Hospital Referral at Maliana, Bobonaro Municipality (RT/156/MOH-2026)** which was held at National Procurement Commission's premises on the 24 August 2026 at 10:00 local time.



Hermingardo Albano Soares

Diretor-Executivo da Comissão Nacional de Aprovisionamento (CNA)

MINUTES N. 1

1. **New Construction Wall for Severe area Hospital Referral Maliana, Bobonaro Municipality (RT/152/MOH-2026)**
2. **New Construction of Biomedical Building at Hospital Referral Maliana, Bobonaro Municipality (RT/153/MOH-2026)**
3. **New Construction of Blood Banks, Bobonaro Municipality (RT/154/MOH-2026)**
4. **New Construction for Municipality Health Services Administration Office, Security Post and Wall Construction at Maliana, Bobonaro, Municipality (RT/155/MOH-2026)**
5. **New Construction for Health Professional Residence Hospital Referral at Maliana, Bobonaro Municipality (RT/156/MOH-2026)**

PRE-BID MEETING

1. The Pre-Bid meeting was held at 10:00 hours local time on 24 August 2026 at **Municipality Administration Meeting Room** at Bobonaro, Timor-Leste. This meeting was attended by representatives from the National Procurement Commission (NPC), Project Owner- Ministry of Health (MOH) and prospective bidder.
 - a. Project identification: RT/152/MOH-2026, RT/153/MOH-2026, RT/154/MOH-2026, RT/155/MOH-2026, RT/156/MOH-2026
 - b. Project owner: **Ministry of Health (MOH)**
 - c. Name of the projects:
 1. New Construction Wall for Severe area Hospital Referral Maliana, Bobonaro Municipality
 2. New Construction of Biomedical Building at Hospital Referral Maliana, Bobonaro Municipality
 3. New Construction of Blood Banks, Bobonaro Municipality
 4. New Construction for Municipality Health Services Administration Office, Security Post and Wall Construction at Maliana, Bobonaro, Municipality
 5. New Construction for Health Professional Residence Hospital Referral at Maliana, Bobonaro Municipality
2. The meeting was followed by a brief presentation on the Restricted Tender Document by Mrs. Leila Cepeda, Junior Procurement Officer of NPC. The presentation slides are enclosed in Annex-1.
4. The questions-and-answers session of the pre-bid meeting took place immediately after the presentation. The questions-and-answer are enclosed in Annex-2 (Clarification No.1).
3. The pre-bid meeting was concluded at 12:00 hours. Mrs. Leila Cepeda thanked all the participating bidders for their active participation in the pre-bid meeting.

Dili, 3 September 2026

By the jury.

No	Name	Position
1.	Ms. Leila Cepeda	Effective Member
2.	Ms. Odelia Hau	Effective Member

Annexes:

1. Slide Presentation;
2. Clarification No.1.



REPÚBLICA DEMOCRÁTICA DE TIMOR LESTE
MINISTÉRIO DO PLANEAMENTO E INVESTIMENTO ESTRATÉGICO
IX GOVERNO CONSTITUCIONAL
Comissão Nacional de Aprovisionamento

PRE-BID MEETING

24 AUGUST 2026, 10:00AM TIMOR-LESTE TIME



- i. NEW CONSTRUCTION WALL FOR SEVERE AREA HOSPITAL REFERRAL MALIANA, BOBONARO MUNICIPALITY (RT/152/MOH-2026)
- ii. NEW CONSTRUCTION OF BIOMEDICAL BUILDING AT HOSPITAL REFERRAL MALIANA, BOBONARO MUNICIPALITY (RT/153/MOH-2026)
- iii. NEW CONSTRUCTION OF BLOOD BANKS, BOBONARO MUNICIPALITY (RT/154/MOH-2026)
- iv. NEW CONSTRUCTION FOR MUNICIPALITY HEALTH SERVICES ADMINISTRATION OFFICE, SECURITY POST AND WALL CONSTRUCTION AT MALIANA, BOBONARO, MUNICIPALITY (RT/155/MOH-2026)
- v. NEW CONSTRUCTION FOR HEALTH PROFESSIONAL RESIDENCE HOSPITAL REFERRAL AT MALIANA, BOBONARO MUNICIPALITY (RT/156/MOH-2026)

