



Dili, 28 de Março de 2025

Publicação de ata de Conferência Prévia


Exmos. Concorrentes,

Tornamos, por este meio, pública a ata de conferência prévia referente ao processo de aprovisionamento para o projeto de **Serviços de Consultoria para a Supervisão de Construção do Novo Edifício do Centro Nacional de Incubação em Dili, Timor-Leste, (RFP/010/MCI-2025)** que teve lugar nas instalações da Comissão Nacional de Aprovisionamento no dia 26 de Março de 2025 às 10 horas.

Publication of Minutes of Pre-Proposal Conference

Dear Bidders,

We hereby publish the minutes of Pre-Proposal Conference regarding the procurement process for **Consulting Services for Construction Supervision of Construction of New Nacional Incubation Center Building in Dili, Timor-Leste (RFP/010/MCI-2025)** which was held at National Procurement Commission's premises on the 26 March 2025 at 10:00 local time.


Hermingardo Albano Soares

Diretor-Executivo da Comissão Nacional de Aproveitamento (CNA)



Minutes of Pre-Proposal Conference

**Consulting Services for Construction Supervision of Construction of New Nacional
Incubation Center Building in Dili, Timor-Leste
RFP/010/MCI-2025**

1. The Pre-Proposal Conference for the Feasibility Studies for Consulting Services for Construction of New Nacional Incubation Center Building in Dili, Timor-Leste held at 10:00 hours local time on 26 March 2025 at the Conference Room of the National Procurement Commission (NPC) at Rua de Balide, Património do Estado, Dili, Timor-Leste. This meeting was attended by the representatives from the National Procurement Commission (NPC) and Ministry of Commerce and Industry (MCI) and interested consultants in venue.
2. Project identification: RFP/010/MCI-2025
Project owner: Ministry of Commerce and Industry
Scope of the procedure: Consulting Services for Construction Supervision of Construction of New Nacional Incubation Center Building in Dili, Timor-Leste
3. Ms. Odelia Hau, Junior Procurement Officer of NPC welcomed all the attendees of the meeting and gave a brief presentation on the key aspects of Request for Proposal (RFP) Document.
4. The questions and answers session of the meeting then proceeded immediately. Questions were handled by the representatives from NPC and MCI. The Questions and Answers are attached as Clarification No. 1 and same clarification publish at designated websites.
5. At the end of the meeting, the NPC and MCI representatives thanked all the attendees for their active participation in the meeting which was concluded at 10:30 hour's local time.

Name	Position	Signature
Gabriel da Costa	President of Jury	
Jumerlinda Freitas	Effective Jury Member-1	
Odelia Hau	Effective Jury Member-2	

Attachment:




- Clarification No. 1
- PowerPoint Presentation



Ata da Conferência Prévia

**Serviços de Consultoria para a Supervisão de Construção do Novo Edifício do Centro
Nacional de Incubação em Díli, Timor-Leste
RFP/010/MCI-2025**

1. Aos 26 dias do mês de Março de 2025, pelas 10 horas, nas instalações da Comissão Nacional de Aproveitamento (CNA) sitas em Avenida de Balide, Património do Estado, Díli, o júri reuniu com a Entidade Adjudicante - Ministério do Comércio e Indústria (MCI) - e as empresas candidatas para proceder à sessão de conferência prévia.
2. Identificação do procedimento: RFP/010/MCI-2025
Entidade Adjudicante: Ministério do Comércio e Indústria
Objeto do procedimento: Serviços de Consultoria para a Supervisão de Construção do Novo Edifício do Centro Nacional de Incubação em Díli, Timor-Leste.
3. De seguida, foi ministrada uma breve apresentação referente ao programa de procedimento e ao Caderno de Encargos pela Sra. Odelia Hau, Oficial Júnior de Aproveitamento da CNA. Os respetivos slides da apresentação encontram-se em anexo.
4. A sessão de perguntas e repostas teve lugar imediatamente após a supracitada apresentação cujo registo se encontra em anexo no Esclarecimento nº 1 (sendo este devidamente publicado nos websites designados).
5. Por nada mais haver a tratar, a conferência prévia foi encerrada às 10h30m pelos representantes da CNA e do MCI que agradeceram a presença de todos os participantes na mesma.

