



Consultancy Services for The Detailed Engineering Design (Ded) Of New Construction for The
Commission on Anti-Corruption Office Building (Tender-RFP/109/CAC-2025)

Clarification No.1

Date: 5 September 2025

S.N.	Questions/Queries	Answers/ Responses																		
1.	The consultant request to provide the details of taxes which will be deducted from the Consultant to prepare a competitive proposal?	Please refer to ITC and Data Sheet 17.3 and 25																		
2.	Consultant request to modify the payment terms as below: Consultant request to modify the payment terms as below: <table><tr><th>Item No</th><th>Deliverables</th><th>Payment Schedule (%)</th></tr><tr><td>1</td><td>Inception Report</td><td>25</td></tr><tr><td>2</td><td>Interim Report</td><td>25</td></tr><tr><td>3</td><td>Draft Final Report</td><td>25</td></tr><tr><td>4</td><td>Final Report</td><td>25</td></tr><tr><td></td><td>Total</td><td>100%</td></tr></table>	Item No	Deliverables	Payment Schedule (%)	1	Inception Report	25	2	Interim Report	25	3	Draft Final Report	25	4	Final Report	25		Total	100%	No, please refer to TOR and Payment Terms
Item No	Deliverables	Payment Schedule (%)																		
1	Inception Report	25																		
2	Interim Report	25																		
3	Draft Final Report	25																		
4	Final Report	25																		
	Total	100%																		
3.	We understand that Government Office buildings, Institutional Buildings, Commercial buildings, Railway Stations, Hospitals, Medical Colleges shall also be considered under this clause?	Please refer to Evaluation Criteria of RFP.																		
4.	We understand that Experience in African region shall also be considered?	Yes, for Similar Projects with Proper Supporting evidence																		
5.	The project is of esteemed importance. The Consultant requests to the esteemed	There is no extension for proposal submission																		

S.N.	Questions/Queries	Answers/ Responses
	authority to kindly give extension of 2 weeks to submit the proposal and modify the bid submission end date as?	
6.	In TOR mentioned person months requirement is 5 months; however, the Contract period is 3 months? Please clarify?	The Person month for International Key Experts is 5 month (Team Leader=3 months & Structural Engineer= 2 months) while Project duration is 3 months,
7.	In Evaluation criteria if the consultant has only one project the amount exceeds 120,000.00 as requirement it is possible to get high marks?	If the consultant has successfully completed One (1) similar project , the consultant will get less marks.
8.	The Bank guarantee can be taken from other countries or not?	Yes, the Proposal Security in the form of the bank guarantee can be taken by any commercial bank.
9.	Consultant can JV more than 3 or not?	The maximum number of firms associated as JV member and/or sub-consultants can be three (3) including lead firm.
10.	The design use cultural design or not?	Please refer to the TOR
11.	This project is DED or re design? Please provide more explanation about this project	Please refer to the TOR, This project is DED.
12.	The Submission of Reports (Interim Report ,Draft Final Report and Final Report) are not aligned according to the project duration. Interim Report=4 th Month Draft Report= 5 th Month Final Report= 5 th Month While Project duration is 3 months	Refer to Addendum No.1 for submission of reports Interim Report=2nd Month Draft Report= 3 rd Month Final Report= 3 rd Month



Hermingardo Albano Soares
Executive Director, NPC



**Consultancy Services for The Detailed Engineering Design (Ded) Of New Construction for The
Commission on Anti-Corruption Office Building
(Tender-RFP/109/CAC-2025)**

ADDENDUM NO. 1
Date: 5 September 2025

This Addendum No.1 is issued to amend following items in the Request of Proposal (RFP) in accordance with section 2, Instruction to Consultant (ITC) Clause 13.1.1

Item	Section/Clause	As is the Original RFP documents	As amended in the Addendum No. 1
1.	Section 5. Terms of Reference, Page:59-60	III. Output of Design Activities 3.2- Interim Report=4 th Month 3.3- Draft Report= 5 th Month 3.4- Final Report= 5 th Month	III. Output of Design Activities 3.2- Interim Report=2nd Month 3.3- Draft Report= 3 rd Month 3.4- Final Report= 3 rd Month


Hermingardo Albano Soares
Executive Director, NPC



MINISTÉRIO DO PLANEAMENTO
E INVESTIMENTO ESTRATÉGICO

IX GOVERNO CONSTITUCIONAL



Comissão Nacional de Aprovisionamento

LETTER OF INVITATION

RFP No.: TENDER-RFP/109/CAC-2025

18 August 2025

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 Commission of Anti-Corruption (CAC) of Republic Democratic of Timor-Leste - is inviting interesting consulting firms to provide the following consulting services (hereinafter called "Services"):

Consultancy Services for The Detailed Engineering Design (DED) Of New Construction for The Commission on Anti-Corruption Office Building

More details on the Services are provided in the Request for Proposal (RFP).

