



EMBASSY OF ARGENTINA IN
THE UNITED STATES OF AMERICA

SELECTION PROCEDURE

DIRECT CONTRACT by SIMPLIFIED PROCEDURE	Nº 118 Period: 2025
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SUBMISSION OF OFFERS

Objective of the Contract:

The purpose of this contract is to hire a company to carry out a Technical Survey Report to determine the presence of hazardous materials—such as asbestos and lead-based paint—within the building and facilities of the Official Residence of the Argentine Representation in the United States, located at 1815 Q Street, NW, Washington, DC.

The scope of work includes all necessary testing, sample collection, and transportation, as well as the preparation of a detailed final report, in accordance with the technical specifications and other documents governing the bidding process.

File Nº 162/2025

Location/Address	Timeline and Schedule
1600 New Hampshire Avenue, N.W., Washington D.C. 20009 - USA	Monday through Friday from 9 am to 5pm Until September 11, 2025 at 10:00 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	September 11, 2025 at 10:30 am



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I-SPECIAL CONDITIONS
DIRECT CONTRACT BY SIMPLIFIED PROCEDURE

1. PURPOSE OF THE CONTRACT

The purpose of this contract is to hire a company to carry out a Technical Survey Report to determine the presence of hazardous materials—such as asbestos and lead-based paint—within the building and facilities of the Official Residence of the Argentine Representation in the United States, located at 1815 Q Street, NW, Washington, DC.

The scope of work includes all necessary testing, sample collection, and transportation, as well as the preparation of a detailed final report, in accordance with the technical specifications and other documents governing the bidding process.

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 September 11, 2025 by 10:00am.
- (b) Or by e-mail to administracion@embassyofargentina.us until September 11, 2025 by 10:00am.

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° 118/2025

OBJECT: "The purpose of this contract is to hire a company to carry out a Technical Survey Report to determine the presence of hazardous materials—such as asbestos and lead-based paint—within the building and facilities of the Official Residence of the Argentine Representation in the United States, located at 1815 Q Street, NW, Washington, DC.

The scope of work includes all necessary testing, sample collection, and transportation, as well as the preparation of a detailed final report, in accordance with the technical specifications and other documents governing the bidding process..".

Place, date and time for opening biddings: Embassy of Argentina, Administration Office, 1600 New Hampshire Avenue, NW, Washington DC, 20009, September 11, 2025 at 10:30 am.

Place, date and time limit for submission of biddings: Embassy of Argentina, Administration Office, 1600 New Hampshire Avenue, NW, Washington DC, 20009, until September 11, 2025 at 10:00am.

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

EMBASSY RESIDENCE – 1815 Q St, NW Washington DC 20009.-

11 – PERFORMANCE PERIOD

The service or goods must be presented at the Embassy Building located at 1600 New Hampshire Ave., NW Washington DC 20009, or where the Administration Office thinks its 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



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

17.- TECHNICAL VISIT

It will be an unavoidable requirement to prove the visit to the Embassy building in the city of Washington, DC, located at 1600 New Hampshire Ave., Washington DC 20009 in the District of Columbia, for this purpose the Representation will facilitate the visits that are requested by the bidders in such a manner. that the successful bidder may not allege subsequent ignorance and/or unpredictability in the conditions under which it will execute and fulfill the contract.

The company irrevocably undertakes before the "Representation" to maintain strict confidentiality and not reveal, divulge or facilitate, by word, in writing or by any other means or support, tangible or intangible, currently known or future, to any person physical or legal person, whether public or private, and not to use for their own benefit or for the benefit of any other natural or legal person, public or private, all the information obtained in the preparation of the service budget requested by the "Representation" .

The day and time of the visits must be previously coordinated at Tel 202-238-6416, during the hours of 9:00am to 4:30pm from Monday to Friday.

18- INVOICING

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



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TECHNICAL SPECIFICATIONS

1. PURPOSE

The purpose of these technical specifications is to contract a Technical Survey Report aimed at determining the presence of hazardous materials such as asbestos and lead-based paint that may be found in the building and facilities of the Official Residence of the Argentine Representation in the United States, located at 1815 Q Street, NW, Washington, DC 20009. The scope includes all necessary testing, sample collection and transportation for that purpose, as well as the preparation of a detailed final report.