Nome	Função	Assinatura
Gabriel da Costa	Presidente do Júri	
Jumerlinda Freitas	Vogal Efetivo	
Odelia Hau	Vogal Efetivo	


Anexo:

- Esclarecimento nº 1
- Apresentação de PowerPoint



**CONSULTING SERVICES FOR CONSTRUCTION SUPERVISION OF
CONSTRUCTION OF NEW NACIONAL INCUBATION CENTER BUILDING
IN DILI, TIMOR-LESTE
RFP/010/MCI-2025**

Clarification No. 1
28 March 2025

S.N.	Questions/Queries	Answers/ Responses
1.	Why do you mention Singapore in the presentation?	Please refer to SCC 45.1 of the issued Request for Proposal.
2.	What is the size of the land, the building and how many floors of the new building?	The extend area of land available for this project is 2,090 square meters. The building of the Nacional Incubation Center has four floor 


Hermingardo Albano Soares

Executive Director of National Procurement Commission (NPC)



MINISTÉRIO DO PLANEAMENTO
E INVESTIMENTO ESTRATÉGICO

IX GOVERNO CONSTITUCIONAL



Comissão Nacional de Aproveitamento

**SERVIÇOS DE CONSULTORIA PARA A SUPERVISÃO DE CONSTRUÇÃO DO NOVO
EDIFÍCIO DO CENTRO NACIONAL DE INCUBAÇÃO EM DÍLI, TIMOR-LESTE**

RFP/010/MCI-2025

ESCLARECIMENTO Nº 1

Data: 28 de Março de 2025

Nº	QUESTÕES	RESPOSTAS
1	Porque é que menciona Singapura na apresentação?	Consultar a cláusula 45.1 das CEC do Caderno de Encargos emitido.
2	Qual é a dimensão do terreno, do edifício e quantos pisos tem o novo edifício?	A área total de terreno disponível para este projeto é de 2.090 metros quadrados. O edifício do Centro Nacional de Incubação tem quatro pisos.


Hermingardo Albano Soares

Diretor-Executivo – Comissão Nacional de Aproveitamento



REPÚBLICA DEMOCRÁTICA DE TIMOR-LESTE
Ministério de Planeamento Investimento Estratégico
COMISSÃO NACIONAL DE APROVISIONAMENTO
Avenida de Balide, Dili, Timor-Leste. Telephone No.: 3331101



Comissão Nacional de Aproveitamento

Consulting Services For Construction Supervision Of Construction Of New Nacional Incubation Center Building In Dili, Timor-leste

RFP/010/MCI-2025

26 March 2025; 10:00 hours

IMPORTANT POINTS

CLAUSE	
ITC 2.1 (Data Sheet)	<p>Name of the Employer: Ministry of Commerce and Industry of Government of Timor-Leste</p> <p>Method of selection: <u>Quality and Cost Base Selection (QCBS)</u> in accordance with the Applicable Law, the Employer shall open the financial proposals of only the Consultants whose proposals meet the minimum passing scores based on the result of the Technical Evaluation.</p>
ITC 9.1 (Data sheet)	<p>Language</p> <p>This RFP has been issued in the <u>English and Portuguese</u> languages.</p> <p>Proposals shall be submitted in <u>English or Portuguese</u> languages. (Only one Language)</p> <p>All correspondence shall be in the <u>English</u> language and/or one official language</p>

