



**NEW CONSTRUCTION OF EDTL OFFICE BUILDING IN MUNICIPALITY OF
ERMERA, TIMOR-LESTE**
**CONSTRUÇÃO DO NOVO EDIFÍCIO DA EDTL NO MUNICÍPIO DE ERMERA,
TIMOR-LESTE**

TENDER-ICB/011/EDTL.E.P.-2026

ADDENDUM N.º 1/EMENDA N.º 1
24 April 2026/ 24 de Abril de 2026

This Addendum No. 1 has been issued in accordance with **ITB 8** of the Bidding Document (BD)
A presente Emenda n.º 1 é emitida nos termos da **IAC 8** do respetivo Programa de Procedimento.

Clause of Bidding Document (BD)/Cláusula do Caderno de Encargos	As in the original of Bidding Document (BD) Conforme o original do Caderno de Encargos	Amended as in this Addendum-No. 1 Conforme alterado pela presente Emenda n.º 1
Section 4: Bidding Forms Vol. 2 BOQ Secção 4: Formulário de Concurso Vol. 2 Mapa de Quantidades	<i>IV. Masonry Work</i> <i>Contractor shall install foundation with 1:4 mortar mixed, provide & install concrete block, plaster and natural stone as per below required.</i> 1. <i>Contractor shall conduct topo survey to collecting interest data inside the project boundary limit, provide Civil 3D / CAD file (surface area, alignment and sectional profiles).</i> <i>Unit (m3)</i> <i>Quantity (169.13)</i> 2. <i>Topographic survey and establish one point of permanent BM (500x200x200 mm)</i> <i>Unit m3</i> <i>Quantity 110.47</i> 3. <i>Topographic survey data and report (cross & long sectional profiles and contour surface)</i> <i>Unit (m3)</i> <i>Quantity (40.05)</i>	<i>IV. Masonry Work</i> <i>Contractor shall install foundation with 1:4 mortar mixed, provide & install concrete block, plaster and natural stone as per below required.</i> 1. <i>Install stone masonry for foundation type-A, refer to dwg STR-01 & 61</i> <i>Unit (m3)</i> <i>Quantity (169.13)</i> 2. <i>Install stone masonry for foundation type-B</i> <i>Unit (m3)</i> <i>Quantity (110.47)</i> 3. <i>Install stone masonry for foundation type-C</i> <i>Unit (m3)</i> <i>Quantity (40.05)</i>



As in the original Bidding Document / Conforme o original do Caderno de Encargos

IV	Masonry Work					
	Contractor shall install foundation with 1:4 mortar mixed, provide & install concrete block, plaster and natural stone as per below required.					
1	Contractor shall conduct topo survey to collecting interest data inside the project boundary limit, provide Civil 3D / CAD file (surface)	m3	169.13	\$	-	\$ -
2	Topographic survey and establish one point of permanent BM (500x200x200 mm)	m3	110.47	\$	-	\$ -
3	Topographic survey data and report (cross & long sectional profiles and contour surface)	m3	40.05	\$	-	\$ -
4	Plaster exposed foundation surface with 1:4 mortar mixed	m3	102.00	\$	-	\$ -
5	Install stone masonry for ramp and stair, refer to dwg STR-62 & 63	m3	7.77	\$	-	\$ -
6	Casting 10 mm thickness of lean concrete, pour under foundation incld ramp & stair, quality grade 10 Mpa	m3	42.84	\$	-	\$ -
7	Concrete block masonry work, install with 1:4 mortar mixed	m3	971.08	\$	-	\$ -
8	Apply smooth plastering with 1:4 mortar mixed for wall	m3	1942.16	\$	-	\$ -
9	Install natural stone 100x200 (mm), apply varnish stone polyure coated the stone surface	m3	62.51	\$	-	\$ -
10	Install wood board 20x70 (mm), apply painting coated the stone surface, also include RHS frame as wall structures (see detail dwg A-17)	m3	10.58	\$	-	\$ -
					sub total	\$ -