2. GENERAL CONDITIONS

The work must be comprehensive and fully in accordance with the provisions of these Technical Specifications. It must comply with all applicable local regulations and standards—both general and specific—for this type of task, and adhere to best practices and professional standards appropriate to its intended purpose. To this end, the Contractor shall be deemed to have included in their offer all materials, components, equipment, and tasks necessary to properly and safely carry out the work, even if they are not explicitly mentioned in these Technical Specifications.

3. TASKS TO BE CARRIED OUT

Required Procedures

If applicable, the necessary procedures for obtaining authorization to carry out the work will be managed with the relevant local authorities in accordance with current regulations. Once these procedures are completed, the necessary samples will be collected from the property of the Residence, including the installations. Likewise, the necessary arrangements must be made to send the samples to the appropriate laboratories for analysis.

3.1- SAMPLE COLLECTION AND TRANSPORTATION TO LABORATORIES

SAMPLE COLLECTION

All necessary samples must be taken in order to draw solid conclusions for each constituent area of all levels of the Residence and its structural elements. The aim is to assess the presence or absence of hazardous materials—such as asbestos and lead-based paint, among others—in floors, ceilings, and walls, particularly in areas near existing wooden carpentry in each space, including the thickness of the facade's perimeter wall where the frames are anchored, as well as in the building's main installations.

The primary objective of this work is to determine whether hazardous materials are present in these areas to allow for future carpentry removal tasks or comprehensive remodeling works in the Residence. The number of samples deemed necessary must be included, covering all constituent elements of each room (including walls, ceilings, and floors along with their respective subfloors), in order to ensure a complete analysis of each area. In the case of wooden floors, a sample of the subfloor should only be taken if the condition of the floor is very poor and likely to require replacement in the future. It is not necessary to take subfloor samples for floors that will only be sanded and varnished or lacquered.

The personnel carrying out the sampling work must wear personal protective equipment in accordance with regulations, in order to perform the tasks under safe conditions.



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.Background and Plans

Attached are the plans of the Residence (Annex D) and reports carried out in 2008 and 2022 as background information (see Annex E).

Sample Transport

Once the sampling work in each area has been completed, the samples will be transported to the respective laboratories for analysis, following all necessary safety measures in accordance with applicable regulations.

Report Preparation

Following the sampling work and laboratory analysis, the following tasks must be included:

- Diagnosis: Submission of a final written report per each hazardous material with conclusions and a description of the area or room where material removal or elements within the property are present. This must be specified in a form for each corresponding space on each level of the Residence, with its corresponding numbering matching that indicated on the plans for identification. **The asbestos report must be submitted separately from the lead-based paint report.**

- The report must include a photographic record of the work carried out for sample collection.

Once the diagnosis and identification of the location of hazardous materials have been carried out, the report must include an action plan specifying the work required for the removal of hazardous materials, should their presence be confirmed, along with a preliminary cost estimate for carrying out the tasks. This estimate should include expenses related to submissions and permits before the relevant authorities, as well as air quality tests and certifications that, once the work is completed, demonstrate that the property is free of hazardous materials. The removal of asbestos may be estimated separately from that of lead-based paint.

"For both cases — asbestos and lead-based paint — the procedures to be carried out for their removal must be detailed in accordance with regulations and based on their location. For the removal of lead-based paint, the different types of procedures must be specified, where applicable, depending on the current condition of the paint in each room, as well as the methods for protecting the environment during the work, including the sealing of existing ventilation systems such as air conditioning ducts, in order to prevent their contamination.

Suppliers must include with their offer:

A. COMPANY BACKGROUND:

Suppliers must provide verifiable background in similar reports, at least one, and the bidder must complete the form included in ANNEX "A."

B. TECHNICAL VISIT

It is an essential requirement to certify the visit to the building of the official Residence of the Argentine Representation in the United States, located at 1815 Q Street, NW, Washington DC. For this purpose, the Representation will facilitate visits requested by bidders so that the awardee cannot later claim ignorance and/or unforeseen circumstances regarding the conditions under which the contract will be executed and fulfilled.



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The company irrevocably commits to the "Representation" to maintain strict confidentiality and not to disclose, reveal, or facilitate, verbally, in writing, or by any other means or medium, tangible or intangible, whether currently known or future, to any natural or legal person, public or private, nor use for its own benefit or for the benefit of any other natural or legal person, public or private, all information obtained during the preparation of the service estimate requested by the "Representation."

The date and time of the visits must be previously coordinated by phone at (202) 238-6416, between the hours of 9 AM to 5 PM

Annex "B" – Visit Confirmation is attached and must be invariably included with the proposal.