IMPORTANT POINTS

CLAUSE	
ITC 10.1 (Data Sheet)	<p>The Proposal shall comprise the following: For <u>FULL TECHNICAL PROPOSAL (FTP)</u>:</p> <p>1st Inner Envelope with the Technical Proposal:</p> <ul style="list-style-type: none">(1) Power of Attorney to sign the Proposal(2) Proof of Legal Status and Eligibility(3) TECH-1(4) TECH-2(5) TECH-3(6) TECH-4(7) TECH-5(8) TECH-6 <p>2nd Inner Envelope with the Financial Proposal (if applicable):</p> <ul style="list-style-type: none">(1) FIN-1(2) FIN-2(3) FIN-3(4) FIN-4 <p>Proof of legal status establish Consultant’s legal capacity to enter into binding and enforceable contracts and shall be supported by the following or its equivalent as deemed acceptable by the Employer:</p> <ul style="list-style-type: none">• Certificate of incorporation• Partnerships duly organized• Universities, institutions, public sector organizations, and non-government organizations that are not legally incorporated shall provide other documentation that establishes their legal capacity to enter into binding and enforceable contracts with the Employer (such as charter, statute, etc.). <p>Please refer to CHECKLIST OF REQUIRED FORMS in Section 3.</p>

IMPORTANT POINTS

CLAUSE	
ITC 12.1 (Data Sheet)	<p>Proposal Validity</p> <p>Proposals must remain valid for <u>180 calendar days</u> after the proposal submission deadline.</p>
ITC 13.1 (Data Sheet)	<p>Clarification of Request for Proposal</p> <p><u>Clarifications may be requested no later than 2 April 2025 prior to the submission deadline.</u></p> <p>The contact information for requesting clarifications is: Attention: Mr. Hermingardo Albano Soares, Executive Director - NPC E-mail: om@cna.gov.tl; cc: as@cna.gov.tl ; ns@cna.gov.tl ; rl@cna.gov.tl ; at@cna.gov.tl ; jfr@cna.gov.tl ; mj@cna.gov.tl and tr@cna.gov.tl Phone No.: (+670) 3331101</p> <p>The Website to publish the clarifications and addendum: www.cna.gov.tl, www.mof.gov.tl, www.dgmarket.com & www.devex.com</p>

IMPORTANT POINTS

CLAUSE	
ITC 14.1.3 (Data Sheet)	<p>Minimum time-input of International Key Experts’ is: 27 person-months.</p> <p>Minimum time-input of Assistant Key Experts’ is: 31 person-months.</p>
ITC 14.1.4 (Data Sheet)	<p>Only for QCBS with Maximum Budget</p> <p>Maximum budget for the assignment: <u>USD 303,880.00 (Three Hundred, Three Thousand, Eight Hundred and Eighty United States Dollars)</u>, inclusive of all taxes.</p> <p>The Employer may disqualify the technical and financial proposal if an Evaluated Financial Proposal exceeds the maximum budget.</p>

IMPORTANT POINTS

CLAUSE	
ITC 15.2 (Data Sheet)	<p>Format of Technical Proposal</p> <p>The format of the Technical Proposal to be submitted is: <u>Full Technical Proposal (FTP).</u></p> <p>Please refer to the Checklist of Required Forms in Section 3.</p> <p>Submission of the Technical Proposal in incorrect format may lead to the Proposal being deemed non-responsive to the RFP requirements.</p>

IMPORTANT POINTS

CLAUSE	
ITC 16.1 (Data Sheet)	<p>Financial Proposal</p> <p>The sample list provided below is intended for guidance only. Items that are not applicable should be deleted; others may be added. If the Employer wants to set up maximum ceilings for unit rates of certain type of expenses, such ceilings should be indicated in the FIN forms:</p> <ul style="list-style-type: none">(1) a per diem allowance, including hotel, for experts for every day of absence from the home office for the purposes of the Services;(2) cost of travel by the most appropriate means of transport and the most direct practicable route;(3) cost of office accommodation, including overheads and back-stop support;(4) communications costs;(5) cost of purchase or rent or freight of any equipment required to be provided by the Consultants;(6) cost of reports production (including printing) and delivering to the Employer;(7) office support staff(8) insurance specific to the assignment (e.g., travel-related medical, professional liability, motor vehicle, third party, equipment, employer’s liability, and workers compensation) unless such insurances are included in the overhead expenses.(9) other allowances where applicable <p>Provisional sums: NIL</p> <p>Contingency: NIL</p>