2. Funding for these Services will be made from the Infrastructure Fund of the Government of the Democratic Republic of Timor-Leste.
3. The Project is located in **Dili, Municipality**
4. The main objective of Consultant is to carry out Design a functional building with the representation of clarity, openness, symbol of supremacy, prestige and authority that incorporates local culture and reinvent the history aspect of the site, & Design a building by contemporary architectural approach to harness local climate condition as a passive strategy for green building method to reduce electric consumption and Design a building that improve the quality of surrounding environment by creating a disaster resilience design, particularly flash flood and avoid the negative impact of the new building into the existing environment.
5. The Consulting Services comprises of **5 person-months of international experts and 14 person-months of national experts** input over a duration of **3 months** from the date of issuing Notice to Proceed.
6. A firm will be selected under the **Quality and Cost Base Selection (QCBS) Method** with weights given to Technical & Financial Proposals are (80:20) as described in the RFP document The Technical Proposal will be evaluated based on the Qualification of the Firms (The consultant has successfully completed 4 similar projects in Consultancy Services for the Supervision with a Contract price of **US\$: 120,000.00** (similar in scope as required in ToR) as Lead Firm or Joint Venture Partner), Approach & Methodology & Experts CV. **The minimum technical score (St) required to pass is: 75%.** The Employer shall award the contract to the Consultant with the highest combined score evaluated in accordance with the procedure specified under Section 2 &

ANÚNCIO DE CONCURSO

Nº: TENDER-RFP/109/CAC-2025

18 de Agosto de 2025

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 – Comissão Anti-Corrupção (CAC) - convida empresas de consultoria interessadas a prestarem os seguintes serviços de consultoria (doravante designados por "Serviços"):

Serviços de Consultoria para Desenho Detalhado de Engenharia (DDE) de Nova Construção de Edifício de Comissão Anti-Corrupção (CAC)

Do Programa de Procedimento/Caderno de Encargos constam mais detalhes sobre os serviços em epígrafe.

2. Os Serviços serão financiados pelo Fundo das Infraestruturas do Governo da República Democrática de Timor-Leste.
3. O projeto localiza-se nos **Municípios de Dili**.
4. Os principais objetivos do supracitado projeto são realizar o projeto de um edifício funcional com representação de clareza, abertura, símbolo de supremacia, prestígio e autoridade, que incorpore a cultura local e reinvente o aspeto histórico do local, & Projetar um edifício com uma abordagem arquitetónica contemporânea para aproveitar as condições climáticas locais como uma estratégia passiva para o método de construção ecológica, a fim de reduzir o consumo de eletricidade, e projetar um edifício que melhore a qualidade do ambiente circundante, criando um projeto resiliente a desastres, particularmente inundações repentinas, e evitando o impacto negativo do novo edifício no ambiente existente.
5. Os serviços de consultoria em questão compreendem a contribuição de **5 pessoas-mês de peritos internacionais e 14 pessoas-mês de peritos nacionais** durante um período de **3 meses** desde a data de emissão Ordem de Serviço.
6. Será selecionada uma empresa nos termos do método de **Seleção Baseada em Qualidade e Custo (QCBS)**, com ponderações atribuídas às Propostas Técnica e Financeira de 80:20, respetivamente, conforme descrito no Programa de Procedimento. A avaliação das propostas técnicas incidirá sobre a qualificação da empresa (o concorrente deverá ter concluído com sucesso 4 projetos semelhantes de desenho detalhado de engenharia com um valor contratual de **US\$ 120.000,00** – de âmbito semelhante conforme exigido pelos TdR – como empresa principal ou sócio de consórcio),

