



Díli, 17 de Agosto 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 Novo Armazém em Bebora, Município de Díli (RT/160/MOH-2026)**, que teve lugar nas instalações da Comissão Nacional de Aprovisionamento no dia 13 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 of Armazem Bebora, Dili Municipality (RT/160/MOH-2026)** which was held at National Procurement Commission's premises on the 13 August 2026 at 10:00 local time.



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

MINUTES N. 1

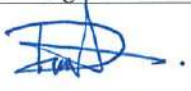
NEW CONSTRUCTION OF ARMAZEM BEBORA, DILI MUNICIPALITY (RT/160/MOH-2026)

PRE-BID MEETING

1. The Pre-Bid meeting was held at 10:00 hours local time on 13 August 2026 at the Conference Room of the National Procurement Commission (NPC) at Avenida de Balide, Dili 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/160/MOH-2026**
 - b. Project owner: **Ministry of Health (MOH)**
 - c. Name of the project: **New Construction of Armazem Bebora, Dili Municipality**
2. The meeting was followed by a brief presentation on the Restricted Tender Document by Ms. Deliana Monteiro, 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 10:30 hours. Ms. Deliana Monteiro thanked all the participating bidders for their active participation in the pre-bid meeting.

Dili, 13 August 2026

By the jury.

No	Name	Position	Signature
1.	Ms. Deliana Monteiro	Effective Member	
2.	Ms. Rossoneria G. V. Alves	Alternate member	

Annexes:

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

ATA Nº1

CONSTRUÇÃO DE NOVO ARMAZÉM EM BEBORA, MUNICÍPIO DE DÍLI
(RT/160/MOH-2026)

CONFERÊNCIA PRÉVIA

1. Aos 13 dias do mês de Agosto de 2026, pelas 10 horas, na sala de reunião da Comissão Nacional de Aprovisionamento sita em Avenida de Balide, Díli, Timor-Leste, o júri reuniu com a Entidade Ajudicante - Ministério da Saúde (MS) - e os respetivos concorrentes para proceder à conferência prévia.

a – Identificação do procedimento: **RT/160/MOH-2026**

b – Entidade adjudicante: **Ministério da Saúde (MdS)**

c– Objeto do procedimento: **Construção de Novo Armazém em Bebora, Município de Díli**
2. De seguida, foi ministrada uma breve apresentação referente ao Caderno de Encargos pela Sra. Deliana Monteiro, Oficial Júnior de Aprovisionamento da CNA. Do Anexo 1 constam os respetivos diapositivos (*slides*) da apresentação.
3. A sessão de perguntas e respostas teve lugar imediatamente após a supracitada apresentação cujo registo se encontra no Anexo 2 (Esclarecimento nº 1).
4. Por nada mais haver a tratar, a conferência prévia foi encerrada às 10h30m, pela Sra. Deliana Monteiro, que agradeceu a presença de todos os participantes na mesma.

Díli, 13 de Agosto de 2025

Pelo Júri,

Nº	Nome	Função	Assinatura
1.	Sra. Deliana Monteiro	Vogal Efetivo	
2.	Sra. Rossoneria G. V. Alves	Suplente	

Anexo:

1. Apresentação da Conferência Prévia;
2. Esclarecimento nº1.



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



PRE-BID MEETING

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

**NEW CONSTRUCTION OF COMMUNITY HEALTH CENTER AT BELOI, ATAURO
RT/147/MOH-2026**

**NEW CONSTRUCTION OF HEALTH POST AND PROFESSIONAL RESIDENCE AT PALLA
BIQUELI, MUNICIPIO ATAURO
RT/148/MOH-2026**

**NEW CONSTRUCTION OF ARMAZEM BEBORA, DILI
MUNICIPALITY
RT/160/MOH/2026**

Important Points

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ELIGIBILITY OF BIDDERS

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

Project Name	Budget (US\$)
New Construction of Community Health Center at Beloi, Atauro (RT/147/MOH-2026)	US\$ 362,110.42 (inclusive of all applicable taxes, expenses and profit)
New Construction of Health Post and Professional Residence at Palla Biqueli, Municipio Atauro (RT/148/MOH-2026)	US\$ 413,618.93 (inclusive of all applicable taxes, expenses and profit)
New Construction of Armazem Bebora, Dili Municipality (RT/160/MOH-2026)	US\$ 172,914.59 (inclusive of all applicable taxes, expenses and profit)