Amended as in the Addendum No.1 / Conforme alterado pela presente Emenda nº 1

IV	Masonry Work					
	Contractor shall install foundation with 1:4 mortar mixed, provide & install concrete block, plaster and natural stone as per below required.					
1	Install stone masonry for foundation type-A, refer to dwg STR-62 & 63	m3	169.13	\$	-	\$ -
2	Install stone masonry for foundation type-B	m3	110.47	\$	-	\$ -
3	Install stone masonry for foundation type-C	m3	40.05	\$	-	\$ -
4	Plaster exposed foundation surface with 1:4 mortar mixed	m3	102.00	\$	-	\$ -
5	Install stone masonry for ramp and stair, refer to dwg STR-62 & 63	m3	7.77	\$	-	\$ -
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					sub total	\$ -

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



MINUTES OF PRE – BID MEETING

**NEW CONSTRUCTION OF EDTL OFFICE BUILDING IN MUNICIPALITY OF
ERMERA AND LIQUICA
TIMOR-LESTE
TENDER-ICB/011/EDTL.E.P.-2026
TENDER-ICB/012/EDTL.E.P.-2026**

15 April 2026, 15:00 HOURS

1. The Pre-Bid Meeting was held at **15:00 hours local time** on **15 April 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 – EDTL.E.P (MOP) and prospective bidders.
 - a. Project identification: **TENDER/011/EDTL.E.P-2026 and TENDER/012/EDTL.E.P-2026**
 - b. Project owner: **EDTL.E.P (MOP)**
 - c. Name of the project:
New Construction of EDLT Office Building in Ermera Municipality, Timor-Leste
New Construction of EDLT Office Building in Liquiça Municipality, Timor-Leste
2. The meeting was followed by a brief presentation on the Bidding Document by the Mr. Boaventura Pereira, National Procurement Officer. The presentation slides are enclosed in Appendix-1.
3. The questions-and-answers session of the pre-bid meeting took place immediately after the presentation. The questions-and-answer are enclosed in Appendix-2 (Clarification No. 1).
4. The pre-bid meeting was concluded at 16:00 hours. The Mr. Boaventura Pereira thanked all the participating bidders for their active participation in the pre-bid meeting.

Dili, 15 April 2026

By the jury.

No.	Name	Position	Signature
1.	Mr. Boaventura Pereira	Effective Jury Member	
2.	Mr. Alzira dos Santos	Effective Jury Member	
3.	Mr. Basilio Carvalho	EDTL E.P Representative	
4.	Ms. Ana de Jesus	EDTL E.P Representative	



**New Construction of EDLT Office Building in Ermera Municipality, Timor-Leste
TENDER-ICB/011/EDTL.E.P.-2026**

**New Construction of EDLT Office Building in Liquiça Municipality, Timor-Leste
TENDER-ICB/012/EDTL.E.P.-2026**

CLARIFICATION NO. 1

16 April 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.	QUERIES / QUESTIONS	RESPONSES
1.	When is the Site Visit ?	<p>The site visit will be conducted as follow: Date: 21 April 2026 Time: 10:00 am Meeting point: EDTL office Liquiça</p> <p>The participation in the Site Visit is Mandatory.</p> <hr/> <p>The site visit will be conducted as follow: Date: 22 April 2026 Time: 10:00 am Meeting point: EDTL office Ermera</p> <p>The participation in the Site Visit is Mandatory.</p>
2.	<p>What are the regulations and options regarding joint ventures for local bidders.</p> <p>Could you please provide information on which entities or types of companies a local bidder is permitted to enter into a joint venture with? Specifically, I would like to know if there are any specific requirements or restrictions for partnering with international firms.</p>	<p>The Bidder can form Joint venture with any local or international company as long as they are meeting the technical and financial eligibility requirements documented in the issued Bidding Document. Please refer to the joint venture requirements established under Article 28 of Decree-Law No. 22/2022, May 11th (Procurement Legal Regime, Public Contracts and their Infringements).</p> <p>It is sufficient for only one partner of the JV to attend the site visit and pre-bid meeting.</p>



Herminardo Albano Soares

Executive Director of National Procurement Commission (NPC)





ATA DE CONFERÊNCIA PRÉVIA

CONSTRUÇÃO DO NOVO EDIFÍCIO DA EDTL NO MUNICÍPIO DE ERMERA E LIQUIÇA, TIMOR-LESTE TENDER-ICB/011/EDTL.E.P.-2026 TENDER-ICB/012/EDTL.E.P.-2026

