



EMBASSY OF ARGENTINA IN
THE UNITED STATES OF AMERICA

SELECTION PROCEDURE

DIRECT CONTRACT by SIMPLIFIED PROCEDURE	N° 86 Period: 2026
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SUBMISSION OF OFFERS

Objective of the Contract:

The purpose is to contract cleaning services every three months of the property located 2136 R Street NW, Washington DC 20008 in accordance with the technical specifications and other documents that govern this Tender.

File N° 137/2026

Location/Address	Timeline and Schedule
1600 New Hampshire Avenue, N.W., Washington D.C. 20009 - USA	Monday through Friday from 9 am to 5 pm Until August 7, 2026 at 11:00 am

IMPORTANT: OFFERS THAT ARE RECEIVED AFTER THE DESIGNATED DATE AND TIME WILL NOT BE CONSIDERED, REGARDLESS OF THE REASON FOR DELAY.

OPENING OF OFFERS

Location/Address	Date and Time
1600 New Hampshire Avenue, N.W., Washington D.C. 20009 - USA	August 7, 2026 at 11:30 am



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I-SPECIAL CONDITIONS
DIRECT CONTRACT BY SIMPLIFIED PROCEDURE

1. PURPOSE OF THE CONTRACT

The purpose is to contract cleaning services every three months of the property located 2136 R Street NW, Washington DC 20008 in accordance with the technical specifications and other documents that govern this Tender.

2 – FORMAT FOR SUBMISSION OF OFFERS

Bids may be submitted:

- (a) Personally in a sealed envelope at the Administration Office, 1600 New Hampshire Avenue, NW, Washington, DC, 20009, on weekdays from 9 am to 5 pm until August 7, 2026 by 11:00am.
- (b) Or by e-mail to administracion@embassyofargentina.us until August 7, 2026 by 11:00am.

The offer (envelope/e-mail) must be identified with the following:



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NAME OF THE REPRESENTATION: EMBASSY OF THE ARGENTINE REPUBLIC Direct Contract by Simplified Procedure N° 86/2026 OBJECT: “The purpose is to contract cleaning services every three months of the property located 2136 R Street NW, Washington DC 20008 in accordance with the technical specifications and other documents that govern this Tender.” Place, date and time for opening biddings: Embassy of Argentina, Administration Office, 1600 New Hampshire Avenue, NW, Washington DC, 20009, August 7, 2026 at 11:30 am. Place, date and time limit for submission of biddings: Embassy of Argentina, Administration Office, 1600 New Hampshire Avenue, NW, Washington DC, 2009, until August 7, 2026 at 11:00am. NAME OF BIDDER : ADDRESS:..... PHONE:..... EMAIL:..... FAX:.....



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3 – CONTENTS OF THE "SINGLE ENVELOPE"

The amendments, erasures or spacing, if any, must be properly saved by the signer of the bid.

The offer must be signed, on each and every one of its pages by the offeror or his/her legal representative. The offer must contain the following information:

3. 1) Name and surname or company name, address, telephone, fax and email.

3.2) Legal address to be notified.

3. 3) Description of the offer: must include details of the object or service offered. For this purpose, you can complement it with brochures and instructions.

3. 4) If applicable, you must indicate brand / model and other information related to the offer made, and if the items are new and unused.

(3.5) Quote form duly completed and signed in accordance with point 4 of the present conditions.

4 – PROVISION OF ESTIMATES

The quote must be carried out respecting the quantities and measurement units requested in the quotation form. You must indicate the unit price and the total price, and it must be signed by the bidder or his/her legal representative.

The total price involved in the quote will be the final price that our Embassy will pay in every respect, including taxes and shipping charges if any.

In the event that the total amount quoted for each item is not consistent with the unit price, we will take the latter as a quoted price. Any other error in the amount quoted, which was denounced by the offeror or detected by the contracting body prior to the award, will result in the rejection of the offer in the relevant areas.

5 – VALIDITY OF OFFER

The offer shall be valid for a period of thirty (30) calendar days starting from the date of the bid opening.

6 –OPENING OF OFFERS

At the indicated date and time, we will proceed to open the tenders, in public, in the presence of officials designated for this purpose and of all those who wish to witness it. We will issue the corresponding Act, which must be executed by the corresponding officials and providers and any interested member who wish to do so.



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7 – OFFER ANALYSIS

During the evaluation of the bids we may request bidders to correct errors or omissions contained in their proposals. The correction of such errors or omissions cannot be used by the offeror to alter the substance of the offer, to improve it or to take advantage over other bidders.