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

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IMPORTANT DATES

Activities	Projects	Date
Site Visit (Mandatory)	RT/147/MOH-2026 RT/148/MOH-2026	15 August 2026 For the site-visit information, the bidder may contact NPC through email: ad@cna.gov.tl Copy to: as@cna.gov.tl ; ns@cna.gov.tl ; mj@cna.gov.tl and bp@cna.gov.tl
	RT/160/MOH-2026	14 August 2026; Time: 15:00 local time For the site-visit information, the bidder may contact NPC through email: dm@cna.gov.tl Copy to: as@cna.gov.tl ; ns@cna.gov.tl ; at@cna.gov.tl and rv@cna.gov.tl
Clarification Deadline	RT/147/MOH-2026 RT/148/MOH-2026	7 days before the deadline bids submission
	RT/160/MOH-2026	28 August 2026
Bid Submission	RT/147/MOH-2026	3 September 2026, 10:00 TL Time
	RT/148/MOH-2026	3 September 2026, 11:00 TL Time
	RT/160/MOH-2026	4 September 2026, 10:00 TL Time
Bid Opening	RT/147/MOH-2026 RT/148/MOH-2026 RT/160/MOH-2026	National Procurement Commission (NPC), Rua de Balide Patrimonio de Estado, Dili, Timor-Leste

Important Points

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BID SUBMISSION REQUIREMENTS

- The number of copies is as follows: **(ITB –BDS 20.1)**
Bid: one (1) original, two (2) 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 Bid price if it is below 70% of the Maximum Budget.
For other cases where the bid 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 bid 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: Bidding Forms.
- j)** Form NEB-2: Local Development Statement, as stipulated in Section 4: Bidding Forms.
- k)** Any other document required in the BDS.

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 bid being rejected.

Important Points

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EVALUATION PROSCESS

- **Step 1: Substantial Responsiveness:**

- A. *Preliminary Examination:*** preliminary check that all mandatory procurement process requirements have been substantially met
 - B. *Review of Technical Proposal (Qualifying Criterias):*** assessment to ensure that all mandatory technical requirements are substantially met based on the pass/fail (Qualifying) criteria

- **Step 2: Price Evaluation and Comparison:** apply cost evaluation methodology to determine the lowest evaluation cost.

- **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/147/MOH-2026 - 7 months from Notice to Proceed**
 - **RT/148/MOH-2026 – 6 months from Notice to Proceed**
 - **RT/160/MOH-2026 – 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 9% 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 Aproveitamento

NEW CONSTRUCTION OF ARMAZEM BEBORA, DILI MUNICIPALITY
(RT/160/MOH-2026)

CLARIFICATION NO.1

Date: 17 August 2026

This **Clarification No.1** is issued in accordance with the ITB 7.1 of Section 1 (Instructions to Bidders) of the Bidding Documents.

No.	Questions	Responses
1.	When is the Site Visit for Bebora?	Site visit is MANDATORY. For the site-visit information as follow: Date: 14 August 2026 Time: 15:00 local time Place: Armazem Bebora For the site-visit information, the bidder may contact NPC through email: dm@cna.gov.tl Copy to: as@cna.gov.tl; ns@cna.gov.tl; at@cna.gov.tl and rv@cna.gov.tl All the costs of visiting the Site shall be at the Bidder's own expense. Please refereee to ITB-BDS 7.2
2.	Please explain detailed information regarding the Performance 20%?	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: • 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.
3.	Please explain detailed information regarding the step 3 of evaluation?	Application of National Economic Benefit Bidders shall submit Form NEB-1 and Form NEB-2 as part of the Bid. These forms are mandatory and will be assessed separately from the price evaluation. They are used to determine eligibility



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No.	Questions	Responses
		for a domestic preference benefit, which may be applied to the evaluated price in accordance with Article 86 of Decree-Law No. 1/2025. <u>Step 3: Application of National Economic Benefit (NEB)</u> <u>Adjustments:</u> apply NEB adjustment (if any) to determine the lowest adjusted evaluated price. The Bid with the lowest Adjusted Evaluated Price who meets all the above requirements shall be considered the Most Advantageous Bid and recommended for award, subject to relevant public interest considerations in accordance with ITB 39.4.



Hermingardo A. Soares
Executive Director of NPC



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Comissão Nacional de Aproveitamento

CONSTRUÇÃO DE NOVO ARMAZÉM EM BEBORA, MUNICÍPIO DE DÍLI
(RT/160/MOH-2026)

ESCLARECIMENTO Nº 1

Data: 17 de Agosto de 2026

O presente Esclarecimento nº1 é emitido em conformidade com a IAC 7.1 da Secção 1 (Instruções aos Concorrentes) do respetivo Caderno de Encargos.