1. Aos 15 dias do mês de Abril de 2026, pelas 15 horas, nas instalações da Comissão Nacional de Aprovisionamento (CNA) sitas em Avenida de Balide, Património do Estado, Díli, o júri reuniu com a Entidade Adjudicante (Ministério das Obras Públicas) e as empresas candidatas para proceder à sessão de conferência prévia.
 - a. Identificação do procedimento: **TENDER/011/EDTL.E.P-2026 and TENDER/012/EDTL.E.P-2026**
 - b. Entidade adjudicante: **EDTL .E.P (MOP)**
 - c. Objeto do procedimento:
Construção do Novo Edifício aa EDTL No Município de Ermera, Timor-Leste
Construção do Novo Edifício aa EDTL No Município de Liquiça, Timor-Leste
2. De seguida, foi ministrada uma breve apresentação referente Programas de Procedimento e Caderno de Encargos pelo Sr. Boaventura Pereira, Oficial de Aprovisionamento da CNA. Os respetivos slides da apresentação encontram-se no Anexo 1.
3. A sessão de perguntas e repostas 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 16 horas pelo Sr. Boaventura Pereira que agradeceu a presença de todos os participantes na mesma.

Díli, 15 de Abril de 2026

Pelo Júri.

Nº.	Nome	Função	Assinatura
1.	Sr. Boaventura Pereira	Vogal efetivo	
2.	Sr. Alzira dos Santos	Vogal efetivo	
3.	Sr. Basilio Carvalho	Representante da EDTL E.P.	
4.	Sra. Ana de Jesus	Representante da EDTL E.P.	



**Construção do Novo Edifício da EDTL no Município de Ermera, Timor-Leste
TENDER-ICB/011/EDTL.E.P.-2026**

**Construção do Novo Edifício da EDTL no Município de Liquiçá, Timor-Leste
TENDER-ICB/012/EDTL.E.P.-2026**

ESCLARECIMENTO Nº 1
16 de Abril de 2026

O presente Esclarecimento nº 1 é emitido de acordo com a IAC 7.1 da Secção 1 (Instruções aos Concorrentes) do respetivo Programa de Procedimento.

No.	PERGUNTAS	RESPOSTAS
1.	Quando se realizará a visita ao terreno?	<p>A visita ao terreno terá lugar em: Data: 21 de Abril de 2026 Horas: 10 horas Ponto de encontro: Edifício da EDTL em Liquiçá.</p> <p>A participação na visita ao terreno é obrigatória.</p>
		<p>A visita ao terreno terá lugar: Data: 22 Abril 2026 Horas: 10:00 am Ponto de encontro: Edifício da EDTL em Ermera</p> <p>A participação na visita ao terreno é obrigatória.</p>
2.	<p>Quais são os regulamentos e as opções relativos a consórcios para concorrentes locais?</p> <p>Solicitamos informações sobre com que entidades ou tipos de empresas um concorrente local pode constituir consórcio. Mais especificamente, questionamos se existem requisitos ou restrições específicos para a formação de parcerias com empresas internacionais.</p>	<p>O concorrente pode formar consórcio com qualquer empresa local ou internacional, desde que cumpram os requisitos técnicos e financeiros de elegibilidade documentados nas peças de procedimento emitidas. É favor consultar os requisitos relativos a consórcios estabelecidos no artigo 28.º do Decreto-Lei nº 22/2022 de 11 de Maio (Regime Jurídico de Aproveitamento, dos Contratos Públicos e das respetivas infrações).</p> <p>É suficiente que apenas um dos sócios do consórcio participe na visita ao terreno e na conferência prévia.</p>

Hermingardo Albano Soares

Diretor Executivo da Comissão Nacional de Aproveitamento (CNA)