In the case of the offerer's non-compliance with the request within the corresponding time limit, the offer will be rejected.

8. IRREVERSABLE GROUNDS FOR CANCELLATION

The offer will be canceled in any of the following cases:

- (a) if it is not written in a language indicated in the specifications.
- (b) if the offer does not have the signature of the offeror or his/her legal representative on any of its pages.
- (c) if it has deletions, erasure, amendments or interlines without having it been saved on pages containing the financial proposal, the description of the goods or services offered, delivery time, or somewhere else that holds the essence of the contract.
- (d) if the offer is not honored by the deadline date indicated in the contract.
- (e) if it is written in pencil or in a medium which allows it to be deleted or rewritten without a trace.
- (f) if it is presented by persons who have been sanctioned or have an existing suspension or disqualification to contract with the Argentine Government at the time of the opening of the bids or at the time of their evaluation or award.
- (g) if it is presented by persons legally or naturally unable to contract with the Argentine Government at the time of the opening of tenders, in their evaluation stages or at their award.
- (i) if it contains conditions.
- (j) if it contains clauses in contrast with the norms that govern the hiring or which would prevent the accurate comparison with other bids.
- (k) if it contains essential errors or errors by omission.
- (l) if the quoted price deserves the qualification of vile or not serious.
- (m) if the offerers bid is ineligible.
- (n) if the same offeror submitted more than one offer alone or as a member of a group, association or legal person. This prohibition will not be set up in the case of the submission of tenders with discounts, alternatives or variants.
- (o) in case it is necessary to present samples, if these are not presented within the time specifications stated in the contract.

9 - AWARD

The award will be made in favour of the lowest offer resulting from complying with all the requirements of the present contract.

The successful bidder and the rest of the offerer's will be notified of the award within three (3) business days of the award ceremony, by one of the following means; either:



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- (a) by direct access to the offeror or his/her legal representative;
- (b) by the presence of the interested party or his/her legal representative, who is aware of the respective act.
- (c) by certified letter or other means that allows to accredit their proper notification;
- (d) by fax;
- (e) by electronic mail.

10 - PLACE OF DELIVERY

R STREET – 2136 R Street NW, Washington DC 20008

11 – PERFORMANCE PERIOD

The service or goods must be presented at the R Residence located at 2136 R Street NW, Washington DC 20008 or where the Administration Office thinks it's appropriate.

The contract partners will receive a confirmation receipt and a notification within 5 (five) working days upon verification of the compliance with the conditions laid down in the contract.

The Administration Office reserves the right to carry out checks and technical tests deemed appropriate and convenient.

In the event of the rejection of any of the items delivered, for the purpose of applying penalties stipulated in item 14 of the present contract, a delivery date shall be considered in compliance with the reception of the new alternative as long as it is in accordance with the contract.

12. FORM OF PAYMENT AND PLACE TO SUBMIT INVOICES

The payment will be made within 30 days starting from the presentation of the invoice, and After signing the corresponding Purchas Order.

The invoice will be submitted after granting their acceptance at the Argentine Embassy, Administration Office, 1600 New Hampshire Avenue, NW, Washington, DC, 20009.

13. WARRANTY OF GOODS

The service or goods should be of top quality according to local standards.

14 - PENALTIES

Failure to comply with the time limits set out in Point 9 of the present contract, the successful bidder will be liable of a fine of zero comma five percent (0.5%) of the value previously stated out of term for every ten (10) business days of delay or a fraction greater than five (5) business days.

15 – CONTRACT CANCELLATION

If the bidder does not comply with the contract before the deadline, or if the goods have not been delivered by the deadline, the administration must declare the contract terminated without judicial or extra judicial questioning, except in those cases where the Embassy of Argentina accepts the service agreement after the deadline.

16 - LIABILITY

The contractor shall comply with the legal rules applicable to the activity of the contract and shall be responsible for all claims extrajudicial and judicial, including the costs and expenses arising from the acts



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and omissions of its personnel or subcontractors or others who were responsible for fulfilling any of the terms and conditions of this contract.

17- NOTIFICATION OF CANCELLATION

The Embassy will advise in writing with 1 month (30) days of anticipation the cancellation of the contract.

18- INVOICING

The invoice must have at least the provider name, concept, date and amount.