Important Points

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ELIGIBILITY OF BIDDERS

- ONLY Bidders/Contractor those Domiciled in Bobonaro
- **Employer:** Ministry of Health on behalf of the Government of the Democratic Republic of Timor-Leste
- **The maximum budgets are:**

Projects name	Budget	inclusive of all applicable taxes, expenses, and profit
New Construction Wall for Severe area Hospital Referral Maliana, Bobonaro Municipality” (RT/152/MOH-2026)	US\$ 97,080.02	
New Construction of Biomedical Building at Hospital Referral Maliana, Bobonaro Municipality (RT/153/MOH-2026)	US\$ 97,073.38	
New Construction of Blood Banks, Bobonaro Municipality (RT/154/MOH-2026)	US\$ 229,414.00	

Note: The Employer may disqualify evaluated price bids exceeding maximum budget (Article 71(2)(h) of DL 1/2025)

Important Points

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Con...

- The maximum budgets are:

Projects name	Budget	inclusive of all applicable taxes, expenses, and profit
New Construction for Municipality Health Services Administration Office, Security Post and Wall Construction at Maliana, Bobonaro, Municipality (RT/155/MOH-2026)	US\$ 335,041.06	
New Construction for Health Professional Residence Hospital Referral at Maliana, Bobonaro Municipality (RT/156/MOH-2026)	US\$ 123,006.30	

Note: The Employer may disqualify evaluated price bids exceeding maximum budget (Article 71(2)(h) of DL 1/2025)

- Bidding Procedure: Single-Stage, One Envelope

Important Points

IMPORTANT DATES

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Activities	Date
Site Visit (Mandatory)	24 August 2026 For the site-visit information, the bidder may contact NPC through email: lc@cna.gov.tl and om@cna.gov.tl Copy to: as@cna.gov.tl ; ns@cna.gov.tl ; at at@cna.gov.tl and dm@cna.gov.tl
Clarification Deadline	3 September 2026
Bid Submission	14 September 2026, 10.00 TL Time - 10:00am hour's local time (RT/152/MOH-2026); - 10:30am hour's local time (RT/153/MOH-2026); - 11:00am hour's local time (RT/154/MOH-2026); - 14:00pm hour's local time (RT/155/MOH-2026); - 14:30pm hour's local time (RT/156/MOH-2026);
Bid Opening	Municipality Administration Meeting Room

Important Points

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BID SUBMISSION REQUIREMENTS

- The number of copies is as follows: **(ITB –BDS 20.1)**
Bid: one (1) original, one (1) copy and one (1) soft copy (USB)
- Language of the Bid: The Letter of Bid MUST submitted in Portuguese/Tetum (accompany with English)
- The bid validity period shall be: **180 calendar days. (ITB-BDS 18.1)**
- **Bid –Securing Declaration** is **required. (ITB-BDS 19.1)**

Important Points

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The Bid shall comprise the following (ITB 11.1) :

- a) Letter of Bid; (must be in Portuguese/Tetum, Accompany by English)
- b) Bid-Securing Declaration, in accordance with ITB 19;
- c) Technical Proposal (PER, EQU & TP Forms) in accordance with ITB 16;
- d) Documentary evidence in accordance with ITB 17, establishing the Invited Firm's qualifications to perform the contract;
- e) Written confirmation authorizing the signatory of the Quotation to commit the Invited Firm, in accordance with ITB 20.2;
- f) Bidders Qualification (ELI, CON, FIN, EXP forms) and supporting technical documentation
- g) Completed Price Schedule (Bill of Quantities or Activity Schedules (as applicable)), in accordance with ITB 12 and ITB 14;