Nº	Questões	Respostas
1.	Quando é a visita ao terreno em Bebora?	A visita ao terreno é de carácter obrigatório. As informações sobre a visita ao terreno são as seguintes: Data: 14 de Agosto de 2026 Hora: 15h00m, hora local de Timor-Leste Local: Armazém em Bebora Para informações sobre a visita ao terreno, o Concorrente poderá contactar a CNA através do seguinte email: dm@cna.gov.tl CC: as@cna.gov.tl; ns@cna.gov.tl; at@cna.gov.tl and rv@cna.gov.tl Todas as despesas decorrentes da visita ao terreno serão por conta do Concorrente. É favor consultar a IAC-FTP 7.2
2.	É possível explicarem com mais pormenor o que significa caução de 20%?	Para as micro, pequenas e médias empresas, classificadas como tal nos termos da legislação em vigor, a Caução de Execução será prestada sob a forma de garantia bancária incondicional equivalente a 5% do valor contratual aceite, exceto nos seguintes casos: • 15% no caso da adjudicação recair sobre proposta que contenha preço anormalmente baixo, tal como definido no artigo 105.º do Decreto-Lei n.º 1/2025; • 20% no caso da soma dos contratos em execução pelo adjudicatário, à data da adjudicação, representar mais de 70% do volume de negócios realizado pela empresa no ano anterior; • 10% nos restantes casos.
3.	É possível explicarem em pormenor a fase 3 da avaliação?	Aplicação de Majoração Económica Nacional Os concorrentes deverão apresentar os Formulários MEN-1 e MEN-2 como parte integrante da proposta. Estes



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Nº	Questões	Respostas
		formulários são obrigatórios e serão avaliados separadamente da avaliação financeira, sendo utilizados para determinar a elegibilidade para benefício de majoração nacional, podendo ser a mesma aplicada ao preço avaliado, em conformidade com o artigo 86.º do Decreto-Lei n.º 1/2025. Fase 3: Aplicação dos ajustes de Majoração Económica Nacional (MEN): aplicar o ajuste da MEN (caso aplicável) com vista a determinar o preço avaliado ajustado mais baixo. A proposta com o preço avaliado ajustado mais baixo que cumpra todos os requisitos supra será considerada a proposta mais vantajosa e consequentemente recomendada para adjudicação, sem prejuízo das considerações relevantes de interesse público, em conformidade com a IAC 39.4. do Caderno de Encargos.



Hermíngardo Albano Soares

Director Executivo, Comissão Nacional de Aprovisionamento (CNA)



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Comissão Nacional de Aprovisionamento

NEW CONSTRUCTION OF ARMAZEM BEBORA, DILI MUNICIPALITY
(RT/160/MOH-2026)

ADDENDUM NO. 1
Date: 17 August 2026

This **Addendum No.1** is issued to amend following items in the Bidding Document in accordance with ITB 8.1 of the Bidding Documents (Section I).

Item	Section/Clause/Page No. of Bidding Documents	As is the Original Bidding Documents	As amended in the Addendum No. 1
1.	Section 2: Bid Data Sheet ITB 20.1 Page. 42	One (1) original, two (2) copy, and one (1) soft copy (USB).	One (1) original, <u>one (1) copy</u> , and one (1) soft copy (USB).



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



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CONSTRUÇÃO DE NOVO ARMAZÉM EM BEBORA, MUNICÍPIO DE DÍLI
(RT/160/MOH-2026)

EMENDA Nº1

Data: 17 de Agosto de 2026

A presente **Emenda nº 1** é emitida para alterar os seguintes itens do Programa de Procedimento nos termos da Instrução aos Concorrentes 8.1 do referido documento – (Secção I).

Item	Secção/Cláusula/Nº de Pág. do Programa de Procedimento	Conforme o original do Programa de Procedimento	Conforme a Emenda nº 1
1.	Secção 2: Ficha Técnica da Proposta IAC 20.1 Página 42	um (1) original e duas (2) cópias e uma (1) cópia digital (USB).	um (1) original e um (1) cópia e uma (1) cópia digital (USB).



Hermingardo Albano Soares

Director Executivo, Comissão Nacional de Aprovisionamento (CNA)