IMPORTANT POINTS

CLAUSE	
ITC 16.2. (Data Sheet)	<p>Price Adjustment</p> <p>A price adjustment provision applies to remuneration rates: <u>No</u></p>
ITC 16.3 and 25 (Data Sheet)	<p>Taxes - Reference</p> <p>Information on the Consultant’s tax obligations can be found at http://www.mof.gov.tl/</p> <p>The consultant shall pay local taxes without reimbursement by the Employer.</p> <p><u>Consultants should add all taxes, profits, duties and other expenses into their financial proposal.</u></p>
ITC 16.4	<p>Currency of Proposal</p> <p>The Financial Proposal shall be submitted in <u>United States Dollars (USD)</u> only.</p>

IMPORTANT POINTS

Clause

ITC 17.1. (Data Sheet)

Electronic Submission of Proposals

The Consultants “**shall not**” have the option of submitting their Proposals electronically.

ITC 17.4 (Data Sheet)

Submission of Proposals

The Consultant must submit:

- (a) **Technical Proposal:** one (1) original, two (2) copies and 1 soft copy.
- (b) **Financial Proposal:** one (1) original, one (1) copy and 1 soft copy.

IMPORTANT POINTS

Clause	
ITC 17.7. and 17.9 (Data Sheet)	<p>Deadline for the Submission of Proposals</p> <p>The Proposals must be received at the address below no later than:</p> <p>The Proposal submission address is:</p> <p>Name: National Procurement Commission</p> <p>Address: Rua de Balide, Patrimonio Estado</p> <p>Telephone: (+670) 3331101</p> <p>Date: <u>24 April 2025</u></p> <p>Time: <u>15:00 hours Local time</u></p>

IMPORTANT POINTS

Clause

ITC 19.1 (Data Sheet)

Opening of Technical Proposals

An online option for the opening for the Technical Proposals is offered: **No**

Name: National Procurement Commission

Address: Rua de Balide,

City: Dili

Country: Timor-Leste

Telephone: (+670) 3331101

Date: **24 April 2025** same as the submission deadline indicated in 17.7

Time: **15:00 hours Local time**

[The time should be immediately after the time for the submission deadline]

IMPORTANT POINTS

CLAUSE	
ITC 20.2 (Data Sheet)	<p>Financial Proposal Evaluation</p> <p>The Employer will follow the International Standards and Guidelines</p>
ITC 21.1 (Data Sheet)	<p>Evaluation Criteria</p> <p>The evaluation criteria, sub-criteria, and point system are specified in the Summary and Personnel Evaluation Sheets that are attached to the Data Sheet.</p> <p>The minimum technical score (St) required to pass is: 750 (maximum 1000 points)</p>
ITC 22.1 (Data Sheet)	<p>Public Opening of Financial Proposals</p> <p>An online option of the opening of the Financial Proposals is offered: No</p>

IMPORTANT POINTS

CLAUSE

ITC 26.1 (Data Sheet)

QCBS Only

The lowest evaluated Financial Proposal (Fm) is given the maximum financial score (Sf) of 1000.

The formula for determining the financial scores (Sf) of all other Proposals is calculated as follows:
 $Sf = 1000 \times Fm / F$, in which “Sf” is the financial score, “Fm” is the lowest ETP Evaluated Total Price (ETP), which is equal to the Adjusted Total Price (ATP) less the Non-competitive Component, i.e., provisional sums and contingency; and “F” is the ETP of the proposal under consideration.

The weights given to the Technical (T) and Financial (P) Proposals are:

T = 80, and P = 20

Proposals are ranked according to their combined technical (St) and financial (Sf) scores using the weights (T = the weight given to the Technical Proposal; P = the weight given to the Financial Proposal; T + P = 1) as following:

$S = St \times T\% + Sf \times P\%$.

IMPORTANT POINTS

Clause

Conditions of Contract

GCC & SCC 14.1 (Expiration of Contract)

The time period shall be **12 months** after the effective date of Contract.