Important Points

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The Bid shall comprise the following (ITB 11.1) Cont...:

- h)** A note justifying the Quotation price if it is below 70% of the Maximum Budget.
For other cases where the Quotation is deemed abnormally low during evaluation under ITB 36, the Employer may request a justification if one has not been provided. Failure to provide a satisfactory justification may result in Quotation exclusion, in accordance with ITB 36 and Article 72(1) of the Decree-Law No.1/2025.
- i)** Form NEB-1: National Economic Benefit Information Sheet, as stipulated in Section 4: Quotation Forms.
- j)** Form NEB-2: Local Development Statement, as stipulated in Section 4: Quotation Forms.
- k)** Any other document required in the DS.

Note: ITB 11.1(i) and ITB 11.1(j) will be assessed independently of the price evaluation. These documents are mandatory and will be reviewed as part of the overall evaluation in accordance with Section 3: Evaluation and Qualification Criteria, particularly for the application of domestic preference and verification of commitments under Article 86 of Decree-Law No. 1/2025. Failure to submit these documents or to comply with declared commitments may result in the Quotation being rejected.

Important Points

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EVALUATION PROSCCESS

- **Step 1: Substantial Responsiveness:**

- A. Preliminary Examination*

- B. Review of Technical Proposal (Qualifying Criterias)*

- **Step 2: Price Evaluation and Comparison**

- **Step 3: Application of Nacional Economic Benefit (NEB) Adjustments**

Determination of Award:

The Bidder with the lowest Adjusted Evaluated Price that meets all the requirements shall be ranked first and considered the Most Advantageous Bid, and shall be recommended for award, subject to negotiations, post-qualification, compliance with legal and contractual requirements, and relevant public interest considerations.

Important Points

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- The Employer reserves the right to award one (1) or more contracts based on the results of the evaluation and qualification criteria. However, under no circumstances shall the Employer award more than two (2) contracts to the same Contractor. ITB, BDS (42.1)

Important Points

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IMPORTANT POINTS

- The prices quoted by the Bidder: **shall be fixed (no price adjustment will apply)**; i.e. not subject to price adjustment due to rise or fall in the cost of labor, goods and other inputs to the Works. **(ITB-BDS 14.5)**
- All duties, taxes, and other levies payable by the Contractor under the Contract, shall be included in the rates and prices and the total Bid Price submitted by the Bidder. **(ITB-BDS 14.7)**

Information on the tax obligations in the Employer's Country can be found at <http://www.mof.gov.tl/>

- The unit rates and the prices shall be quoted by the Bidder entirely in: **United States Dollars.**
- Payments shall be made in: **United States Dollars (US\$). (BD-ITB 15.1)**

Important Points

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IMPORTANT POINTS

- Time of Completion :
- ❖ RT/152/MOH-2026 and RT/153/MOH-2026 are **4 months from Notice to Proceed**
- ❖ RT/154/MOH-2026, RT/155/MOH-2026 and RT/156/MOH-2026 are **6 months from Notice to Proceed**
- Defect Notification Period: **90 days**
- **Payments:**
- For micro, small, and medium-sized enterprises, classified as such under the legislation in force, the **Performance Security** will be provided in the form of an unconditional bank guarantee equal to **5% of the Accepted Contract Amount**, except in the following cases:. (GCC-PCC 59.1)
 - ✓ **15%** if the contract is awarded based on a tender containing an **abnormally low price**, as defined in Article 105 of the Decree-Law No.1/2025;
 - ✓ **20%** if the total value of contracts currently being performed by the successful tenderer at the time of the award exceeds 70% of the turnover achieved by the undertaking in the previous year;
 - ✓ **10%** in all other cases not covered above.
- **The Performance Security** shall be submitted no later than 7 days prior to contract signing, and shall remain valid until at least 30 days after the end of the Contract or completion of the contractual obligations, whichever occurs later.