**MINISTÉRIO DO PLANEAMENTO
E INVESTIMENTO ESTRATÉGICO
IX GOVERNO CONSTITUCIONAL**



Comissão Nacional de Aprovisionamento

PRE-BID MEETING – MANDATORY

NEW CONSTRUCTION OF EDTL OFFICE BUILDING IN MUNICIPALITY OF ERMERA AND LIQUICA

TENDER-ICB/011/EDTL.E.P.-2026

TENDER-ICB/012/EDTL.E.P.-2026

15 April 2026, 15:00 HOURS



- **Employer: EDTL.E.P** on behalf of the Government of the Democratic Republic of Timor-Leste (**BDS-ITB 1.1**)
- **Funded by:** Government of Timor-Leste. (**BDS-ITB 2.1**)
- Maximum budget: for **TENDER-ICB/011/EDTL.E.P.-2026** is **US\$ 651,695.76 (Ermera)** and for **TENDER-ICB/012/EDTL.E.P.-2026** is **US\$ 611,920.66 (Liquica)** (inclusive of all Taxes and other expense and profit). The Employer may disqualify evaluated price bids exceeding maximum budget.
- The bid validity period is: **180 days (BDS-ITB 18.1)**
- Language of the Bid:
 - The language of the Bidding Document is **English or Portuguese**. (BDS-ITB 10.1)
 - Bid shall be submitted in **English or Portuguese language**.
 - All correspondence exchange shall be **in English and/or in Portuguese/Tetum language**
- A **bid security** is required. The amount of the bid security shall be **US\$ 13,000.00 and US\$ 12,000.00 for Ermera and Liquica Municipalities respectively**. (**BDS-ITB 19.1**)
- The bid security shall be valid **twenty-eight (28) days beyond the original validity period of the bid or beyond any period of extension if requested under ITB 18.2**
- The bidding shall be conducted with **Single Stage-Two Envelopes Procedure**, wherein the Technical Bid and Price Bid shall be submitted together in separately sealed envelopes.



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Comissão Nacional de Aprovisionamento

- For **Clarification** Purposes only, the Employer's address is: **(BDS-ITB 7.1)**

Attention: Mr. Hermingardo Albano Soares - Executive Director, National Procurement Commission (NPC)

Street Address: Avenida de Balide, Património Estado (Ex. Dempal)

City: Dili

Country: Timor-Leste

E-mail: bp@cna.gov.tl

Cc: as@cna.gov.tl; ns@cna.gov.tl; rl@cna.gov.tl; om@cna.gov.tl; vc@cna.gov.tl; ad@cna.gov.tl

The deadline for asking the clarification is: **30 April 2026.**

- **SITE VISIT IS MANDATORY.**

For the site-visit information, the bidder may contact NPC through email: bp@cna.gov.tl; as@cna.gov.tl; ns@cna.gov.tl; rl@cna.gov.tl; om@cna.gov.tl; vc@cna.gov.tl; ad@cna.gov.tl

All the costs of visiting the Site shall be at the Bidder's own expense.

The date and time for site visit will be advised.

Contact Person: Mr. Nuno Moniz (Phone No. 78571637) and Mr. Paulo Um (Phone No. 77314646) Mr. Basilio (Phone No. 77755737)

- The deadline of Bid submission **(BDS-ITB 22.1)**

Date: 15 May 2026

Time: Tender-ICB/011/EDTL.E.P-2026 at 10:00 hour (local time) and Tender-ICB/012/EDTL.E.P-2026 at 15:00 hour (local time)

Place: National Procurement Commission - Rua De Balide, Património Estado, Dili, Timor-Leste

The Opening of Technical Bid shall be: Immediately after deadline for bid submission of Bids. (BDS-ITB 25.1)



- **The bidder shall submit the following: (BDS, ITB 20.1)**
 - Technical Bid: **one (1) original and two (2) copies and one (1) soft copy (USB/CD)**
 - Price Bid: **one (1) original and one (1) copy and one (1) soft copy (USB/CD)**

- **The Technical Bid shall contain the following (ITB 11.2):**
 - Letter of Technical Bid;
 - Bid Security in accordance with ITB 19;
 - written confirmation authorizing the signatory of the Bid to commit the Bidder, in accordance with ITB 20.2;
 - documentary evidence in accordance with ITB 17, establishing the Bidder's qualifications to perform the contract;
 - Technical Proposal in accordance with ITB 16;
 - Declaration by the bidder, under oath, of unconditional acceptance of the bidding document in accordance with letter of technical bid;
 - Declaration by the bidder, under oath, that he is not prevented from participating in the procurement procedure in accordance with letter of technical bid;
 - any other document required in the **BDS 11.2(i)**.

- **The Price Bid shall contain the following (ITB 11.3):**
 - Letter of Price Bid;
 - completed Price Schedules, in accordance with ITB 12 and ITB 14;
 - Note justifying an abnormally low bid price, when the price presented in the bid is abnormally low, an abnormally low price is the price that does not reach 70% of the value of maximum budget.