C. CONTRACT EXECUTION TIMEFRAME AND WORKING HOURS

The execution period for the work shall not exceed TWENTY (20) business days, counted from the business day following the notification of the Purchase Order and the sampling.

The scheduled working hours for the tasks will be:

Business days from 9 AM to 5 PM hours, except on days when the Argentine Embassy announces events that prevent the execution of the work.

Tasks involving loud noises or generating dust, smoke, or gases must be carried out at a time to be agreed upon in advance, following a request and approval by the Representation.

D. METHOD OF PAYMENT AND PLACE FOR SUBMISSION OF INVOICES

Payment of 100% of the invoice will be made upon submission of the finalized survey report.

E. COMMUNICATIONS

All communications between the Embassy and the Contractor shall be made in writing, through Service Orders and Purchase Notes, which will serve as the official communication documents between the parties within the framework of the contract. Communications may also be conducted via email, replacing the traditional service order and purchase note books.

F. LICENSES

The Co-contractor must submit a valid copy of the corresponding certificate for handling and performing tasks involving lead-based paint, as well as the appropriate license for the handling of asbestos, at the time of submitting the quotation.



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ANNEX A –
AFFIDAVIT OF BACKGROUND IN SMILAR WORK. -

The undersigned, in his capacity as....., of
the firm, STATES UNDER OATH
that the firm has carried out work with similar characteristics to this contract, according to the
following details:

	Address	Job Description	Client	Phone number and name of the person to contact
1				
2				
3				
4				

Signature:

Clarification:.....

Place and date:.....



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ANNEX B – PROOF OF VISIT

I CERTIFY that Mr/ Ms/ Mrs _____

of the firm _____.

visit our installations the day _____ of _____, 2025, the visit established in the

Visits" Point of the Bidding Terms and Conditions.

Washington D.C., _____ of _____ 2025.

Signature and printed name
of Embassy Representative



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ANNEX C

QUOTE FORM

The undersigned, identified

on behalf of and representing the legal address at

..... City State.....

.Telephone E-mail..... duly
authorized to act on its behalf, with knowledge of the specific and technical conditions that govern this
proposal, hereby quotes the following prices offer:

SINGLE LINE ITEM

ITEM	DESCRIPTION	UNIT	QUANTITY	TOTAL PRICE
1	Survey, sample collection, transport to the laboratory, and preparation of the Technical Report according to technical specifications, for all levels of the Official Residence of the Argentine Representation in the United States, located at 1815 Q Street, NW, Washington, DC.	GLOBAL	1	
TOTAL AMOUNT				

PRICE QUOTED IS IN US DOLLARS.

.....

.....

(Please specify the total offer amount in **WORDS and NUMBERS**)

The price exclude all applicable taxes since we are a Tax Exemption Foreign Government Entity.

Washington D.C, on, 2025

.....
Signature and name of Bidder or Legal Representative



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ANNEX D PLANS



Architectural floor plan of the second floor, showing various rooms and dimensions. The plan includes a staircase, a large open area, and several specialized rooms.

Rooms and Dimensions:

- 10-STORAGE: 2.20 C/V, 1.02
- 7-STORAGE: 2.20 C/V, 3.21
- 5-STORAGE: 2.20 C/V, 3.21
- 3-BATHROOM: 2.20 C/V, 1.60
- 2-STAFF LOUNGE: 2.20 C/V, 5.03
- 6-LAUNDRY: 2.20 C/V, 1.63
- 8-WINE CELLAR: 2.20 C/V, 3.38
- 11-BOILER ROOM: 2.20 C/V, 5.33
- 9-ELEVATOR MACHINE: 2.20 C/V, 1.45
- 12-STORAGE: 2.20 C/V, 2.57
- 4-HALL: 2.20 C/V, 2.06

Other Features:

- Staircase: 3.77, 3.05, 0.45
- Open Area: 7.60, 6.10, 3.72, 3.73
- Corridor: 1.39, 1.24, 1.67, 1.29
- Door: 0.70, 0.70
- Window: 0.90, 1.10, 1.13