Important Points

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IMPORTANT POINTS

- **Retention Money with a bank guarantee. (GCC – PCC 55.1)**
 - The Quality Guarantee preferably takes the form of retention (price withholding). Alternatively, it may be provided as a bank guarantee (which must be autonomous, irrevocable and upon first request) or a cash deposit.
 - When retention is used as the form of the Quality Guarantee, an amount equal to 10% of each interim payment shall be withheld progressively, until the total retention reaches 10% of the Contract Price.
- **Liquidated Damages (GCC – PCC 56.1)**
 - ✓ The liquidated damages for the whole of the Works are 0.05% of the final Contract Price per day.
 - ✓ The maximum amount of liquidated damages for the whole of the Works is 10% of the Contract Price

Important Points

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IMPORTANT POINTS

- **The Advance Payments shall be: (GCC – PCC 58.1)**

Fifteen Percentages (15%) of the Accepted Contract Amount.

“The Contractor shall obtain (at the Contractor’s cost) an Advance Payment Guarantee in amounts and currencies equal to the advance payment, and shall submit it to the Employer with a copy to the Engineer. If the bank issuing Advance Payment Guarantee is located outside Timor-Leste, it shall be counter-guaranteed by a bank in Timor-Leste.”

The guarantee is effective 30 days beyond the duration of the contract.

The contractor loses the right to return the deposit when:

- a) Does not fully comply with the contractual provisions for reasons attributable to it;
- b) There is an early termination of the contract for reasons attributable to it;
- c) Do not renew the deposit until 30 days before the end of the respective term.

Important Points

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IMPORTANT POINTS

- **Repayment of the Advance Payments shall be:** advance payment shall be repaid through percentage deductions from payments otherwise due to the Contractor. Deductions shall commence in the next Payment Certificate following that in which the total of all payments certified to the Contractor has reached thirty percent (30%) of the Contract Price less Provisional Sums and , and shall be made at the rate of thirty percent (30%) of the amount of all Payment Certificates in the types and proportionate amounts of currencies of the Advance Payment until such time as the Advance Payment has been repaid; always provided that the Advance Payment shall be completely repaid prior to the time when 80 % of the Contract Price has been certified for payment.
(GCC – PCC 58.3)

THANK YOU!

COMISSÃO NACIONAL DE APROVISIONAMENTO



MINISTÉRIO DO PLANEAMENTO
E INVESTIMENTO ESTRATÉGICO
IX GOVERNO CONSTITUCIONAL



Comissão Nacional de Aprovisionamento

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KLARIFIKASAUN NU. 1

Data: 3 Setembru 2026

Klarifikasaun Nu.1 ne'e fô sai tuir ITB 7.1 husi Seksaun 1 (Instrusaun ba Konkorente sira) husi Dokumentu Konkursu nian.