Evaluation and Qualification Criteria - Section 3

- **The evaluation will be in two stages:**
 - Technical Bids Evaluation - First Stage
 - Price and Combined Bids Evaluation - Second Stage

Technical Bids Evaluation - First Stage

- **First Phase:** “Pass or Fail” basis. The following documentation shall be checked:
 - Nationality in accordance with ITB 4.2
 - No conflicts of interest in accordance with ITB 4.3
 - A Bidder participates in more than one bid in this bidding process, either individually or as a partner in a Joint Venture in accordance with ITB 4.3
 - Not having been declared ineligible by IFI, as described in ITB 4.4
 - Bidder required to meet conditions of ITB 4.5
 - Not under suspension based on execution of a Bid-Securing Declaration pursuant to ITB 4.6
 - No reservations to the Bidding Documents, including Addenda issued in accordance with ITB 8
 - Letter of Technical Bid in accordance with ITB 12
 - Joint Venture Agreement in accordance with ITB 11
 - Bid Security, in accordance with ITB Clause 19
 - The written confirmation of authorization to sign on behalf of the Bidder in accordance with ITB 20
 - Non-performance of a contract
 - All pending litigation, and arbitration, or other material events impacting the net worth of the bidder, if any, shall be treated as resolved against the Bidder and so shall in total not represent more than 50% percent of the Bidder’s net worth calculated as the difference between total assets and total liabilities.



Evaluation and Qualification Criteria – Section 3

- Site Visit in accordance with BDS, ITB 7.2 – Site visit is mandatory.
- Pre-Bid Meeting in accordance with BDS, ITB 7.4 - Pre-Bid Meeting is mandatory.

- **The Local Bidders will submit with its technical bid the following additional documents**
 - ✓ Authorization to Conduct Activity (Autorizacao Para Exercicio de Atividade Economica)
 - ✓ Business Registration Certificate (Certidao do Registo Comercial)
 - ✓ Certidao de Dividas (Certificate of Debts)
 - ✓ Authenticated copy of previous tax statement from Timor-Leste Revenue Service (TIN)
 - ✓ Estatutos (Articles of incorporation or constitution of the legal entity)
 - ✓ Social Security Contribution Certificate



Evaluation and Qualification Criteria – Section 3

Second Phase: this shall be undertaken in accordance with the technical evaluation criteria, sub-criteria, and scoring system specified below. The maximum technical score is **100 Points** and the passing score for bidder qualification is **75 Points**.

- Historical Financial Performance (5)
- Average Annual Construction Turnover (5)
- Financial Resources (10)
- Burden of Each Awarded-Ongoing Tender in Timor-Leste (5)
- Contracts of Similar Size and Nature (30)
- Personnel (5)
- Equipment (10)
- Site Organization (5)
- Method Statement (4.5)
- Mobilization Schedule (4.5)
- Construction Schedule (4.5)
- Local Development Statement (7)
- Environmental and Social Management (4.5)



Evaluation and Qualification Criteria – Section 3

- The scoring shall be in accordance with the following table:

QUALITY	SCORE (%)	SCORE DEFINITION
EXCELLENT	100	Bid significantly exceeds the sub - criteria requirements
VERY GOOD	90 - 99	Bid marginally exceeds the sub - criteria requirements
ABOVE AVERAGE	80 - 89	Bid fully meets the sub - criteria requirements
AVERAGE	70 - 79	Bid partially meets the sub - criteria requirements
BELOW AVERAGE	1 - 69	Bid meets some sub - criteria requirements with deficiencies
NON-COMPLYING	0	Bid either does not comply with the sub-criteria requirements or does not provide enough information



Condition of Contract

- Defects Notification Period: **365 Days**
- Time for Completion: **8 months** from Notice to Proceed from Employer
- Governing Law: Democratic Republic of Timor-Leste
- Contract Language: English and Portuguese
- Performance Security:
 - 5 % (five percent) of the Accepted Contract Amount.
 - 10 % (ten percent) of the Accepted Contract Amount for **abnormally low price**.
 - If the bank issuing Performance Security is located outside Timor-Leste, it shall be counter-guaranteed by a bank in Timor-Leste.
- Time for access to the Site: The right of access to and possession of the site shall be given within six months after contract effectiveness.
- Delay damages payable for each day of delay: **0.05%** of the Accepted Contract Price per day
- Total Advance Payment: **Twenty Percentages (20%)** 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.



MINISTÉRIO DO PLANEAMENTO
E INVESTIMENTO ESTRATÉGICO
IX GOVERNO CONSTITUCIONAL



Comissão Nacional de Aprovisionamento

THANK YOU!