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UNOFFICIAL TRANSLATION II - TECHNICAL SPECIFICATIONS

PURPOSE OF THIS TENDER

The purpose of this document is to contract Cleaning Services for the following properties, which are currently unoccupied, in full accordance with the technical specifications and other documents governing the Tender:

- R Street Property : 2136 R Street NW, Washington DC 20009

This Tender includes the provision of labor and all the elements necessary for the service to be completed and adequate for its purpose, in accordance with best practices, technical specifications and the documentation that governs this invitation to bid. If the technical specifications or documents of the Tender do not state all the work necessary to achieve the result or the elements required to carry them out, the Contractor must carry them out and/or provide them, without the right to demand additional compensation.

GENERAL CONSIDERATIONS

- R Street Property.

The service shall be provided through **ONE (1) visit every THREE (3) months**.

The service shall remain in effect for TWELVE (12) months from the day following receipt of the Purchase Order, with the option of renewal for an additional twelve-month period.

The Contractor may not subcontract, assign, or transfer the Contract or the cleaning services without prior authorization from the Contracting Authority.

1. PRECAUTIONS

Cleaning tasks shall be carried out carefully and thoroughly in accordance with accepted professional standards.

Appropriate equipment and products shall be used for each specific cleaning task.

The Embassy reserves the right to require laboratory testing of cleaning products, at the Contractor's expense, to verify their suitability.

Chemical products used for cleaning stairways, patios, entrances, walls, marble surfaces, limestone finishes, and similar materials must be approved by the Embassy's designated inspection official before use.

Once approved, such products shall not leave active residues that may damage surfaces or substrates and shall be removed immediately after use.

1. CARE

Cleaning tasks shall be carried out carefully and thoroughly in accordance with accepted professional standards.



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Appropriate equipment and products shall be used for each specific cleaning task.

The Embassy reserves the right to require laboratory testing of cleaning products, at the Contractor's expense, to verify their suitability.

Chemical products used for cleaning stairways, patios, entrances, walls, marble surfaces, limestone finishes, and similar materials must be approved by the Embassy's designated inspection official before use.

Once approved, such products shall not leave active residues that may damage surfaces or substrates and shall be removed immediately after use.

2. STAFFING

The Contractor shall submit a list of personnel assigned to the service and ensure the availability of qualified personnel and appropriate equipment.

Staffing and equipment levels shall be sufficient to achieve all service objectives established in these Specifications.

Personnel lists shall be updated whenever staffing changes occur.

3. UNIFORMS

All personnel shall wear appropriate uniforms and work clothing, including coveralls or similar garments, shirts, trousers, and suitable footwear. Personnel shall also be provided with all necessary protective equipment, including gloves, rubber boots, and similar items.

Uniforms must remain clean and free from tears, patches, or visible damage during all service visits.

4. MACHINERY AND EQUIPMENT

The Contractor shall provide all equipment, machinery, tools, and cleaning products required to perform the services safely and effectively.

5. CLEANING TREATMENTS

Cleaning treatments shall be performed as frequently as required by the condition of the area being serviced or at the request of the Embassy's inspection representative.

5.1 INTERIOR AND EXTERIOR SIDEWALKS

Sidewalks shall remain dry and free from paper, leaves, debris, rubble, stains, and other foreign materials.

5.1.1 Cleaning: Sweeping.

5.1.2 Washing: Water, detergent, bleach, or disinfectant products, taking care not to affect adjacent surfaces such as walls and woodwork.



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5.2 INTERIOR AND EXTERIOR WALLS, CEILINGS, COVES, AND MOLDINGS

All surfaces shall remain free from dust, stains, cobwebs, and dirt accumulations. Products used shall not corrode, stain, or damage treated surfaces.

Air-conditioning grilles shall also be cleaned.

The Contractor shall adjust cleaning frequencies as necessary to maintain the required standards.

5.3 WOODWORK

5.3.1 Wooden Doors and Windows with Smooth Metal Cladding

5.3.1.1 Cleaning:

Wash with water and detergent or other suitable cleaning products, followed by wiping with a chamois cloth or cellulose fiber cloth. Abrasive cloths and cleaning products that may damage painted surface finishes shall not be used.

5.3.2 Iron Doors, Gates, and Stair Railings

5.3.2.1 Routine Cleaning:

Clean using a soft cloth or a soft-bristle brush.

5.3.2.2 Deep Cleaning:

Clean with a damp cloth and mild detergent, followed by thorough drying. 5.3.1 Wood doors and windows shall be cleaned with water, detergent, or specialized products and dried using chamois or cellulose cloths. Abrasive products shall not be used.