GCC & SCC 39 (Taxes and Duties)

The Employer warrants that the Employer will deduct all applicable taxes on behalf of the Consultant, the Sub-Consultants and the Experts, **and** any local indirect taxes and other local taxes, duties, fees, levies, and other impositions imposed, under the applicable law in the country.

GCC & SCC 40.1 (Currency of Payment)

Any payment under this Contract shall be made in the **UNITED STATES DOLLARS**.

IMPORTANT POINTS

Clause

Conditions of Contract

GCC & SCC 41.2

The payment schedule:

No	Progress of Works from the Construction Milestones	Percentage (%) of Payment
I	Preparatory Works	2% of the Contract Price
II	Site Development Works	8% of the Contract Price
III	Completion of Security Post Building	2% of the Contract Price
IV	Completion of Power House	4% of the Contract Price
V	Completion of Pump House and Reservoir Building	2% of the Contract Price
VI	Structure work of Main Building	50% of the Contract Price
VII	Architectural Work of the main Building	20% of the Contract Price
VII I	Electrical Work of the main Building	3% of the Contract Price
IX	Mechanical work of the main Building	4% of the Contract Price
X	End of Defects Liability Period	5% of the Contract Price
Total		100 % of the Contract Price

[Note: Total sum of all instalments shall not exceed the Contract price set up in SCC 38.1.]

The Employer will retain **Five (5%) from each progress payment** as Quality Guarantee for satisfactory Performance of the Contract. Retention Money (Quality Guarantee) will be returned after 6 months from finishing of Performance Security.

IMPORTANT POINTS

Clause

Conditions of Contract

GCC & SCC 41.2.1 (Advance Payment)

The following provisions shall apply to the advance payment and the advance bank payment guarantee:

- (1) An advance payment of **15%** in United State Dollars (USD) shall be made within 30 days after the receipt of an advance bank payment guarantee by the Employer. The advance payment will be set off by the Employer in equal portions against [list the payments against which the advance is offset].
- (2) The advance bank payment guarantee shall be in the amount and in the currency of the currency of the advance payment.
- (3) The bank guarantee will be released when the advance payment has been fully set off.

In case the bank issuing the performance, security is located outside Timor-Leste, it shall have a correspondent bank located in the territory of Timor-Leste to make the guarantee enforceable.”

IMPORTANT POINTS

Clause	
Conditions of Contract	GCC & SCC 45.1 (Dispute Resolution) The Location is: Singapore .
	Performance Security (Bond) 5% of the Accepted Contract and valid for minimum 24 months.



THANK YOU

Question & Answer Session



MINISTÉRIO DO PLANEAMENTO
E INVESTIMENTO ESTRATÉGICO

IX GOVERNO CONSTITUCIONAL



Comissão Nacional de Aproveitamento

**Consulting Services for Construction Supervision of Construction of New Nacional
Incubation Center Building in Dili, Timor-Leste
RFP/010/MCI-2025**

AMENDMENT No. 1

26 March 2025

This Amendment No. 1 has been issued in accordance with ITC 13 of the Request for Proposal (RFP)

Clause of Request for Proposal (RFP)	As in the original of Request for Proposal (RFP)	Amended as in this Amendment No. 1
Section 2 - ITC: 14.1.2	Not Applicable.	Estimated time-input of International Key Experts' is: 27 person-months. Estimated time-input of National Key Experts' is: 31 person-months.


Hermingardo Albano Soares

Executive Director, National Procurement Commission (NPC)



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



Comissão Nacional de Aproveitamento

**Serviços De Consultoria para a Supervisão de Construção do Novo Edifício do Centro
Nacional de Incubação em Díli, Timor-Leste**
RFP/010/MCI-2025

Emenda nº 1
26 de Março de 2025

A presente emenda nº 1 é emitida para alterar os seguintes itens do Caderno de Encargos nos termos da Instrução aos Consultores 13 do referido Caderno de Encargos (Secção I).