INVITATION FOR BIDS

TENDER-ICB/011/EDTL E.P-2026

Date: 2 April 2026

1. In accordance with paragraph a) (1) article 43.º, article 44.º, (2) article 73.º from de Decree-Law no. 22/2022, May 11th, amended by the Decree-Law no. 14/2023, April 12th the National Procurement Commission (NPC), as instructed by the Employer – Ministry of Public Works - is inviting interested eligible international and national companies to submit bids for the:

**NEW CONSTRUCTION OF EDTL OFFICE BUILDING IN
ERMERA MUNICIPALITY**

2. The scope of work comprises the New Construction of EDTL E.P. Office, in Ermera Municipality.
3. The bidding shall be conducted with **Single Stage - Two Envelopes Procedure**, wherein the Technical Bid and Price Bid shall be submitted together in separately sealed envelopes.
4. Participation in this bidding process is open to all interested international and national bidders. The attention of interested bidders is drawn to the key qualification and award criteria detailed in the Bidding Document, which include:

a. Historical Financial Performance

Submission of audited financial statements or, if not required by the law of the Bidder's country, other financial statements acceptable to the Employer, for the last three (3) years (2022, 2023 & 2024) to demonstrate the current soundness of the Bidder's financial position. As a minimum, the Bidder's net worth for the last year calculated as the difference between total assets and total liabilities should be positive.

b. Average Annual Construction Turnover

Minimum average annual construction turnover of **US\$ 1,000,000.00 (one million United States Dollars)** calculated as total certified payments received for contracts in progress or completed, within the last three (3) years (2022, 2023 & 2024).

c. Financial Resources

For Single Entities

The Bidder must demonstrate that its financial resources defined in FIN - 3, less its financial obligations for its current contract commitments defined in FIN - 4, meet or exceed the total requirement for the Subject Contract of **US\$ 240,000.00 (two hundred and forty thousand United States Dollars)**.

d. Contracts of Similar Size and Nature

Participation as a contractor or Joint Venture partner in at least two Building Construction Contracts that have been successfully or substantially completed between **1st January 2016** and bid submission deadline and that are similar to the proposed works, where the value of the Bidder's participation under each contract **exceeds \$ 500,000.00**

The similarity of the contracts shall be based on Section 6, Employer's Requirements and Scope of Works, specify the minimum key requirements in terms of physical size,

ANÚNCIO DE CONCURSO

TENDER-ICB/011/EDTL E.P-2026 Data: 2 de Abril de 2026

1. Nos termos da alínea a) do nº 1 do artigo 43.º, artigo 44.º, nº 2 do artigo 73.º do Decreto-Lei nº 22/2022 de 11 de Maio, alterado pelo Decreto-Lei nº 14/2023, de 12 de Abril, a Comissão Nacional de Aprovisionamento (CNA), conforme instruída pela Entidade Adjudicante – Ministério das Obras Públicas - convida empresas internacionais e nacionais elegíveis a apresentarem propostas para:

**CONSTRUÇÃO DO NOVO EDIFÍCIO DA EDTL NO
MUNICÍPIO DE ERMERA**

2. O âmbito das obras compreende a construção do novo edifício da EDTL E.P. no município de Ermera.
3. O concurso será realizado sob **Fase Única - Procedimento de dois envelopes**, sendo que as propostas Técnica e Financeira deverão ser apresentadas juntamente mas em envelopes separados e selados.

4. A participação neste processo de concurso encontra-se aberta a todos os candidatos internacionais e nacionais interessados. Chama-se atenção dos candidatos interessados para os principais critérios de qualificação e adjudicação, detalhados no Programa de Procedimento, que incluem:

a. Histórico Financeiro

Apresentação de demonstrações financeiras auditadas ou, caso não seja exigido pela lei do país do Concorrente, outras demonstrações financeiras aceitáveis para a Entidade Adjudicante, referentes aos últimos três (3) anos (2022, 2023 e 2024), de forma a demonstrar a solidez atual da posição financeira do candidato. No mínimo, o património líquido do candidato referente ao ano transato - calculado como a diferença entre o total de ativos e o total de passivos - deverá ser positivo.