Nu.	Pergunta(s)	Resposta(s)
1.	Bele esplika fila fali lai konaba Bank statement ne'e, karik kompañia nia osan la to'o <i>budget</i> ou montante refere, ne'e tenki uza <i>support letter</i> husi banku ka oinsa?	Bazeia ba <i>Seksaun 3. Evaluasaun no Kriteria Kualifikasaun</i> iha parte <i>Financial Resources</i> singnifika kompañia tenki iha osan US\$24,000.00 iha banku/ print out Bank Statement durante fulan 3 ba kotuk ou karta (<i>Support Letter</i>) husi Banku.
2.	<i>Support Letter</i> husi banku ne'e katak sa? Atu ajuda kompañia nia finansial atu tuir tender wainhira kompañia nia osan la to'o ka oinsa?	Sim, <i>Support Letter</i> husi banku atu ajuda kompañia ne'ebé nia osan la sufisiente tuir kriteria ne'ebé iha.
3.	Karik ami atu foti ida RT/152/MOH-2026 \$24,000.00 ne'e mak banku fo garansi ka print out ne'e?	Favor refere ba resposta No.1
4.	Ami observa katak iha diferensia entre <i>Bidding Requirements</i> no <i>Custo Overhead</i> . Iha <i>Bidding Requirements</i> , hatudu katak tenke iha <i>Key Personnel</i> nain 4, mak: • <i>Project Manager</i> • <i>Site Engineer</i> • <i>Electrical Engineer</i> • <i>Mechanical & Plumbing / MEP Engineer</i> Maibé, iha parte <i>Custo Overhead</i> ba projetu sira: • <i>New Construction of Biomedical Municipality</i> • <i>New Construction for Wall Secure Area</i> • <i>New Construction of Blood Banks, Bobonaro Municipality</i> ami haree katak iha <i>Site Engineer</i> deit mak inklui iha <i>Custo Overhead</i> , no laiha item espesífiku ba <i>Project Manager, Electrical Engineer</i> no <i>MEP Engineer</i> .	Kustu estimativa ba kada projetu inklui ona Kustu Overhead ba Key Personnel nain 4: • <i>Project Manager</i> • <i>Site Engineer</i> • <i>Electrical Engineer</i> • <i>Mechanical & Plumbing / MEP Engineer</i>



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Nu.	Pergunta(s)	Resposta(s)
	Tanba diferença ida-ne'e bele afeta diretamente ba preparasaun proposta técnica no proposta financeira, ami husu respeitosamente ba equipa CNA atu favor fô orientasaun no klarifikasaun ofisiál kona-ba: Ami, hanesan kompañia/ bidder, tenke tuir rekeztus iha <i>Bidding Requirements</i> ne'ebé husu <i>Key Personnel</i> nain 4, ka tenke tuir <i>Custo Overhead</i> ne'ebé hatudu deit <i>Site Engineer</i>? Ami husu mos klarifikasaun kona-ba se Project Manager, Electrical Engineer no MEP Engineer tenke inklui iha kalkulasaun custo, maski sira la hatudu iha <i>Custo Overhead</i>.	
5.	Atu halo <i>Bank Guarantee/ Performance Security</i> ne'e presija loron hira?	<i>Bank Guarantee/ Performance Security</i> sei prosesa iha Banku no durasaun ne'e depende ba ne'ebé konkorente uza. Bazeia ba lei no <i>Bidding Document</i> , <i>Bank Guarantee/ Performance Security</i> tenki submete loron hitu (7) antes asina kontratu.
6.	Ami nia kompañia kaer ona projetu ho montante \$100,000.00 ba dala ha'at ba leten maibe la'os ho montante \$300,000.00 ba leten ne'e ami bele kompete ou lae?	Bazeia ba <i>Seksaun 3. Evaluasaun no Kriteria Kualifikasaun, Contracts of Similar Size and Nature</i>, kompañia tenki iha esperiensa ba kada projetu ida ho montante \$200,000 ne'ebé mensiona ona iha kriteria. Karik konkorente sira laiha/ kaer projetu ho montante ne'ebé defini ona, bele buka atu halo <i>Joint Venture</i> ho Kompañia ne'ebé maka iha esperiensa hanesan ou ass-liu montante ne'ebé temi ona iha dokumentus RT nian.
7.	Ami iha experience ba similar contract ho montante \$250,000.00 bele submete ba similar contract ga lae?	Sim bele. Tamba Projeitu lima (5) ne'ebé loke ba Munisipiu Bobonaro nian kriteria experience ba similar contract ass-liu maka \$200,000.00 Favor haree montante ba <i>experience similar contract</i> kada projetu ida-idak nian ne'ebé mensiona ona iha <i>Seksaun 3</i> dokumentus RT nian.



Hermingardo Albano Soares

Diretór Ezekutivu, Komisaun Nasional Aprovizionamentu(CNA)