Secção/Cláusula do Caderno de Encargos	Conforme o original do Caderno de Encargos	Conforme a Emenda nº 1
Secção 2 - IAC: 14.1.2	Não Aplicável.	Tempo estimado de contribuição de Peritos Internacionais: 27 pessoas-mês. Tempo estimado de contribuição de Peritos Nacionais: 31 pessoas-mês.


Hermingardo Albano Soares

Diretor-Executivo da Comissão Nacional de Aproveitamento



MINISTÉRIO DO PLANEAMENTO E INVESTIMENTO ESTRATÉGICO

IX GOVERNO CONSTITUCIONAL



Comissão Nacional de Aproveitamento

LETTER OF INVITATION

RFP/010/MCI-2025

Date: 12 March 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 Employer – Ministry of Commerce and Industry (MCI) - is inviting interesting consulting firms to provide the following consulting services (hereinafter called "Services"):

Consulting Services for Construction Supervision of Construction of New Nacional Incubation Center Building in Dili, Timor-Leste.

The main objective of this project is to establish the Nacional Incubation Center to support the long-term development and well-being of the nation by encouraging innovation, entrepreneurship, and the creation of jobs. The Nacional Incubation Center is essential to Timor-Leste's economic growth.

The construction of the Nacional Incubation Center will be built behind the current AIFAESA office in Matadouro, Caicoli, Administrative Post of Vera-Cruz, Dili Municipality. 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 Matadouro, Dili.
4. Maximum budget for the assignment is **US\$ 303,880.00 (Three Hundred and Three Thousand, Eight Hundred and Eighty United States Dollars)** inclusive of all applicable taxes. The Employer will disqualify evaluated financial proposal exceeding maximum budget. Consultant shall be responsible for paying of all related taxes. Consultant shall provide justification in the financial proposal if abnormally low-financial proposal (does not reach 70% of the estimate).
5. The estimate person-month for the assignment is 27 person-months of 4 International Experts and 31 persons-months of 5 National Experts input over duration of 12 months of construction and 12 months of defect liability period. The Proposal Validity is 180 days after the submission of the Proposal.
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) and other selection criteria like, Experience of Firm, Experience of Experts and Approach and Methodology, Work Program and Personnel Schedule described in this RFP. **The minimum technical score required to pass is: 75%.** The Client shall award the contract to the Consultant with the highest combined score evaluated in accordance with the procedure specified in the RFP, 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. Interested Consulting firms may obtain further information from:
National Procurement Commission
Avenida de Balide, Património Estado, Dili, Timor-Leste
Email: om@cna.gov.tl
Cc: as@cna.gov.tl; ns@cna.gov.tl; rl@cna.gov.tl; at@cna.gov.tl and mj@cna.gov.tl; jfr@cna.gov.tl and tr@cna.gov.tl
9. Participation in this selection 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.
10. The RFP including Proposal Submission Forms 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 by email.
11. A pre-proposal conference will be held at **10:00 hour's local time on**

ANÚNCIO DE CONCURSO

RFP/010/MCI-2025
2025

Data: 12 de Março 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 Aproveitamento (CNA), conforme instruída pela Entidade Adjudicante – Ministério do Comércio e Indústria (MCI) - convida empresas de consultoria interessadas a prestarem os seguintes serviços (doravante designados por "Serviços"):

Serviços de Consultoria para a Supervisão de Construção do Novo Edifício do Centro Nacional de Incubação em Dili, Timor-Leste

O principal objetivo do projeto em epígrafe é estabelecer o Centro Nacional de Incubação para apoiar o desenvolvimento a longo prazo e bem-estar da nação através do incentivo à inovação, ao empreendedorismo e à criação de emprego. O Centro Nacional de Incubação é essencial para o crescimento económico de Timor-Leste.

A construção do Centro Nacional de Incubação terá lugar atrás do atual escritório da AIFAESA em Matadouro, Caicoli, Posto Administrativo de Vera-Cruz, Município de Dili. Do Caderno de Encargos constam mais detalhes sobre os Serviços.