b. Média Anual de Faturação

A média mínima anual de faturação de construção deverá ser de **US\$1.000.000,00 (um milhão de dólares norte-americanos)** calculados como o total de pagamentos certificados recebidos para contratos em curso ou concluídos, nos últimos três (3) anos (2022, 2023 e 2024).

c. Recursos Financeiros

Para Entidades Únicas

O candidato deverá demonstrar que os seus recursos financeiros definidos no formulário FIN-3, menos as suas obrigações financeiras definidas no FIN-4, atingem ou excedem o requisito total de **US\$ 240.000,00 (duzentos e quarenta mil dólares norte-americanos)** para o contrato em epígrafe.

d. Contratos semelhantes em natureza e dimensão

Participação como Empreiteiro ou sócio de Consórcio em, pelo menos, dois contratos de construção de edifícios que tenham sido satisfatória/substancialmente concluídos entre



complexity, construction method, technology and/or other characteristics.

5. The minimum passing score for bidder qualification is **75 points**. The Bidder must submit all the qualification document as required in the Bidding Document.
6. Interested bidders may inspect the Bidding Documents or obtain further information from:
National Procurement Commission (NPC)
Av. De Balide, Patrimóniu Estado (Ex-Dempal), Dili, Timor-Leste
Email: bp@cna.gov.tl
CC: rl@cna.gov.tl, vc@cna.gov.tl, om@cna.gov.tl, ad@cna.gov.tl, ns@cna.gov.tl, as@cna.gov.tl
Tel: +670 3331101
7. The Bidding Document can be obtained free-of-charge by any interested companies by sending through email a letter to participate in the tender to the email addresses specified above. Upon receipt of letter of intent, the National Procurement Commission (NPC) will promptly send via email a PDF copy of the documents including Bid Submission Forms.
8. A pre-bid meeting will be held at **15:00 hour's local time on 15 April 2026** at the same address specified above. Attending the Pre-bid meeting is mandatory.
9. Bidders must enclose with their Technical Bid a **Bid Security (in the form of Bank Guarantee)** in the amount shown below: **USD 13,000.00 (Thirteen Thousand United States Dollars)**.
10. The bid security shall be valid twenty-eight (28) days beyond the original validity period of the bid, or beyond any period of extension if requested under **ITB 18.2**.
11. The bid must be received in the Tender Box located at the same address specified above not later than **10:00 hour's local time on 15 May 2026**.
12. Technical Bids will be opened at the same address on **15 May 2026 at 10:00 hours Timor-Leste time** and in the presence of Bidders representative who wish to attend. Technical Bids will be opened immediately after submission of bids.
13. Any Bid or its modification received by the Employer after the deadline shall be declared late and rejected, and promptly returned unopened.
14. The Maximum budget for the assignment: **USD 651,695.76 (inclusive of Taxes and other expense and profit)**. The Bidder is responsible to pay all applicable taxes in accordance with the law and as per bidding document.
Note: The Employer may disqualify evaluated price bids exceeding maximum budget.
15. The duration for construction is **8 months and 365 days for Defect Notification Period**.
16. Bidder shall provide justification in the price bid if it is an abnormally low-price bid (if it does not reach 70% of the cost estimate).
17. The Employer shall award the contract to the Bidder with the highest combined score evaluated in accordance with the procedure specified under Section 3 – Bid Evaluation Procedure, provided further that the Bidder is determined to be qualified to perform the

1 de Janeiro de 2016 e o prazo de apresentação da proposta e que sejam semelhantes às obras propostas, sendo que o montante da participação do candidato, em cada contrato, deverá exceder os **US\$ 500.000,00**.

A semelhança dos contratos terá por base a Secção 6, Requisitos da Entidade Adjudicante e Âmbito das Obras, onde se especificam os principais requisitos mínimos em termos de dimensão física, complexidade, método de construção, tecnologia e/ou outras características.