5.4 GLASS, STAINED GLASS, AND MIRRORS

All interior and exterior glass surfaces shall remain free of dust, stains, residues, and cobwebs.

Reflective-film glass shall be cleaned with special care to avoid scratches or deterioration.

Doors, windows, access areas, balconies, terraces, stained-glass windows, and building entrances shall be cleaned on both sides.

5.5 METAL SURFACES

Metal surfaces shall be polished as frequently as necessary to maintain a spotless appearance and prevent fingerprints, stains, tarnish, or dullness.

5.6 CURTAINS AND DRAPERIES

Curtains and draperies shall remain free from dust and stains and shall be cleaned carefully to avoid damage.



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5.7 STAIRWAYS

Stairways shall remain clean, dry, and free from dust, debris, and any obstacles that could hinder circulation or create safety hazards.

Handrails, baseboards, and adjacent wall surfaces shall be cleaned regularly.

Any polish applied shall be non-slip.

A deep cleaning of stair carpeting shall be performed as required.

5.8 ROOFS AND TERRACES

Terraces and roof areas shall remain free from dirt, debris, leaves, and foreign materials.

The Contractor shall be responsible for removing loose materials that could damage the building.

5.9 OPEN INTERIOR AREAS

The parking area located behind the building shall be cleaned according to a schedule coordinated with the Embassy Administration.

5.10 ELEVATOR CABINS

Elevator cleaning and maintenance are not included in this contract.

The Contractor shall not intervene in any elevator component or system.

6. CONTRACT TERM

The contract duration shall be TWELVE (12) months, with the option to extend for an additional TWELVE (12) months.

7. COMPANY EXPERIENCE

The bidder shall provide a list of current clients and contact information, together with at least ONE (1) verifiable reference involving cleaning services for facilities of similar characteristics for a period of not less than TWO (2) years and not older than FIVE (5) years.

References from maintenance and construction companies shall also be accepted.

SPECIAL NOTICE

THE BUILDING CURRENTLY DOES NOT HAVE WATER OR ELECTRICAL SERVICE. THE CONTRACTOR SHALL PROVIDE WATER AND ITS OWN LIGHTING EQUIPMENT FOR ALL AREAS OF THE BUILDING.

THE BUILDING CONTAINS AREAS AFFECTED BY WATER INFILTRATION, MOISTURE, AND POSSIBLE MATERIAL DETACHMENT. THE CONTRACTOR SHALL TAKE ALL NECESSARY SAFETY MEASURES.



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ANNEX A
QUOTE FORM

The undersigned,

on behalf of and representing the Company, legal

address at State.....

Zipcode..... TelephoneE-mail....., duly
authorized to act on its behalf, after becoming familiar with the specific and technical conditions that
govern this proposal, hereby quote the following prices:

ITEM	DESCRIPTION	QUANT.	TRI-MONTHLY PRICE	TOTAL ANNUAL PRICE IN USD\$
2	Cleaning Service every three months at the "R Street Property of the Argentine Republic" in the United States of America, located at 2136 R St., N.W., Washington, D.C.20008	TWELVE (12) MONTHS		
TOTAL PER YEAR				

The Embassy will advise in writing with 1 month (30) days of anticipation the cancellation of the contract.

The price quoted is in US Dollars *Write down the total amount of the offer, using LETTERS AND NUMBERS*

.....

This price includes all taxes.

Washington D.C.,....., 2026

Signature and name of the Offeror
or Legal Representative



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ANNEX B
PROOF OF VISIT

I HEREBY CERTIFY that

..... (*names*), from the

..... Company, visited the facilities on, 2026, as set forth in

the paragraph titled "Visits" contained in the General Terms and Conditions..

Washington D.C.,....., 2026

Signature and name of the Official



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ANNEX C

**SWORN STATEMENT OF COMPLIANCE WITH INSURANCE AND REGULATIONS
ON HYGIENE AND SAFETY AT WORK**

The undersigned, in his/her capacity as

....., of the company,
DECLARES UNDER OATH that he/she will comply with the mandatory insurance and
the local regulations in force regarding hygiene and safety at work.

Signature:

Name:

Place and date:



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ANNEX D

LIST OF PREVIOUS WORK CARRIED OUT – BACKGROUND INFORMATION

The undersigned, in his/her capacity as
....., of the company,
DECLARES UNDER OATH that the following background information on works undertaken is
genuine, in compliance with item 7 of these Technical Specifications.

Name of client or company_	Address	Contact information Email/Phone number	Dates services started and finished

Signature:

Name:.....

Place and date:.....