2. Os Serviços serão financiados pelo Fundo das Infraestruturas do Governo de Timor-Leste.
3. O projeto em questão localiza-se em Matadouro, Dili.
4. Orçamento máximo para o projeto: **\$303.880,00 (trezentos e três mil, oitocentos e oitenta dólares norte-americanos)**, incluindo todos os impostos aplicáveis. A Entidade Adjudicante desqualificará propostas financeiras avaliadas que excedam o orçamento máximo. O concorrente será responsável pelo pagamento de todos os impostos inerentes. Ademais, o concorrente deverá apresentar justificação - na proposta financeira - caso o preço proposto não atinja **70%** do orçamento estipulado (preço anormalmente baixo).
5. Os Serviços compreendem a estimativa de 27 pessoas-mês de 4 peritos internacionais, 31 pessoas-mês de 5 peritos nacionais e durante 12 meses de construção + 12 meses de período de responsabilidade por defeitos. A validade da proposta deverá ser de 180 dias após a apresentação da mesma.
6. Será selecionada uma empresa sob o método de **Seleção Baseada em Qualidade e Custo (QCBS)**, com ponderações atribuídas às Propostas Técnica e Financeira de 80:20, [respetivamente], e considerando outros critérios de seleção tais como experiência da empresa, experiência dos peritos, abordagem e metodologia, programa de trabalho e distribuição do pessoal descritos no Caderno de Encargos. **A pontuação técnica mínima para qualificação é de 75%.** A Entidade Adjudicante adjudicará o contrato ao concorrente com a pontuação global mais elevada nos termos dos procedimentos especificados no Caderno de Encargos desde que, além disso, o Consultor seja considerado como qualificado para a execução satisfatória do Contrato.
7. O procedimento 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 devidamente selados.
8. As empresas de consultoria interessadas poderão obter informações adicionais através da:
Comissão Nacional de Aproveitamento
Avenida de Balide, Património do Estado, Dili, Timor-Leste
Email: om@cna.gov.tl
CC: as@cna.gov.tl; ns@cna.gov.tl; rl@cna.gov.tl; at@cna.gov.tl mj@cna.gov.tl; jfr@cna.gov.tl e tr@cna.gov.tl
9. A participação no processo de seleção em epígrafe encontra-se aberta a todos os Consultores interessados, internacionais e nacionais. Chama-se a atenção das empresas interessadas para os requisitos de qualificação detalhados nas peças de procedimento.

26 March 2025 at the same address specified above.

12. 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 24 April 2025;**
13. Technical Proposal will be opened on **24 April 2025 at 15:00 hour's local time** after the closing time for the submission of the proposals at the same address in the presence of consultants who wish to attend.
14. Any Proposal or its modification received by the Employer after the deadline shall be declared late and rejected, and promptly returned unopened.

O programa de procedimento e o Caderno de Encargos, incluindo os formulários de apresentação de propostas, serão disponibilizados gratuitamente a quaisquer Consultores interessados (empresas de consultoria nacionais ou internacionais) mediante solicitação por escrito enviada através de e-mail. Posto isto, será enviada, também através de email, uma cópia em PDF dos documentos solicitados.

11. Terá lugar uma conferência prévia às **10 horas locais do dia 26 de Março de 2025** no supracitado endereço.
12. As propostas deverão ser recebidas na Caixa de Concurso do supracitado endereço até às **15 horas (hora local de Timor-Leste)** do dia **24 de Abril de 2025**.
13. As Propostas Técnicas serão abertas a **24 de Abril de 2025**, pelas **15 horas (hora local)**, após o término do prazo para a apresentação de propostas, no supracitado endereço, e na presença dos concorrentes que desejarem assistir.
14. Quaisquer propostas ou respetivas modificações recebidas pela Entidade Adjudicante após o prazo determinado, serão declaradas tardias e rejeitadas, sendo imediatamente devolvidas sem serem abertas.


Hermingardo Albano Soares

Diretor-Executivo da Comissão Nacional de Aproveitamento