5. A pontuação mínima de qualificação para os candidatos é de **75 pontos**. Os candidatos deverão apresentar todos os documentos de qualificação conforme exigido nas peças de procedimento.
6. Os candidatos interessados poderão consultar o Programa de Procedimento/Caderno de Encargos ou obter informações adicionais através da:
Comissão Nacional de Aprovisionamento (CNA)
Av. de Balide, Património do Estado (Ex-Dempal), Dili, Timor-Leste
Email: bp@cna.gov.tl
CC: rl@cna.gov.tl, vc@cna.gov.tl, om@cna.gov.tl, ad@cna.gov.tl, ns@cna.gov.tl, as@cna.gov.tl
Tel: +670 3331101
7. As empresas interessadas poderão obter, gratuitamente, o Programa de Procedimento/Caderno de Encargos mediante o envio – por *email* – de uma carta de participação no concurso para o endereço de *email* acima especificado. Após a receção da referida carta, a Comissão Nacional de Aprovisionamento (CNA) enviará imediatamente, através de *email*, cópias em PDF dos documentos solicitados incluindo os formulários de apresentação de propostas.
8. Terá lugar uma conferência prévia pelas **15 horas (hora local)**, a **15 de Abril de 2026**, no endereço supracitado. A participação na conferência prévia é de carácter obrigatório.
9. Os candidatos deverão anexar às suas Propostas Técnicas uma **Garantia de Concurso (sob a forma de Garantia Bancária)** no montante de **US\$ 13.000,00 (treze mil dólares norte-americanos)**.
10. A garantia de concurso deverá ser válida até vinte e oito (28) dias após o prazo original de validade da proposta, ou após qualquer período de prorrogação, caso solicitado, nos termos da **IAC 18.2**.
11. As propostas deverão ser recebidas na Caixa de Concurso localizada no endereço acima indicado, o mais tardar até às **10 horas (hora local) do dia 15 de Maio de 2026**.
12. A sessão de abertura das Propostas Técnicas terá lugar no mesmo endereço a **15 de Maio de 2026 pelas 10 horas locais de Timor-Leste** e na presença dos representantes dos candidatos que desejarem assistir. As Propostas Técnicas serão imediatamente abertas após a sua apresentação.
13. Quaisquer propostas ou respetivas alterações recebidas pela Entidade Adjudicante após o prazo determinado, serão declaradas intempestivas e rejeitadas, sendo imediatamente devolvidas por abrir.



MINISTÉRIO DO PLANEAMENTO
E INVESTIMENTO ESTRATÉGICO

IX GOVERNO CONSTITUCIONAL



Comissão Nacional de Aproveitamento

Contract satisfactorily.

18. The winner of this tender will be required to submit a Performance Guarantee in the form of an unconditional and non-revocable bank guarantee. Bank Guarantee issued by an overseas bank shall have a corresponding bank in TL. Additionally, during contract implementation, the winner (awardee) will be subjected to a quality guarantee in the form of retention.
19. Bidder shall be responsible for paying of all related taxes.
20. The bid Validity is **180 days** after the submission of the bid.

14. Orçamento máximo para a obra: **US\$ 651.695,76** (incluindo impostos e demais despesas ou encargos). O candidato será responsável pelo pagamento de todos os impostos aplicáveis de acordo com a lei em vigor e nos termos das peças de procedimento.

Nota: A Entidade Adjudicante poderá desqualificar propostas financeiras avaliadas que excedam o orçamento máximo.

15. A duração de construção é de **8 meses + 365 dias para o período de notificação de defeitos.**

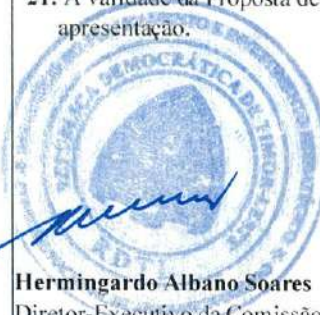
16. O candidato deverá apresentar justificação - na proposta financeira - caso o preço proposto não atinja 70% do valor do procedimento (preço anormalmente baixo).

17. A Entidade Adjudicante deverá adjudicar o contrato ao Concorrente com a pontuação global mais elevada, avaliada de acordo com o procedimento especificado na Secção 3 – Procedimento de Avaliação de Propostas - desde que o candidato seja considerado como qualificado para a boa execução do Contrato.

19. O vencedor do presente concurso deverá apresentar uma Caução de Execução sob a forma de garantia bancária incondicional e irrevogável. A Garantia Bancária emitida por banco estrangeiro deverá ter um banco correspondente em TL. Além disso, durante a execução do contrato, o vencedor (adjudicatário) estará sujeito a uma caução de qualidade na forma de retenção.

20. O concorrente será responsável pelo pagamento de todos os impostos inerentes.

21. A validade da Proposta deverá ser de **180 dias** após a sua apresentação.



Hermingardo Albano Soares

Diretor-Executivo da Comissão Nacional de Aproveitamento