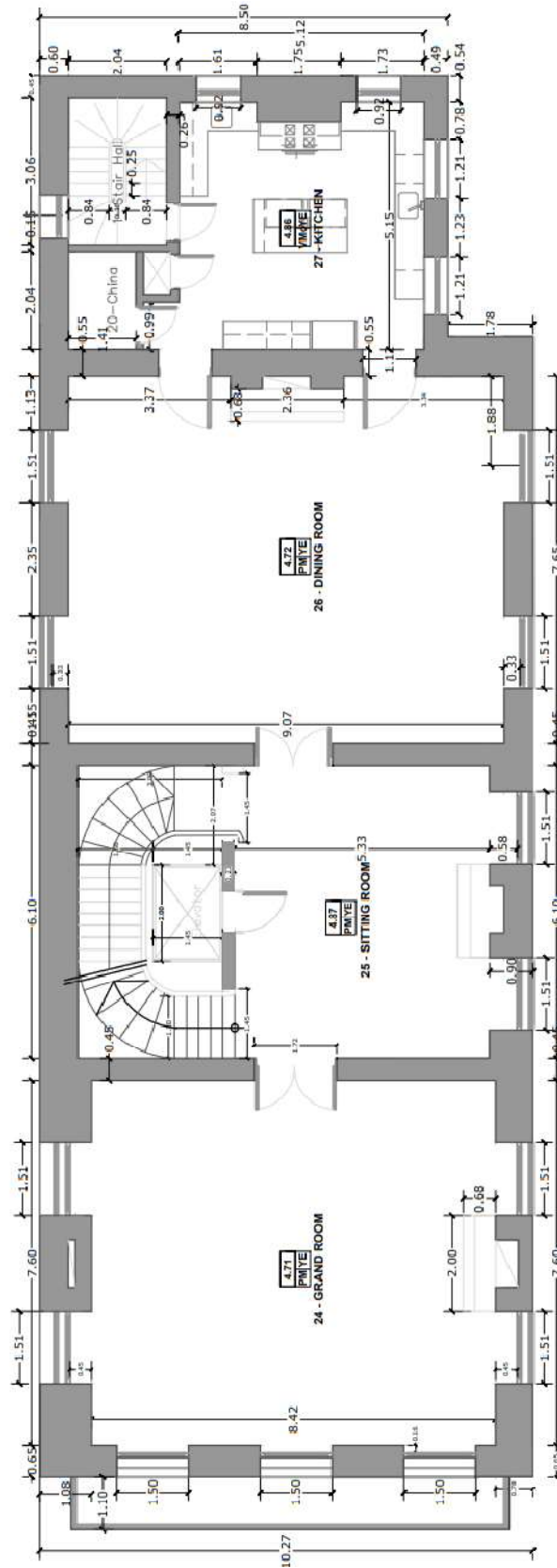
BASEMENT



FIRST LEVEL

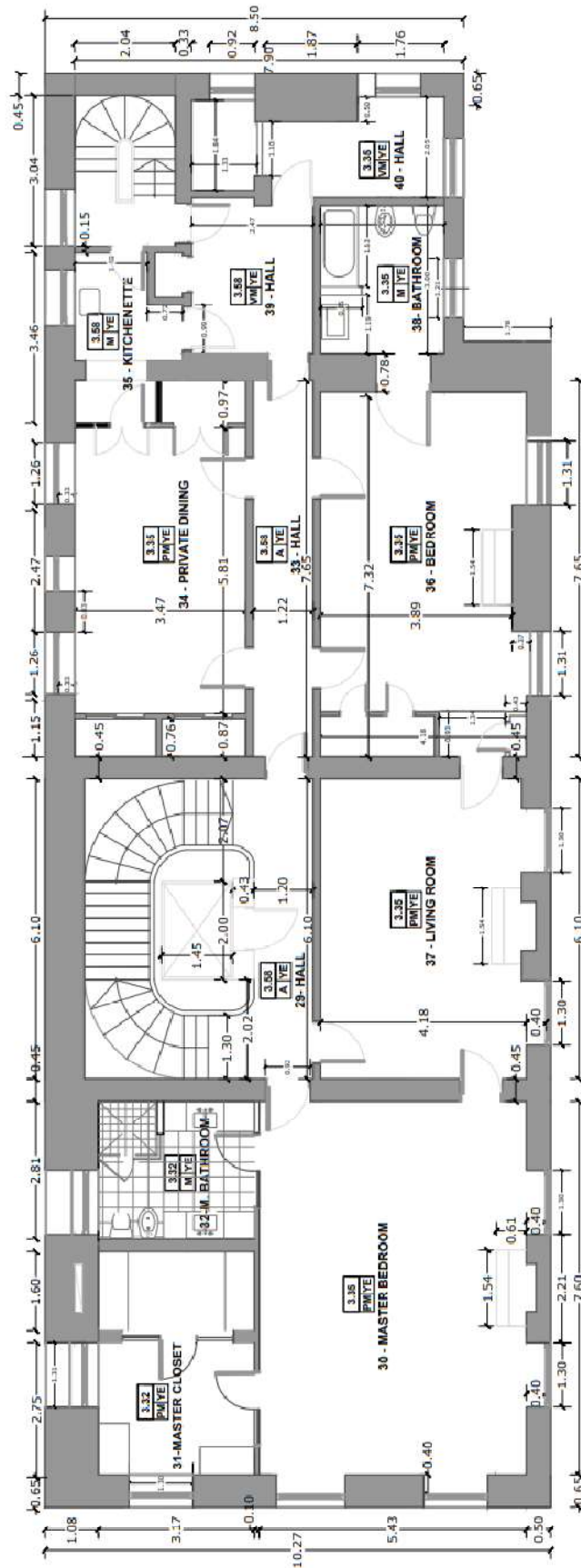


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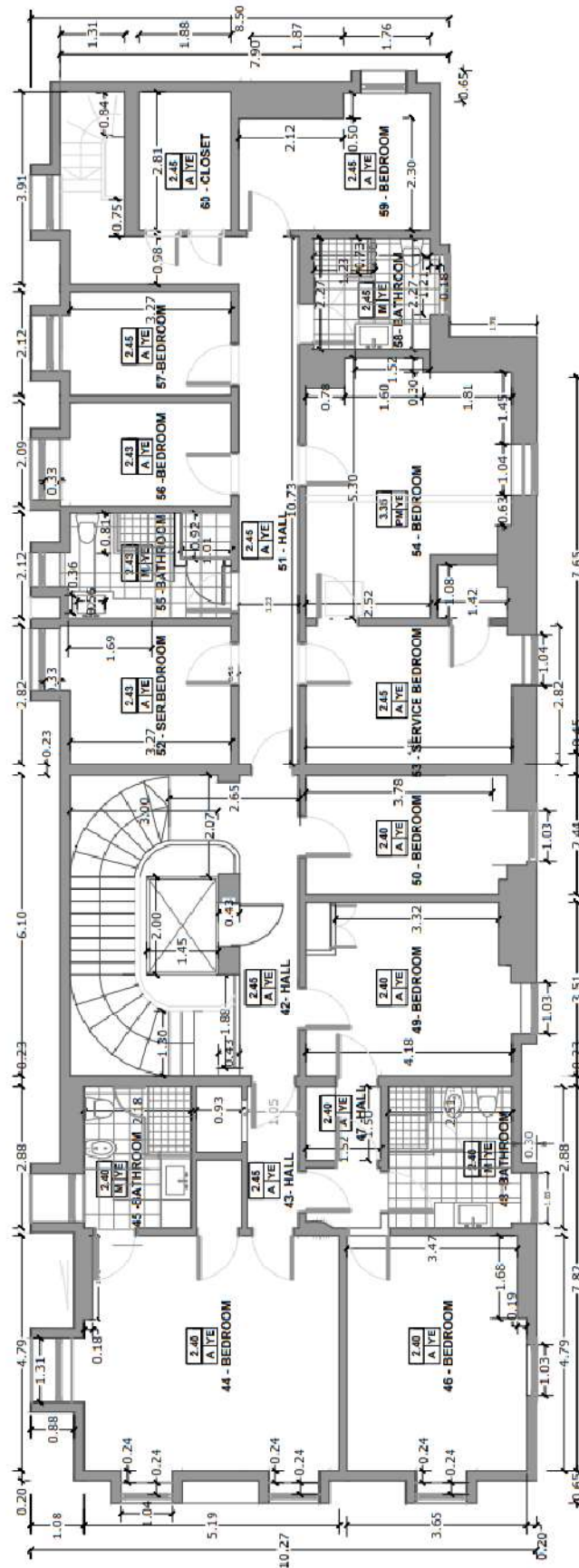
EMBASSY OF ARGENTINA IN
THE UN



THIRD LEVEL



EMBASSY OF THE ARGENTINE
IN THE UNITED STATES



FOURTH LEVEL



EMBASSY OF ARGENTINA IN
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ANEXO E
REPORTS MADE IN 2008 AND 2022
(ATTACHED)