3, provided further that the Consultant is determined to be qualified to perform the Contract satisfactorily 7. The procurement shall be conducted as single stage-two envelope procedures, wherein the Technical and Financial Proposals shall be submitted together in separately-sealed envelopes; 8. The maximum budget for this project US\$: 164,375.00 inclusive of all applicable taxes. The employer may disqualify the financial proposal exceeding the budget. Consultant shall provide justification Note, justifying an abnormally low financial proposal, when the price presented in the proposal is abnormally low, an abnormally low price is the price that does not reach 70% of the value of maximum budget. 9. The validity of the proposal is 120 calendar days. 10. Interested Consulting firms may obtain further information from: National Procurement Commission Avenida de Balide, Partimonio Estado, Dili, Timor-Leste Email: rh@cna.gov.tl Cc: as@cna.gov.tl, ns@cna.gov.tl, ab@cna.gov.tl, mj@cna.gov.tl and lc@cna.gov.tl 11. Participation in this bidding process is open to all interested international and national Consultants. The attention of interested Consultants is drawn to the qualification requirements detailed in the RFP. 12. The consultant must enclose with their technical proposal security in the form of the bank guarantee of amount USD: 5,000.00 (Five Thousand United States Dollars) valid twenty-eight (28) days beyond the original validity of the proposal. 13. The RFP is available free-of-charge to any interested Consultants (Local or International Consulting Firms) by sending a written request by email after which a PDF copy of the RFP will be sent also by email. 14. A pre-proposal conference will be held at 10:00 hour's local time on 2 September 2025 the same address specified above. 15. The proposals must be received in the Tender Box located at the same address specified above no later than 15:00 hour's local time on 29 September 2025. 16. Any Proposal or its modification received by the Employer after the deadline shall be declared late and rejected, and promptly returned unopened.  Hermingardo Albano Soares Diretor-Executivo, Comissão Nacional de Aproveitamento	<u>abordagem e metodologia e CV dos peritos. A pontuação técnica mínima para qualificação é de 75%.</u> A Entidade Adjudicante adjudicará o contrato ao concorrente com a pontuação global mais elevada nos termos dos procedimentos especificados nas secções 2 e 3 das peças de procedimento desde que, além disso, o concorrente seja considerado como qualificado para a execução satisfatória do Contrato. 7. 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. 8. O orçamento máximo para este projeto é de US\$ 164,375,00, incluindo todos os impostos aplicáveis. A Entidade Adjudicante desqualificará as propostas financeiras avaliadas que excedam o orçamento máximo. O concorrente deverá apresentar justificação - na proposta financeira - caso o preço proposto não atinja 70% da estimativa de custo (preço anormalmente baixo). 9. A validade da proposta é de 120 dias civis. 10. As empresas de consultoria interessadas poderão obter informações adicionais através da: Comissão Nacional de Aproveitamento Avenida de Balide, Património do Estado, Dili, Timor-Leste E-mail: rh@cna.gov.tl Cc: as@cna.gov.tl, ns@cna.gov.tl, ab@cna.gov.tl, mj@cna.gov.tl e lc@cna.gov.tl 11. A participação no processo de concurso em epígrafe encontra-se aberta a todos os consultores interessados, internacionais e nacionais. Chama-se a atenção dos candidatos interessados para os requisitos de qualificação detalhados no programa de procedimento. 12. Os concorrentes deverão anexar às suas propostas técnicas uma garantia de concurso, sob a forma de garantia bancária, no valor de US\$5.000,00 (Cinco mil dólares norte-americanos) com a validade de vinte e oito (28) dias para além do prazo de validade original da proposta. 13. O Programa de Procedimento + Caderno de Encargos, será disponibilizado gratuitamente a quaisquer candidatos interessados (empresas de consultoria nacionais ou internacionais) mediante solicitação por escrito enviada através de e-mail. Posto isto, será enviada, pela mesma via, uma cópia em PDF dos documentos solicitados. 14. Terá lugar uma conferência prévia às 10 horas locais do dia 2 de Setembro de 2025 no supracitado endereço. 15. As propostas deverão ser recebidas na Caixa de Concurso do supracitado endereço até às 15 horas locais do dia 29 de Setembro de 2025. 16. Quaisquer propostas ou respetivas alterações recebidas pela Entidade Adjudicante após o prazo determinado, serão declaradas tardias e rejeitadas, sendo imediatamente devolvidas sem serem abertas.
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